

# APPENDICES

Amended 2024.

**APPENDIX 1****RESIDENTIAL/AGRICULTURAL  
PARCEL NUMBER 1**

Beginning at the NW corner of Section 34, Township 10 South, Range 23 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence East along the North section line of Section 34, Township 10 South, Range 23 EBM to the NE corner of Section 35, Township 10 South, Range 23 EBM;

Thence South along the East section line of Section 35, Township 10 South, Range 23 EBM to a point which 1320 feet (¼ mile) perpendicular to the south right-of-way of the Eastern Idaho Railroad (Oregon Short Line Railroad);

Thence Easterly parallel to and 1320 feet (¼ mile) distance from said right-of-way to a point on the east section line of Section 31, Township 10 South, Range 24 EBM;

Thence North along the east section line of Section 31, Township 10 South, Range 24 EBM to a point on the south right-of-way of the Eastern Idaho Railroad (Oregon Short Line Railroad);

Thence Westerly along said right-of-way to a point on the north section line of Section 35, Township 10 South, Range 23 EBM;

Thence East along the north section line of Section 35 of Township 10 South, Range 23 EBM to a point on the west right-of-way of State Highway 81;

Thence Northwesterly along said right of way to a point on the west section line of Section 26 of Township 10 South, Range 23 EBM;

Thence North along the west section line of Section 26 of Township 10 South, Range 23 EBM to a point on the high-water line of the left bank of the Snake River;

Thence Easterly along said high water line to a point on the east section line of Section 2, Township 9 South, Range 25 EBM;

Thence South along the east section line of Sections 2 & 11 of Township 9 South, Range 25 EBM to the centerline of the gravity canal;

Thence Southwesterly along said centerline of the gravity canal to a point that intersection with the centerline of Interstate 84 in Section 12 of Township 10 South, Range 24 EBM;

Thence West along said centerline of Interstate 84 to a point at the intersection of the centerline of Interstate 84 and the centerline of State Highway 77 in Section 11 of Township 10 South, Range 24 EBM;

Thence Southerly along said centerline of State Highway 77 to the SE corner of Section 22, Township 10 South, Range 24 EBM;

Thence West along the South boundary line of Section 22, Township 10 South, Range 24 EBM to the NE corner of Section 28, Township 10 South, Range 24 EBM;

Thence South along the East boundary line of Sections 28 & 33, Township 10 South, Range 24 EBM to the SE corner of said Section 33;

Thence West along the South boundary line of Sections 33, 32 & 31, Township 10 South, Range 24 EBM to the SE corner of Section 36, Township 10 South, Range 23 EBM;

Thence West along the South boundary line of Sections 36, 35 & 34, Township 10 South, Range 23 EBM to the SW corner of said Section 34;

Thence North along the West boundary line of Section 34, Township 10 South, Range 23 EBM to the POINT OF BEGINNING.

**RESIDENTIAL/AGRICULTURAL**  
**PARCEL NUMBER 2**

Beginning at the NW corner of Section 33, Township 10 South, Range 21 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence East along the North section line of Sections 33 & 34, Township 10 South, Range 21 EBM to the SW corner of Section 26, Township 10 South, Range 21 EBM;

Thence North along the West section line of Section 26, Township 10 South, Range 21 EBM to the high-water line of the left bank of the Snake River;

Thence Easterly along said high water line to the NE corner of Section 21, Township 10 South, Range 22 EBM;

Thence South along the East section line of Section 21, Township 10 South Range 22 EBM to a point on the centerline of the Twin Falls Branch of the Oregon Short Line Railroad;

Thence West along said railroad centerline to a point on the West section line of Section 21, Township 10 South, Range 22 EBM;

Thence South along said West section line of Sections 21 & 28, Township 10 South, Range 22 EBM to the SW corner of the N $\frac{1}{2}$ SW $\frac{1}{4}$  of said Section 28;

Thence East along the south line of the N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 28, Township 10 South, Range 22 EBM to the SW corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$  of said Section 28;

Thence East along the south line of the N $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 28, Township 10 South, Range 22 EBM to the SW corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 27;

Thence East along the south line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27, Township 10 South, Range 22 EBM to the SE corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 27;

Thence North along the east line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27, Township 10 South, Range 22 EBM to the SW corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 27;

Thence North along the west line of the E $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 27, Township 10 South, Range 22 EBM to the NW corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 27;

Thence East along the North section line of Section 27, Township 10 South, Range 22 EBM to the NE corner of said Section 27;

Thence South along the East section line of Section 27, Township 10 South, Range 22 EBM to the NW corner of Section 35, Township 10 South, Range 22 EBM;

Thence East along the North section line of Section 35, Township 10 South, Range 22 EBM to the NE corner of Section 35;

Thence South along the east section line of Section 35, Township 10 South, Range 22 EBM to the SE corner of Section 35;

Thence West along the South section line of Sections 35, 34, 33, 32 & 31, Township 10 South, Range 22 EBM to the SE corner of Section 36, Township 10 South, Range 21 EBM;

Thence West along the South section line of Sections 36, 35, 34 & 33, Township 10 South, Range 21 EBM to the SW corner of said Section 33;

Thence North along the West section line of Section 33, Township 10 South, Range 21 EBM to the POINT OF BEGINNING.

**EXCEPTING THEREFROM:**

FROM A POINT OF BEGINNING located N 79°03' E 1532.9 feet, and N 10°57' W 50.0 feet from the point of intersection between the Union Pacific Railroad right-of-way center line with the West boundary of Section 30, Township 10 South, Range 22 East of the Boise Meridian. Said point is located on the North boundary line of said railroad right-of-way;

Running thence N 10°57' W and perpendicular to said railroad right-of-way center line 250.0 feet;

Thence N 79°03' E and parallel to said railroad centerline 1192.9 feet, more or less, to the point of intersection with the north-south quarter section boundary;

Thence South 254.6 feet, more or less, to the point of intersection with the North railroad right-of-way boundary;

Thence S 79°03' W along said railroad right-of-way boundary 1144.6 feet, more or less, to the POINT OF BEGINNING.

Said parcel of ground lies in Lot 1 in the N $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section 30, Township 10 South, Range 22 E., B.M., North of the Union Pacific Railroad right-of-way.

**RESIDENTIAL/AGRICULTURAL PARCEL NUMBER 2****EXCEPTING THEREFROM** *(Continued)*

Thence South 254.6 feet, more or less, to the point of intersection with the North railroad right-of-way boundary;

Thence S 79°03' W along said railroad right-of-way boundary 1144.6 feet, more or less, to the POINT OF BEGINNING.

Said parcel of ground lies in Lot 1 in the N½ of NW¼ of Section 30, Township 10 South, Range 22 E., B.M., North of the Union Pacific Railroad right-of-way.

**EXCEPTING THEREFROM:**

E½NW¼ of Section 27 of Township 10 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho.

**RESIDENTIAL/AGRICULTURAL  
PARCEL NUMBER 3**

Beginning at the NE corner of Section 4, Township 11 South, Range 23 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the East section line of Section 4, Township 11 South, Range 23 EBM to the SE corner of Section 4;

Thence West along the South section line of Sections 4, 5 & 6, Township 11 South, Range 23 EBM to the SW corner of said Section 6;

Thence North along the West section line of Section 6, Township 11 South, Range 23 EBM to the NW corner of Section 6;

Thence East along the North section line of Sections 6, 5 & 4, Township 11 South, Range 23 EBM, to the POINT OF BEGINNING.

**RESIDENTIAL/AGRICULTURAL  
PARCEL NUMBER 4**

Part of the SE1/4SE1/4 of Section 23 in Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the Southeast Corner of Section 23 in T.10 S., R.24 E., B.M. said corner marked by a brass cap; Thence South 88 degrees 34 minutes 56 seconds West along the south line of Section 23 for a distance of 66.18 feet to a 5/8" rebar which shall be the Point of Beginning;

THENCE South 88 degrees 34 minutes 56 seconds West along said section line for a distance of 415.84 feet to a 5/8" rebar;

THENCE North 01 degrees 26 minutes 59 seconds West for a distance of 334.28 feet to a 5/8" rebar;

THENCE South 78 degrees 36 minutes 32 seconds East for a distance of 247.34 feet to a 5/8" rebar;

THENCE South 42 degrees 50 minutes 22 seconds East for a distance of 142.64 feet to a 5/8" rebar

THENCE South 26 degrees 25 minutes 45 seconds East for a distance of 190.34 feet to the Point of Beginning.

Said property contains 2.35 acres more or less and is subject to any easements or right of ways, existing or of record.

**APPENDIX 2****AGRICULTURAL/RESIDENTIAL****PARCEL NUMBER 1**

Beginning at a point at the intersection of the centerline of "J" Canal and the North section line of Section 3, Township 11 South, Range 22 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence East along the North section line of Sections 3,2, and 1, Township 11 South, Range 22 EBM to a point that is west of and 1320 feet (¼ mile) perpendicular to the centerline of the Oakley Branch of the Eastern Idaho Railroad (Oregon Short Line Railroad);

Thence Southwesterly parallel to and 1320 feet (¼ mile) distant from said railroad centerline to the centerline of the "J" canal in Section 14, Township 11 South, Range 22 EBM;

Thence Northwesterly along the centerline of the "J" canal to the POINT OF BEGINNING.

**AGRICULTURAL/RESIDENTIAL****PARCEL NUMBER 2**

Beginning at the NW corner of Section 3, Township 11 South, Range 23 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence East along the north section line of Sections 3, 2, and 1, Township 11 South, Range 23 EBM to the NW corner of Section 6 of Township 11 South, Range 24 EBM;

Thence East along the north section line of Sections 6,5,4,3, and 2, Township 11 South, Range 24 EBM to the NE corner of Section 2 of Township 11 South, Range 24 EBM;

Thence South along the east section line of Section 2, Township 11 South, Range 24 EBM to the centerline of "J" canal;

Thence Southwesterly along said centerline to a point in Section 25, Township 11 South, Range 23 EBM;

Thence Northwesterly continuing along said centerline to a point in Section 14, Township 11 South, Range 22 EBM to a point that is east of and 1320 feet (¼ mile) perpendicular to the centerline of the Oakley Branch of the Eastern Idaho Railroad (Oregon Short Line Railroad);

Thence Northeasterly parallel to and 1320 feet (¼ mile) distant from said railroad centerline to a point on the north section line of Section 1, Township 11 South, Range 22 EBM;

Thence East along north section line of Section 1, Township 11 South, Range 22 EBM to the NE corner of said Section 1;

Thence South along the west section line of Section 6, Township 11 South, Range 23 EBM to the SW corner of Section 6, Township 11 South, Range 23 EBM;

Thence East along south section line of Sections 6,5, and 4, Township 11 South, Range 23 EBM to the SE corner of Section 4, Township 11 South, Range 23 EBM;

Thence North along east section line of Section 4, Township 11 South, Range 23 EBM to the POINT OF BEGINNING.

**AGRICULTURAL/RESIDENTIAL****PARCEL NUMBER 3**

Beginning at the SW corner of Section 8, Township 15 South, Range 24 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along the West section line of Section 8, Township 15 South, Range 24 EBM to the NW corner of the  $W\frac{1}{2}SW\frac{1}{4}$  of Section 8;

Thence East along the north line of the  $W\frac{1}{2}SW\frac{1}{4}$  of Section 8, Township 15 South, Range 24 EBM to the NE corner of the  $W\frac{1}{2}SW\frac{1}{4}$  of Section 8;

Thence South along the east line of the  $W\frac{1}{2}SW\frac{1}{4}$  of Section 8, Township 15 South, Range 24 EBM to the SE corner of the  $W\frac{1}{2}SW\frac{1}{4}$  of Section 8;

Thence South along the east line of the  $W\frac{1}{2}NW\frac{1}{4}$  of Section 17, Township 15 South, Range 24 EBM to the SE corner of the  $W\frac{1}{2}NW\frac{1}{4}$  of Section 17;

Thence East along the east-west  $\frac{1}{4}$  section line of Section 17, Township 15 South, Range 24 EBM to the NE corner of the  $NW\frac{1}{4}SE\frac{1}{4}$  of Section 17;

Thence South along the east line of the  $NW\frac{1}{4}SE\frac{1}{4}$  of Section 17, Township 15 South, Range 24 EBM to the NW corner of the  $SE\frac{1}{4}SE\frac{1}{4}$  of Section 17;

Thence East along the north line of the  $SE\frac{1}{4}SE\frac{1}{4}$  of Section 17, Township 15 South, Range 24 EBM to the NE corner of the  $SE\frac{1}{4}SE\frac{1}{4}$  of Section 17;

Thence South along the east section line of Sections 17 and 20, Township 15 South, Range 24 EBM to the SE corner of the  $N\frac{1}{2}SE\frac{1}{4}$  of Section 20;

Thence West along the south line of the  $N\frac{1}{2}SE\frac{1}{4}$  of Section 20, Township 15 South, Range 24 EBM to the SE corner of the  $NE\frac{1}{4}SW\frac{1}{4}$  of Section 20;

Thence West along the south line of the  $NE\frac{1}{4}SW\frac{1}{4}$  of Section 20, Township 15 South, Range 24 EBM to the SW corner of the  $NE\frac{1}{4}SW\frac{1}{4}$  of Section 20;

Thence North along the west line of the  $NE\frac{1}{4}SW\frac{1}{4}$  of Section 20, Township 15 South, Range 24 EBM to the NW corner of the  $NE\frac{1}{4}SW\frac{1}{4}$  of Section 20;

Thence West along the south line of the  $NW\frac{1}{4}$  of Section 20, Township 15 South, Range 24 EBM to the SW corner of the  $NW\frac{1}{4}$  of Section 20;

Thence North along the section line of Section 20, Township 15 South, Range 24 EBM to the SE corner of the  $N\frac{1}{2}NE\frac{1}{4}$  of Section 19;

Thence West along the south line of the  $N\frac{1}{2}NE\frac{1}{4}$  of Section 19, Township 15 South, Range 24 EBM to the SW corner of the  $N\frac{1}{2}NE\frac{1}{4}$  of Section 19;

Thence North along the west line of the  $N\frac{1}{2}NE\frac{1}{4}$  of Section 19, Township 15 South, Range 24 EBM to the NW corner of the  $N\frac{1}{2}NE\frac{1}{4}$  of Section 19;

Thence West along the south section line of Section 18, Township 15 South, Range 24 EBM to the SW corner of Section 18;

Thence North along the west section line of Section 18, Township 15 South, Range 24 EBM to the NW corner of Section 18;

Thence East along the north section line of Section 18, Township 15 South, Range 24 EBM to the POINT OF BEGINNING.

**APPENDIX 3****PRIME AGRICULTURAL****PARCEL NUMBER 1**

Beginning at the NE corner of Section 28, Township 9 South, Range 28 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along East section line of Sections 28 and 33, Township 9 South, Range 28 EBM to the NE corner of Section 4, Township 10 South, Range 28 EBM;

Thence South along East section line of Section 4, Township 10 South, Range 28 EBM to the SE corner of said Section 4;

Thence West along South section line of Section 4, Township 10 South, Range 28 EBM to the NE corner of Section 8, Township 10 South, Range 28 EBM;

Thence South along East section line of Sections 8, 17, 20, 29, and 32 of Township 10 South, Range 28 EBM to the NE corner of Section 5, Township 11 South, Range 28 EBM;

Thence South along East section line of Sections 5, 8, and 17 of Township 11 South, Range 28 EBM to the SE corner of said Section 17;

Thence West along the South section line of Sections 17 and 18 of Township 11 South, Range 28 EBM to the SE corner of Section 13, Township 11 South, Range 27 EBM;

Thence West along the South section line of Section 13, Township 11 South, Range 27 EBM to the NE corner of Section 23, Township 11 South, Range 27 EBM;

Thence South along the East section line of Sections 23 and 26 of Township 11 South, Range 27 EBM to the NW corner of Section 36, Township 11 South, Range 27 EBM;

Thence East along the North section line of Section 36, Township 11 South, Range 27 EBM to the NW corner of Section 31, Township 11 South, Range 28 EBM;

Thence East along the North section line of Section 31, Township 11 South, Range 28 EBM to the NE corner of said Section 31;

Thence South along the East section line of Section 31, Township 11 South Range 28 EBM to the NE corner of Section 6, Township 12 South, Range 28 EBM;

Thence South along the East section line of Section 6, Township 12 South, Range 28 EBM to the SE corner of said Section 6;

Thence West along the South section line of Section 6, Township 12 South, Range 28 EBM to the SE corner of Section 1, Township 12 South, Range 27 EBM;

Thence West along the South section line of Sections 1, 2, and 3, Township 12 South, Range 27 EBM to the SW corner of Section 3, Township 12 South, Range 27 EBM;

Thence North along the West section line of Section 3, Township 12 South, Range 27 EBM to the SE corner of Section 33, Township 11 South, Range 27 EBM;

Thence West along the South section line of Sections 33, 32, and 31 of Township 11 South, Range 27 EBM to the NE corner of Section 1, Township 12 South, Range 26 EBM;

Thence South along the East section line of Sections 1, 12, 13, 24, 25, and 36 of Township 12 South, Range 26 EBM to the NW corner of Section 6, Township 13 South, Range 27;

Thence East along the North section line of Sections 6, 5, 4, and 3 of Township 13 South, Range 27 EBM to the NE corner of said Section 3;

Thence South along the East section line of Sections 3, 10, 15, 22, and 27 of Township 13 South, Range 27 EBM to the point of intersection with the centerline of Meadow Creek Road;

Thence Westerly along said centerline of Meadow Creek Road to the East line of Section 30, Township 13 South, Range 27 EBM;

Thence South along the East section line of Sections 30 and 31 of Township 13 South, Range 27 EBM to the NE corner of Section 6, Township 14 South, Range 27 EBM;

Thence South along the East boundary line of Sections 6, 7, 18, 19, 30, and 31 of Township 14 South, Range 27 EBM to the NE corner of said Section 6;

**PRIME AGRICULTURAL PARCEL NUMBER 1 (Cont.)**

Thence South along the East section line of Sections 6, 7, and 18 of Township 15 South, Range 27 EBM to the SE corner of said Section 18;

Thence West along the South section line of Section 18, Township 15 South, Range 27 EBM to the SE corner of Section 13, Township 15 South, Range 26 EBM;

Thence West along South section line of Section 13, Township 15 South, Range 26 to the SW corner of said Section 13;

Thence North along West section line of Sections 13, 12, and 1, Township 15 South, Range 26 EBM to the SW corner of Section 36, Township 14 South, Range 26 EBM;

Thence North along West section line of Sections 36, 25, 24, 13, 12, and 1, Township 14 South, Range 26 EBM to the SW corner of Section 36, Township 13 South, Range 26 EBM;

Thence North along West section line of Sections 36, 25, and 24 of Township 13 South, Range 26 EBM to the SE corner of Section 14, Township 13 South, Range 26 EBM;

Thence West along the South section line of Sections 14 and 15, Township 13 South, Range 26 EBM to the SW corner of said Section 15;

Thence North along the West section line of Sections 15, 10, and 3, Township 13 South, Range 26 EBM to the NW corner of Section 3, Township 13 South, Range 26 EBM;

Thence East along the North section line of Section 3, Township 13 South, Range 26 EBM to the SW corner of Section 35, Township 12 South, Range 26 EBM;

Thence North along the West section line of Sections 35, 26, 23, and 14. Township 12 South, Range 26 EBM to the SE corner of Section 10, Township 12 South, Range 26 EBM;

Thence West along the South section line of Section 10, Township 12 South, Range 26 EBM to the SW corner of said Section 10;

Thence North along the West section line of Sections 10 and 3, Township 12 South, Range 26 EBM to the SW corner of Section 34, Township 11 South, Range 26 EBM;

Thence North along the West section line of Sections 34 and 27, Township 11 South, Range 26 EBM to the SE corner of Section 21, Township 11 South, Range 26 EBM;

Thence West along the South section line of Sections 21 and 20, Township 11 South, Range 26 EBM to the SW corner of said Section 20;

Thence North along the West section line of Sections 20 and 17, Township 11 South, Range 26 EBM to the NW corner of said Section 17;

Thence East along the North section line of Section 17, Township 11 South, Range 26 EBM to the SW corner of Section 9, Township 11 South, Range 26 EBM;

Thence North along the West section line of Sections 9 and 4, Township 11 South, Range 26 EBM to the SW corner of Section 33, Township 10 South, Range 26 EBM;

Thence North along the West section line of Section 33, Township 10 South, Range 26 EBM to the NW corner of said Section 33;

Thence East along the North section line of Sections 33, 34, 35, and 36, Township 10 South, Range 26 EBM to the NW corner of Section 31, Township 10 South, Range 27 EBM;

Thence East along the North section line of Sections 31, 32, 33, and 34, Township 10 South, Range 27 EBM to the SW corner of Section 26, Township 10 South Range 27 EBM;

Thence North along the West section line of Sections 26, 23, 14, 11, and 2, Township 10 South, Range 27 EBM to the SW corner of Section 35, Township 9 South, Range 27 EBM;

Thence North along the West section line of Sections 35 and 26 of Township 9 South, Range 27 EBM to the NW corner of said Section 26;

Thence East along the North section line of Section 26, Township 9 South, Range 27 EBM to the North  $\frac{1}{4}$  corner of said Section 26;

Thence South along the north-south  $\frac{1}{4}$  section line of Section 26, Township 9 South, Range 27 EBM to the center  $\frac{1}{4}$  corner of said Section 26;

Thence East along the east-west  $\frac{1}{4}$  section line of Section 26, Township 9 South, Range 27 EBM to the East  $\frac{1}{4}$  corner of said Section 26;

Thence South along the East section line of Section 26, Township 9 South, Range 27 EBM to the NW corner of Section 36, Township 9 South, Range 27 EBM;



**PRIME AGRICULTURAL PARCEL NUMBER 1 (Cont.)**

Thence East along the North section line of Section 36, Township 9 South, Range 27 EBM to the SW corner of Section 30, Township 9 South, Range 28 EBM;

Thence North along the West section line of Section 30, Township 9 South, Range 28 EBM to the NW corner of said Section 30;

Thence East along the North section line of Sections 30 and 29, Township 9 South, Range 28 EBM to the SW corner of Section 21, Township 9 South, Range 28 EBM;

Thence North along the West section line of Section 21, Township 9 South, Range 28 EBM to the West ¼ corner of said Section 21;

Thence East along the east-west ¼ section line of Section 21, Township 9 South, Range 28 EBM to the center ¼ corner of said Section 21;

Thence South along the north-south ¼ section line of Section 21, Township 9 South, Range 28 EBM to the North ¼ corner of Section 28, Township 9 South, Range 28 EBM;

Thence East along the North section line of Section 28, Township 9 South, Range 28 EBM to the POINT OF BEGINNING.

**EXCEPTING THEREFROM the following 3 parcels:**

**Parcel 1.** Beginning at the East ¼ corner of Section 1, Township 13 South, Range 26 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the East section line of Sections 1, 12, and 13, Township 13 South, Range 26 EBM to the SE corner of the N½N½ of Section 13, Township 13 South, Range 26 EBM;

Thence West along the south line of the N½N½ of Section 13, Township 13 South, Range 26 EBM to the SE corner of the N½N½ of Section 14, Township 13 South, Range 26 EBM;

Thence West along the south line of the N½N½ of Section 14, Township 13 South, Range 26 EBM to the SW corner of the N½N½ of Section 14, Township 13 South, Range 26 EBM;

Thence North along the West section line of Sections 14, 11, and 2, Township 13 South, Range 26 EBM to the West ¼ corner of said Section 2;

Thence East along the east-west ¼ section line of Section 2, Township 13 South, Range 26 EBM to the West ¼ corner of Section 1, Township 13 South, Range 26 EBM;

Thence East along the east-west ¼ section line of Section 1, Township 13 South, Range 26 EBM to the POINT OF BEGINNING.

**Parcel 2.** Beginning at the East ¼ corner of Section 6, Township 15 South, Range 27 East of the Boise Meridian; Thence S 00°10'28" E along the east line of Section 6 for a distance of 108.01 feet; Thence N 89°42'00" W for a distance of 25.70 feet the POINT OF BEGINNING;

Thence S 00°10'33" E for a distance of 1209.05 feet;

Thence N 89°24'40" W for a distance of 485.45 feet to the Northeasterly right-of-way of Highway 81;

Thence N 12°16'48" W along said right of way for a distance of 706.79 feet;

Thence N 59°26'51" E for a distance of 219.23 feet;

Thence N 09°57'09" W for a distance of 515.80 feet to the north line of the SE¼;

Thence N 89°48'39" E along said line for a distance of 151.00 feet;

Thence N 35°22'16" E for a distance of 124.36 feet;

Thence S 66°56'05" E for a distance of 175.23 feet;

Thence S 13°36'00" E for a distance of 142.69 feet;

Thence S 89°42'00" E for a distance of 114.64 feet to the POINT OF BEGINNING.

**Parcel 3.** SE¼SW¼ and the S½SE¼ of Section 24 of Township 12 South, Range 26 East of the Boise Meridian, Cassia County, Idaho.

**PRIME AGRICULTURAL****PARCEL NUMBER 2**

Beginning at the intersection of the centerline of the gravity canal and the East section line of Section 11, Township 9 South, Range 25 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the East section line of Sections 11, 14, 23, 26, and 35, Township 9 South, Range 25 EBM to the NE corner of Section 2, Township 10 South, Range 25 EBM;

Thence South along the East section line of Section 2, Township 10 South, Range 25 EBM to the SE corner of Section 2, Township 10 South, Range 25 EBM;

Thence West along the South section line of Sections 2 and 3, Township 10 South, Range 25 EBM to the NE corner of Section 9, Township 10 South, Range 25 EBM;

Thence South along the East section line of Sections 9 and 16, Township 10 South, Range 25 EBM to the SE corner of said Section 16, Township 10 South, Range 25 EBM;

Thence West along the South section line of Sections 16, 17, and 18, Township 10 South, Range 25 EBM to the NE corner of Section 24, Township 10 South, Range 24 EBM;

Thence South along the East section line of Sections 24, 25, and 36, Township 10 South, Range 24 EBM to the NE corner of Section 1, Township 11 South, Range 24 EBM;

Thence South along the East section line of Section 1, Township 11 South, Range 24 EBM to the SE corner of said Section 1;

Thence West along the South section line of Sections 1 and 2, Township 11 South, Range 24 EBM to the point of intersection with the centerline of the "J" Canal;

Thence Northeasterly along centerline of "J" Canal to a point on the West section line of Section 1, Township 11 South, Range 24 EBM;

Thence North along the West section line of Section 1, Township 11 South, Range 24 EBM to the SW corner of Section 36, Township 10 South, Range 24 EBM;

Thence North along the West section line of Sections 36 and 25, Township 10 South, Range 24 EBM to the SE corner of Section 23, Township 10 South, Range 24 EBM;

Thence West along the South section line of Section 23, Township 10 South, Range 24 EBM to the SW corner of said Section 23, said corner being the approximate centerline of State Highway 77;

Thence Northerly along the centerline of State Highway 77 to the point of intersection of the centerlines of State Highway 77 and Interstate 84, said point of intersection being in Section 11, Township 10 South, Range 24 EBM;

Thence East along the centerline of Interstate 84 to the centerline of the gravity canal in Section 12, Township 10 South, Range 24 EBM;

Thence Northeasterly along the centerline of the gravity canal to the POINT OF BEGINNING.

**EXCEPTING THEREFROM the following parcel:** Part of the SE1/4SE1/4 of Section 23 in Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the Southeast Corner of Section 23 in T.10 S., R.24 E., B.M. said corner marked by a brass cap; Thence South 88 degrees 34 minutes 56 seconds West along the south line of Section 23 for a distance of 66.18 feet to a 5/8" rebar which shall be the Point of Beginning;

**PRIME AGRICULTURAL PARCEL NUMBER 2** (Continued)

THENCE South 88 degrees 34 minutes 56 seconds West along said section line for a distance of 415.84 feet to a 5/8" rebar;

THENCE North 01 degrees 26 minutes 59 seconds West for a distance of 334.28 feet to a 5/8" rebar;

THENCE South 78 degrees 36 minutes 32 seconds East for a distance of 247.34 feet to a 5/8" rebar;

THENCE South 42 degrees 50 minutes 22 seconds East for a distance of 142.64 feet to a 5/8" rebar

THENCE South 26 degrees 25 minutes 45 seconds East for a distance of 190.34 feet to the Point of Beginning.

**PRIME AGRICULTURAL****PARCEL NUMBER 3**

Beginning at a point where the centerline of "J" Canal intersects the East section line of Section 10, Township 11 South, Range 24 East of the Boise Meridian, which shall be the POINT OF BEGINNING;

Thence South along the East section line of Sections 10, 15, and 22, Township 11 South, Range 24 EBM to the SE corner of;

Thence West along the South section line of Sections 22 and 21, Township 11 South, Range 24 EBM to the NE corner of the W½E½ of Section 28, Township 11 South, Range 24 EBM;

Thence South along the east line of the W½E½ of Section 28, Township 11 South, Range 24 EBM to the SE corner of the W½E½ of said Section 28, Township 11 South, Range 24 EBM;

Thence West along the South section line of Section 28, Township 11 South, Range 24 EBM to the NE corner of Section 32, Township 11 South, Range 24 EBM;

Thence South along the East section line of Section 32, Township 11 South, Range 24 EBM to the SE corner of said Section 32;

Thence West along the South section line of Sections 32 and 31, Township 11 South, Range 24 EBM to the SE corner of Section 36, Township 11 South, Range 23 EBM;

Thence West along the South section line of Sections 36, 35, and 34, Township 11 South, Range 23 EBM to the NE corner of Section 4, Township 12 South, Range 23 EBM;

Thence South along the East section line of Sections 4 and 9, Township 12 South, Range 23 EBM to the NW corner of Section 15, Township 12 South, Range 23 EBM;

Thence East along the North section line of Section 15, Township 12 South, Range 23 EBM to the NE corner of said Section 15;

Thence South along the East section line of Sections 15 and 22, Township 12 South, Range 23 EBM to the SE corner of said Section 22;

Thence West along the South section line of Sections 22 and 21, Township 12 South, Range 23 EBM to the NE corner of Section 29, Township 12 South, Range 23 EBM;

Thence South along the East section line of Section 29, Township 12 South, Range 23 EBM to the SE corner of said Section 29, Township 12 South, Range 23 EBM;

Thence West along the South section line of Section 29, Township 12 South, Range 23 EBM to the NE corner of Section 31, Township 12 South, Range 23 EBM;

Thence South along the East section line of Section 31, Township 12 South, Range 23 EBM to the NE corner of Section 6, Township 13 South, Range 23 EBM;

Thence South along the East section line of Section 6, Township 13 South, Range 23 EBM to the centerline of the 1425 South Road;

**PRIME AGRICULTURAL PARCEL NUMBER 3** (Continued)

Thence West along said centerline of the 1425 South Road to the intersection of the centerlines of the 1425 South Road and the Land Ranch Road in Section 1, Township 13 South, Range 22 EBM;

Thence Southwesterly along said centerline of Land Ranch Road to a point on the East section line of Section 10, Township 13 South, Range 22 EBM;

Thence South along the East boundary line of Sections 10, 15, 22, and 27, Township 13 South, Range 22 EBM to the SE corner of said Section 27;

Thence West along the South section line of Section 27, Township 13 South, Range 22 EBM to the South  $\frac{1}{4}$  section corner of Section 27, Township 13 South, Range 22 EBM, said corner being the NE corner of the City of Oakley;

Thence along the North and West boundaries of the City of Oakley for the following courses and distances:

Thence West along the South section line of Section 27, Township 13 South, Range 22 EBM to a point 400.00 feet east of the SW corner of Section 27, Township 13 South, Range 22 EBM;

Thence North for a distance of 300.00 feet $\pm$ ;

Thence West for a distance of 3040.00 feet $\pm$  to the north-south  $\frac{1}{4}$  section line of Section 28, Township 13 South, Range 22 EBM;

Thence North along the said  $\frac{1}{4}$  section line of Section 28, Township 13 South, Range 22 EBM to the Center  $\frac{1}{4}$  section corner of Section 28, Township 13 South, Range 22 EBM

Thence North along the  $\frac{1}{4}$  section line of Section 28, Township 13 South, Range 22 EBM for a distance of 167.89 feet $\pm$ ;

Thence West for a distance of 300.00 feet;

Thence South for a distance of 2494.89 feet $\pm$ ;

Thence West for a distance of 1982.50 feet $\pm$ ;

Thence North for a distance of 1012.35 feet $\pm$  to the north line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 28, Township 13 South, Range 22 EBM;

Thence West for a distance of 304.87 feet $\pm$  to the NW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 28, Township 13 South, Range 22 EBM;

Thence South along the West section line of Section 28, Township 13 South, Range 22 EBM for a distance of 657.62 feet $\pm$ ;

Thence West for a distance of 305.77 feet $\pm$ ;

Thence South for a distance of 656.23 feet $\pm$  to the north section line of Section 32, Township 13 South, Range 22 EBM;

Thence West along the North section line of Section 32, Township 13 South, Range 22 EBM to the North  $\frac{1}{4}$  corner of Section 32, Township 13 South, Range 22 EBM;

Thence South along the north-south  $\frac{1}{4}$  section line of Section 32, Township 13 South Range 22 EBM to the NE corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 13 South, Range 22 EBM;

Thence West along the North line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 13 South, Range 22 EBM to the NW corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 13 South, Range 22 EBM;

Thence South along the West line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 13 South, Range 22 EBM to the SW corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 13 South, Range 22 EBM;

Thence East along the North section line of Section 5, Township 14 South, Range 22 EBM to the North  $\frac{1}{4}$  corner of Section 5, Township 14 South, Range 22 EBM;

Thence South along the north-south  $\frac{1}{4}$  section line of Section 5, Township 14 South, Range 22 EBM to the North  $\frac{1}{4}$  corner of Section 8, Township 14 South, Range 22 EBM;

Thence East along the North section line of Section 8, Township 14 South, Range 22 EBM to the NE corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 8, Township 14 South, Range 22 EBM;

Thence South along the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 8, Township 14 South, Range 22 EBM for a distance of 2463.85 feet $\pm$ ;

**PRIME AGRICULTURAL PARCEL NUMBER 3 (Cont.)**

Thence West for a distance of 46.25 feet±;  
 Thence South for a distance of 222.17 feet±;  
 Thence East for a distance of 46.25 feet± to the East line of the W½SE¼ of Section 8, Township 14 South, Range 22 EBM;  
 Thence North along said line to the NE corner of W½SE¼ of Section 8, Township 14 South, Range 22 EBM;  
 Thence East along the north line of the E½SE¼ to the centerline of Goose Creek Road;  
 Thence Southwesterly along said centerline of Goose Creek Road to a point of intersection with the centerline of Dam Road, said point being in Section 17, Township 14 South, Range 22 EBM;  
 Thence Southwesterly along centerline of Dam Road to a point where said road turns North;  
 Thence Northerly along centerline of Dam Road to a point on the centerline of a canal, said point being approximately on the South boundary line of the SE¼SE¼ of Section 6, Township 14 South, Range 22 EBM;  
 Thence Northwesterly along said canal centerline to a point on the South boundary line of Section 31, Township 13 South, Range 22 EBM;  
 Thence West along the South boundary line of Section 31, Township 13 South, Range 22 EBM to a point on the centerline of Mountain Road;  
 Thence Northwesterly along said centerline of Mountain Road to a point on the West boundary line of Section 31, Township 13 South, Range 22 EBM;  
 Thence North along the West boundary line of Sections 31, 30, 19, 18, 7 & 6, Township 13 South, Range 22 EBM to the SE corner of Section 36, Township 12 South, Range 21 EBM;  
 Thence West along the South boundary line of Sections 36, 35, 34, 33 & 32, Township 12 South, Range 21 EBM to a point on the centerline of Mountain Road;  
 Thence Northwesterly along centerline of Mountain Road to a point on the West boundary line of Section 13, Township 12 South, Range 20 EBM;  
 Thence North along the West boundary line of Sections 13 & 12, Township 12 South, Range 20 EBM to the SE corner of Section 2, Township 12 South, Range 20 EBM;  
 Thence West along the South boundary line of Sections 2, 3, 4, 5 & 6, Township 12 South, Range 20 EBM to the SE corner of Section 1, Township 12 South, Range 19 EBM;  
 Thence West along the South boundary line of Sections 1, 2, 3, 4 & 5, Township 12 South, Range 19 EBM to the NE corner of Section 7, Township 12 South, Range 19 EBM;  
 Thence South along East boundary line of Section 7, Township 12 South, Range 19 EBM to the SE corner of said Section 7;  
 Thence West along the South boundary line of Section 7, Township 12 South, Range 19 EBM to the SW corner of said Section 7;  
 Thence North along the West boundary line of Sections 7 & 6, Township 12 South, Range 19 EBM to the NW corner of said Section 6;  
 Thence East along the North boundary line of Sections 6, 5, 4, 3, 2 & 1, Township 12 South, Range 19 EBM to the NW corner of Section 6, Township 12 South, Range 20 EBM;  
 Thence East along the North boundary line of Sections 6, 5, 4, 3 & 2, Township 12 South, Range 20 EBM to the SW corner of Section 36, Township 11 South, Range 20 EBM;  
 Thence North along the West boundary line of Sections 36, 25, 24, 13, 12 & 1, Township 11 South, Range 20 EBM to the NW corner of said Section 1;  
 Thence East along the North boundary line of Section 1, Township 11 South, Range 20 EBM to the SW corner of the SE¼SW¼SW¼ of Section 36, Township 10 South, Range 20 EBM;  
 Thence North along the 1/64 section line of Section 36, Township 10 South, Range 20 EBM to a point on the South right-of-way of the Oregon Short Line Railroad;  
 Thence Northeasterly along said railroad right-of-way to a point on the North boundary line of Section 32, Township 10 South, Range 21 EBM;  
 Thence East along the North boundary line of Section 32, Township 10 South, Range 21 EBM to the NE corner of said Section 32;

**PRIME AGRICULTURAL PARCEL NUMBER 3 (Cont.)**

Thence South along the East boundary line of Section 32, Township 10 South, Range 21 EBM to the NW corner of Section 4, Township 11 South, Range 21 EBM;

Thence East along the North boundary line of Sections 4, 3, 2 & 1, Township 11 South, Range 21 EBM to the NW corner of Section 6, Township 11 South, Range 22 EBM;

Thence East along the North boundary line of Sections 6, 5, 4 & 3, Township 11 South, Range 22 EBM to a point on the centerline of "J" Canal;

Thence Southerly along said centerline of "J" Canal to a point 1320 feet (¼ mile) Westerly perpendicular to the centerline of the Oakley Branch of the Oregon Short line Railroad, said point lying in Section 14, Township 11 South, Range 22 EBM;

Thence Southwesterly parallel with and 1320 feet (¼ mile) distant from said railroad centerline to a point on the South boundary line of Section 9, Township 12 South, Range 22 EBM, which is the approximate centerline of 1000 South Road;

Thence East along the South section line of Section 9, Township 12 South, Range 22 EBM to a point on the centerline of the Oakley Branch of the Oregon Short line Railroad;

Thence East along the South section line of Section 9, Township 12 South, Range 22 EBM to a point which is 1320 feet (¼ mile) perpendicular from the centerline of the Oakley Branch of Oregon Short line Railroad;

Thence Northeasterly parallel with and 1320 feet (¼ mile) distant from said railroad centerline to a point on the centerline of "J" Canal, said point lying in Section 14, Township 11 South, Range 22 EBM;

Thence Easterly along said canal centerline to the POINT OF BEGINNING.

**EXCEPTING THEREFROM** the following:**Parcel 1:**

Beginning at the East ¼ corner of Section 21, Township 12 South, Range 22 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the East section line of Sections 21 and 28, Township 12 South, Range 22 EBM to the SE corner of the N½NE¼ of Section 28, Township 13 South, Range 26 EBM;

Thence West along the south line of the N½NE¼ of Section 28, Township 12 South, Range 22 EBM to the SW corner of the N½NE¼ of Section 28, Township 12 South, Range 22 EBM;

Thence North along the west line of the N½NE¼ of Section 28, Township 12 South, Range 22 EBM to the NW corner of the N½NE¼ of Section 28, Township 12 South, Range 22 EBM;

Thence East along the South section line of Section 21, Township 12 South, Range 22 EBM to the SW corner of Section 21, Township 12 South, Range 22 EBM;

Thence North along the West section line of Section 21, Township 12 South, Range 22 EBM for a distance of 1047.50 feet±;

Thence East for a distance of 369.56 feet±;

Thence N 64°28'45" E for a distance of 189.39 feet±;

Thence N 43°43'01" E for a distance of 206.93 feet±;

Thence East for a distance of 109.50 feet±;

Thence Northerly for a distance of 32.65 feet± to the north line of the S½SW¼ of Section 21, Township 12 South, Range 22 EBM for a distance of 1047.50 feet±;

Thence East along said line for a distance of 1824.71 feet±

Thence North parallel to the west line of the SE¼ to the east-west ¼ section line of Section 21, Township 12 South, Range 22 EBM

Thence East along the east-west ¼ section line of Section 21, Township 12 South, Range 22 EBM to the POINT OF BEGINNING.

**EXCEPTING THEREFROM** the following:**Parcel 2:**

Part of the E½NE¼ of Section 22 of Township 11 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho more particularly described as:

**PRIME AGRICULTURAL PARCEL NUMBER 3 (Cont.)**  
**Excepting therefrom Parcel 2 (Cont.)**

Beginning at the Northeast section corner of Section 22 of T.11 S., R.24 E., B.M., said corner marked by a 5/8" rebar, thence South 00 degrees 02 minutes 46 seconds West along the east line of the E½NE¼ for a distance of 44.50 feet to the south right of way of E 500 S road which shall be the Point of Beginning;

Thence South 00 degrees 02 minutes 46 seconds West continuing along said east line for a distance of 2668.00 feet to the East ¼ corner, marked by a 5/8" rebar;

Thence South 89 degrees 41 minutes 14 seconds West along the south line of the E½NE¼ for a distance of 1061.57 feet;

Thence North 00 degrees 18 minutes 46 seconds West for a distance of 80.00 feet;

Thence along a non-tangent curve to the left for a distance of 3702.98 feet to the south right of way of E 500 S road: said curve having a radius of 1308.00 feet and a central angle of 162°12'20" and a long chord bearing of N 02 degrees 33 minutes 57 seconds West for a distance of 2584.52 feet;

Thence North 89 degrees 25 minutes 26 seconds East along said right of way for a distance of 1179.80 feet to the Point of Beginning.

**Excepting therefrom the following:**

**Parcel 3**

Part of the S½N½ of Section 11 in Township 13 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the Northwest Corner of the S½NW¼ of Section 11 in T.13 S., R.22 E., B.M. said corner marked by a 5/8" rebar; Thence South 88 degrees 59 minutes 41 seconds East along the north line of the S½NW¼ for a distance of 1748.76 feet to a ½" rebar which shall be the Point of Beginning;

THENCE South 88 degrees 59 minutes 41 seconds East along said 1/16 section line for a distance of 892.40 feet to a 5/8" rebar at the Northeast Corner of the S½NW¼;

THENCE South 89 degrees 00 minutes 29 seconds East along the north line of the S½NE¼ for a distance of 44.65 feet to a ½" rebar;

THENCE South 35 degrees 24 minutes 17 seconds East for a distance of 567.24 feet to a ½" rebar on the northerly right of way of Land Ranch Road;

THENCE South 54 degrees 35 minutes 43 seconds West along said right of way for a distance of 1372.91 feet to a ½" rebar;

THENCE North 24 degrees 00 minutes 19 seconds East for a distance of 252.75 feet to a ½" rebar;

THENCE North 11 degrees 37 minutes 38 seconds East for a distance of 107.76 feet to a ½" rebar;

THENCE North 01 degrees 38 minutes 30 seconds East for a distance of 392.32 feet to a ½" rebar;

THENCE North 12 degrees 27 minutes 30 seconds West for a distance of 108.30 feet to a ½" rebar;

THENCE North 28 degrees 56 minutes 44 seconds West for a distance of 187.23 feet to a ½" rebar;

THENCE North 35 degrees 35 minutes 39 seconds West for a distance of 287.18 feet to a ½" rebar;

THENCE North 01 degrees 33 minutes 42 seconds West for a distance of 42.49 feet to the Point of Beginning.

**APPENDIX 4****ESTABLISHED COMMUNITIES****Parcel Number 1**  
**(ELBA area)**

Beginning at the SW corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 31, Township 13 South, Range 25 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along 1/16 section line to the NW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 31, Township 13 South, Range 25 EBM;

Thence East along North section line of Section 31, Township 13 South, Range 25 EBM to the NW corner of Section 32, Township 13 South, Range 25 EBM;

Thence East along North section line of Section 32, Township 13 South, Range 25 EBM to the NE corner of said Section 32;

Thence South along East section line of Section 32, Township 13 South, Range 25 EBM to the SE corner of said Section 32;

Thence West along South section line of Section 32, Township 13 South, Range 25 EBM to the SE corner of Section 31, Township 13 South, Range 25;

Thence West along South section line of Section 31, Township 13 South, Range 25 EBM to the POINT OF BEGINNING.

**ESTABLISHED COMMUNITIES****Parcel Number 2**  
**(ALMO area)**

Beginning at the NE corner of Section 27, Township 15 South, Range 24 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the east section line of Section 27, Township 15 South, Range 24 EBM to the East  $\frac{1}{4}$  section corner of Section 27, Township 15 South, Range 24 EBM;

Thence East along the east-west  $\frac{1}{4}$  section line of Section 27, Township 15 South, Range 24 EBM to the Center  $\frac{1}{4}$  corner of Section 27, Township 15 South, Range 24 EBM;

Thence North along the north-south  $\frac{1}{4}$  section line of Section 27, Township 15 South, Range 24 EBM to the North  $\frac{1}{4}$  corner of Section 27, Township 15 South, Range 24 EBM;

Thence North along the west line of the S $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 22, Township 15 South, Range 24 EBM to the NW corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 22, Township 15 South, Range 24 EBM;

Thence West along the north line of the S $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 22, Township 15 South, Range 24 EBM to the NE corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 22, Township 15 South, Range 24 EBM;

Thence South along the east line of the S $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 22, Township 15 South, Range 24 EBM to the POINT OF BEGINNING.



**ESTABLISHED COMMUNITY**

**PARCEL NUMBER 3**

**(NAF area)**

Beginning at the SW corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 27, Township 16 South, Range 27 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North to the SW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22, Township 16 South, Range 27 EBM;

Thence North to the NW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22, Township 16 South, Range 27 EBM;

Thence East to the NW corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 16 South, Range 27 EBM;

Thence East to the NE corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 16 South, Range 27 EBM;

Thence South to the NE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 27, Township 16 South, Range 27 EBM;

Thence South to the SE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 27, Township 16 South, Range 27 EBM;

Thence West to the SE corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 27, Township 16 South, Range 27 EBM;

Thence West along 1/16 section line of Section 27, Township 16 South, Range 27 EBM to the POINT OF BEGINNING.

**APPENDIX 5****HISTORICAL PRESERVATION ZONE**

Beginning at the Northeast corner of Section 8, Township 15 South, Range 24, East of the Boise Meridian, which shall be the POINT OF BEGINNING;

Thence South along the East boundary line of Sections 8, 17, 20 & 29, Township 15 South, Range 24 EBM to a point 660 feet (1/8 mile) North of the centerline of City of Rocks Road;

Thence Easterly parallel to and 660 feet (1/8 mile) distant from said centerline of City of Rocks Road to a point on the centerline of Moulton Road;

Thence Southerly along said centerline of Moulton Road to a point 660 feet (1/8 mile) South of the centerline of City of Rocks Road;

Thence Westerly parallel to and 660 feet (1/8 mile) distant from said centerline of City of Rocks Road to a point on the East boundary line of Section 29, Township 15 South, Range 24 EBM;

Thence South along East boundary line of Sections 29 & 32, Township 15 South, Range 24 EBM to the Southeast corner of said Section 32;

Thence West along South boundary line of Section 32, Township 15 South, Range 24 EBM to the NE corner of Section 6, Township 16 South, Range 24 EBM;

Thence South along the East boundary line of Section 6, Township 16 South, Range 24 EBM to the SE corner of said Section 6;

Thence West along the South boundary line of Section 6, Township 16 South, Range 24 EBM to the North  $\frac{1}{4}$  corner of Section 7, Township 16 South, Range 24 EBM;

Thence South along the  $\frac{1}{4}$  section line of Section 7, Township 16 South, Range 24 EBM to the South  $\frac{1}{4}$  corner of said Section 7;

Thence West along the South boundary line of Section 7, Township 16 South, Range 24 EBM to the NE corner of Section 13, Township 16 South, Range 23 EBM;

Thence South along the East boundary line of Sections 13 & 24, Township 16 South, Range 23 EBM to the SE corner of said Section 24;

Thence West along the South boundary line of Sections 24 & 23, Township 16 South, Range 23 EBM to the SW corner of said Section 23;

Thence North along the West boundary line of Section 23, Township 16 South, Range 23 EBM to a point on the centerline of City of Rocks Road;

Thence Northwesterly along centerline of City of Rocks Road to a point on the South boundary line of Section 15, Township 16 South, Range 23 EBM;

Thence West along the South boundary line of Section 15, Township 16 South, Range 23 EBM to the SW corner of said Section 15;

Thence North along the West boundary line of Section 15, Township 16 South, Range 23 EBM to the NW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 15;

Thence East along the 1/16 section line of Section 15, Township 16 South, Range 23 EBM to the NW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 14, Township 16 South, Range 23 EBM;

Thence North along the West boundary line of Sections 14, 11 & 2, Township 16 South, Range 23 EBM to the SW corner of Section 35, Township 15 South, Range 23 EBM;

Thence North along the West boundary line of Sections 35 & 26, Township 15 South, Range 23 EBM to a point 660 feet (1/8 mile) South of the centerline of Emery Canyon Road;

Thence Westerly parallel to and 660 feet (1/8 mile) distant from centerline of Emery Canyon Road to a point on the centerline of Birch Creek Road;

Thence Northerly along centerline of Birch Creek Road to a point 660 feet (1/8 mile) North of the centerline of Emery Canyon Road;

**HISTORICAL PRESERVATION ZONE (Cont.)**

Thence Easterly parallel to and 660 feet (1/8 mile) distant from the centerline of Emery Canyon Road to a point on the West boundary line of Section 26, Township 15 South, Range 23 EBM;

Thence North along the West boundary line of Sections 26, 23 & 14, Township 15 South, Range 23 EBM to the NW corner of said Section 14;

Thence East along the North boundary line of Section 14, Township 15 South, Range 23 EBM to the South  $\frac{1}{4}$  corner of Section 11, Township 15 South, Range 23;

Thence North along  $\frac{1}{4}$  section line of Section 11, Township 15 South, Range 23 EBM to the center  $\frac{1}{4}$  corner of said Section 11;

Thence East along the  $\frac{1}{4}$  section line of Section 11, Township 15 South, Range 23 EBM to the West  $\frac{1}{4}$  corner of Section 12, Township 15 South, Range 23 EBM;

Thence North along the West boundary line of Section 12, Township 15 South, Range 23 EBM to the NW corner of said Section 12;

Thence East along the North boundary line of Section 12, Township 15 South, Range 23 EBM to the NW corner of Section 7, Township 15 South, Range 24 EBM;

Thence East along the North boundary line of Sections 7 & 8, Township 15 South, Range 24 EBM to the POINT OF BEGINNING.

EXCLUDING THEREFROM the following: [Cassia County Ordinance 2006-10-01]

Listed parcels within Township 15 South, Range 24 East Boise Meridian, Cassia County, Idaho:

Section 8	W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 17	W $\frac{1}{2}$ NW $\frac{1}{4}$
	SW $\frac{1}{4}$
	W $\frac{1}{2}$ SE $\frac{1}{4}$
	SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 18	ALL
Section 19	N $\frac{1}{2}$ NE $\frac{1}{4}$
Section 20	N $\frac{1}{2}$
	NE $\frac{1}{4}$ SW $\frac{1}{4}$
	N $\frac{1}{2}$ SE $\frac{1}{4}$

**APPENDIX 6****INDUSTRIAL / COMMERCIAL****PARCEL NUMBER 1**

Beginning at the SW corner of Section 26, Township 10 South, Range 22 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along the West section line of Section 26, Township 10 South, Range 22 EBM to the NE corner of Section 27, Township 10 South, Range 22 EBM;

Thence West along North section line of Section 27, Township 10 South, Range 22 EBM to the NE corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 27;

Thence South along 1/16 section line of Section 27, Township 10 South, Range 22 EBM to the SE corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 27;

Thence West along South line of NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27, Township 10 South, Range 22 EBM to the SE corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 28, Township 10 South, Range 22 EBM;

Thence West along 1/16 section line of Section 28, Township 10 South, Range 22 EBM to the SW corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 28;

Thence North along West section line of Sections 28 & 21, Township 10 South, Range 22 EBM to a point on centerline of the Twin Falls Branch of the Oregon Short Line Railroad;

Thence Easterly along said railroad centerline to a point on the West boundary line of Section 22, Township 10 South, Range 22 EBM;

Thence North along the West section line of Section 22, Township 10 South, Range 22 EBM to the high-water line of the left bank of the Snake River;

Thence Easterly along said high water line to the east section line of Section 23, Township 10 South, Range 22 EBM;

Thence South along the East section line of Sections 23 & 26, Township 10 South, Range 22 EBM to the POINT OF BEGINNING.

**INDUSTRIAL / COMMERCIAL****PARCEL NUMBER 2**

Beginning at the intersection of then North section line of Section 1, Township 11 South, Range 22 East of the Boise Meridian and the centerline of the Oakley Branch of the Oregon Short line Railroad which shall be the POINT OF BEGINNING;

Thence East along the north line of Section 1, Township 11 South, Range 22 EBM to a point which is 1320 feet ( $\frac{1}{4}$  mile) perpendicular to the centerline of the Oakley Branch of the Oregon Short line Railroad;

Thence Southwesterly parallel with and 1320 feet ( $\frac{1}{4}$  mile) distant from said railroad centerline to a point on the south section line of Section 9, Township 12 South, Range 22 EBM;

Thence West along the south line of Section 9, Township 12 South, Range 22 EBM to the centerline of the Oakley Branch of the Oregon Short line Railroad;

Thence West along the south line of Section 9, Township 12 South, Range 22 EBM to a point which is 1320 feet ( $\frac{1}{4}$  mile) perpendicular to the centerline of the Oakley Branch of the Oregon Short line Railroad;

**INDUSTRIAL / COMMERCIAL – Parcel 2** (continued)

Thence Northeasterly parallel with and 1320 feet ( $\frac{1}{4}$  mile) distant from said railroad centerline to a point on the north section line of Section 1, Township 11 South, Range 22 EBM;

Thence East along the north section line of Section 1 of Township 11 South, Range 22 EBM to the POINT OF BEGINNING.

**INDUSTRIAL / COMMERCIAL****PARCEL NUMBER 3**

Beginning at the SW corner of Section 26, Township 10 South, Range 23 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along the west section line of Section 26, Township 10 South, Range 23 EBM to the south right of way of State Highway 81;

Thence Southeasterly along said right of way to the south section line of Section 26, Township 10 South, Range 23 EBM;

Thence West along the south section line of Section 26, Township 10 South, Range 23 EBM to the southern right of way of Oregon Short line Railroad;

Thence Easterly along the south right of way to a point on the east section line of Section 31, Township 10 South, Range 24 EBM;

Thence South along said section line to a point 1320 feet ( $\frac{1}{4}$  mile) perpendicular to south right of way of the Oregon Short line Railroad;

Thence Westerly parallel to and 1320 feet ( $\frac{1}{4}$  mile) distant from right-of-way to a point on the west section line of Section 35, Township 10 South, Range 23 EBM;

Thence North along the West section line of Section 35, Township 10 South, Range 23 EBM to the POINT OF BEGINNING.

**INDUSTRIAL / COMMERCIAL****PARCEL NUMBER 4**

FROM A POINT OF BEGINNING located N 79°03' E 1532.9 feet, and N 10°57' W 50.0 feet from the point of intersection between the Union Pacific Railroad right-of-way center line with the West boundary of Section 30, Township 10 South, Range 22 East of the Boise Meridian.

Said point is located on the North boundary line of said railroad right-of-way;

Running thence N 10°57' W and perpendicular to said railroad right-of-way center line 250.0 feet;

Thence N 79°03' E and parallel to said railroad centerline 1192.9 feet, more or less, to the point of intersection with the north-south quarter section boundary;

Thence South 254.6 feet, more or less, to the point of intersection with the North railroad right-of-way boundary;

Thence S 79°03' W along said railroad right-of-way boundary 1144.6 feet, more or less, to the POINT OF BEGINNING.

Said parcel of ground lies in Lot 1 in the N $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section 30, Township 10 South, Range 22 E., B.M., North of the Union Pacific Railroad right-of-way.

**INDUSTRIAL / COMMERCIAL** *(continued)*

**INDUSTRIAL / COMMERCIAL**

**PARCEL NUMBER 5**

E½NW¼ of Section 27 of Township 10 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho.

**APPENDIX 7****ALBION CITY BUFFER ZONE**

Beginning at the South  $\frac{1}{4}$  corner of Section 1, Township 12 South, Range 24 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along the  $\frac{1}{4}$  section line of Section 1, Township 12 South, Range 24 EBM to the SW corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 36, Township 11 South, Range 24 EBM;

Thence North to the NW corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 36, Township 11 South, Range 24 EBM;

Thence East along the  $\frac{1}{16}$  section line of Section 36, Township 11 South, Range 24 EBM to the NW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 31, Township 11 South, Range 25 EBM;

Thence East to the NE corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 31, Township 11 South, Range 25 EBM;

Thence South along East boundary line of SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 31, Township 11 South, Range 25 EBM to the NW corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 6, Township 12 South, Range 25 EBM;

Thence East along North boundary line of Section 6, Township 12 South, Range 25 EBM to the NE corner of said Section 6;

Thence South along East boundary line of Section 6, Township 12 South, Range 25 EBM to the SE corner of said Section 6;

Thence West along South boundary line of Section 6, Township 12 South, Range 25 EBM to the SE corner of Section 1, Township 12 South, Range 24 EBM;

Thence West along South boundary line of Section 1, Township 12 South, Range 24 EBM to the POINT OF BEGINNING.

**APPENDIX 8**

**BURLEY CITY BUFFER ZONE**

Beginning at the SW corner of Section 31, Township 10 South, Range 23 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along the West boundary line of Sections 31, 30 & 19, Township 10 South, Range 23 EBM to a point on the high-water line of the left bank of the Snake River;

Thence Easterly along said high water line to a point on the NE corner of Section 27, Township 10 South, Range 23 EBM;

Thence South along the East boundary line of Section 27, Township 10 South, Range 23 EBM to the SE corner of said Section 27;

Thence West along the South boundary line of Section 27, Township 10 South, Range 23 EBM to the NE corner of Section 33, Township 10 South, Range 23 EBM;

Thence South along the East boundary line of Section 33, Township 10 South, Range 23 EBM to the SE corner of said Section 33;

Thence West along the South boundary line of Sections 33, 32, & 31, Township 10 South, Range 23 EBM to the POINT OF BEGINNING.



**APPENDIX 9**

**DECLO CITY BUFFER ZONE**

Beginning at the SW corner of Section 34, Township 10 South, Range 24 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along West boundary line of Sections 34 & 27, Township 10 South, Range 24 EBM to the NW corner of said Section 27;

Thence East along North boundary line of Sections 27 & 26, Township 10 South, Range 24 EBM to the NE corner of said Section 26;

Thence South along East boundary line of Sections 26 & 35, Township 10 South, Range 24 EBM to the SE corner of said Section 35;

Thence West along the South boundary line of Sections 35 & 34, Township 10 South, Range 24 EBM to the POINT OF BEGINNING.

**APPENDIX 10**

**MALTA CITY BUFFER ZONE**

Beginning at the East  $\frac{1}{4}$  corner of Section 1, Township 13 South, Range 26 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the East boundary line of Sections 1, 12 & 13 of Township 13 South, Range 26 EBM to the SE corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 13, Township 13 South, Range 26 EBM;

Thence West along the 1/16 section line of Sections 13 & 14 of Township 13 South, Range 26 EBM to the SW corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14, Township 13 South, Range 26 EBM;

Thence North along the West boundary line of Sections 14, 11 & 2 of Township 13 South, Range 26 EBM to the West  $\frac{1}{4}$  corner of said Section 2;

Thence East along the  $\frac{1}{4}$  section line of Sections 2 & 1 of Township 13 South, Range 26 EBM to the POINT OF BEGINNING.

**APPENDIX 11****OAKLEY CITY BUFFER ZONE**

Beginning at the South  $\frac{1}{4}$  corner of Section 5, Township 14 South, Range 22 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along the  $\frac{1}{4}$  section line of Section 5, Township 14 South, Range 22 EBM to the South  $\frac{1}{4}$  corner of Section 32, Township 13 South, Range 22 EBM;

Thence North along the  $\frac{1}{4}$  section line of Section 32, Township 13 South, Range 22 EBM to the North  $\frac{1}{4}$  corner of said Section 32;

Thence East along North boundary line of Section 32, Township 13 South, Range 22 EBM to the NW corner of Section 33, Township 13 South, Range 22 EBM;

Thence East along North boundary line of Section 33, Township 13 South, Range 22 EBM to the NW corner of Section 34, Township 13 South, Range 22 EBM;

Thence East along North boundary line of Section 34, Township 13 South, Range 22 EBM to the North  $\frac{1}{4}$  corner of said Section 34;

Thence South along  $\frac{1}{4}$  section line of Section 34, Township 13 South, Range 22 EBM to the North  $\frac{1}{4}$  corner of Section 3, Township 14 South, Range 22 EBM;

Thence South along  $\frac{1}{4}$  section line of Section 3, Township 14 South, Range 22 EBM to the South  $\frac{1}{4}$  corner of said Section 3;

Thence West along South boundary line of Sections 3, 4 & 5, Township 14 South, Range 22 EBM to the POINT OF BEGINNING.

**APPENDIX 12****OUTDOOR RECREATION****PARCEL NUMBER 1**

Beginning at the SE corner of Section 27, Township 10 South, Range 21 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence West along the South boundary line of Sections 27 & 28, Township 10 South, Range 21 EBM to the SE corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 28;

Thence North along the East boundary line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 28, Township 10 South, Range 21 EBM to a point on the North right-of-way of the Twin Falls Branch of the Oregon Short line Railroad;

Thence Westerly along said railroad right-of-way to a point on the North boundary line of Section 32, Township 10 South, Range 21 EBM;

Thence West along the North boundary line of Section 32, Township 10 South, Range 21 EBM to the South  $\frac{1}{4}$  corner of Section 29, Township 10 South, Range 21 EBM;

Thence North along the  $\frac{1}{4}$  section line of Section 29, Township 10 South, Range 21 EBM to the high-water line of the left bank of the Snake River;

Thence Easterly along said high water line to the NE corner of Section 27, Township 10 South, Range 21 EBM;

Thence South along the East boundary line of Section 27, Township 10 South, Range 21 EBM to the POINT OF BEGINNING.

**OUTDOOR RECREATION****PARCEL NUMBER 2**

Beginning at the SE corner of Section 31, Township 14 South, Range 22 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence West along the South boundary line of Section 31, Township 14 South, Range 22 EBM to the SE corner of Section 36, Township 14 South, Range 21 EBM;

Thence North along the West boundary line of Sections 36 & 25, Township 14 South, Range 21 EBM to a point on the centerline of Trapper Creek Road;

Thence Northeasterly along centerline of Trapper Creek Road to a point of intersection with the centerline of Dam Road;

Thence Southerly along centerline of Dam Road to a point on the East boundary line of Section 18, Township 14 South, Range 22 EBM;

Thence South along the East boundary line of Sections 18, 19, 30 & 31, Township 14 South, Range 22 EBM to the POINT OF BEGINNING.

**APPENDIX 13**  
**ORDINANCE NO. 94-12-2**

**AREA OF IMPACT AGREEMENT - CITY OF ALBION**

AN ORDINANCE DEFINING AND ESTABLISHING A GEOGRAPHICAL AREA OF CITY IMPACT FOR THE CITY OF ALBION, IDAHO, IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING THE SUBDIVISION AND ZONING ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF ALBION, IDAHO, COUNTY OF CASSIA, STATE OF IDAHO AND;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CASSIA COUNTY, IDAHO:

**Section 1. Legislative Purpose:** The purpose for establishing an Area of City Impact is to identify a logical urban fringe area adjoining the City of Albion, Idaho. The urban fringe area is realizing, or will realize, growth and development pressures that must be planned and managed in an orderly fashion. The Area of City Impact recognizes trade area, geographic factors and the potential delivery of public services as being associated with the City of ALBION and comprised of areas that may reasonably be annexed to the City in the near and distant future.

**Section 2. Geographic Area of City Impact:** The officially adopted and agreed upon "Area of City Impact for Albion, Idaho" is established by the City of Albion, Idaho and Cassia County, Idaho and is set forth on Exhibit "A" and is attached hereto and made a part hereof by this reference. Which Exhibit is dated 12-27-1994.

**Section 3. Comprehensive Plan:** The Comprehensive Plan and subsequent amendments thereto as officially adopted by the City of Albion, Idaho shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. Both the City of Albion and Cassia County, Idaho. Both the City of Albion and Cassia County shall amend their Comprehensive Plans to be consistent with this agreement, if required.

**Section 4. Subdivision Ordinance:** The Subdivision Ordinance and subsequent amendments thereto as officially adopted by the Cassia County, Idaho shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. The Subdivision Ordinance of the County of Cassia shall also prevail over any Cassia County ordinances pertaining to the division of original parcels of record, plat amendments, lot line adjustments, minor subdivisions, short plats or administrative lot splits.

**Section 5. Zoning Ordinance:** The Zoning Ordinance, Zoning Map and subsequent amendments thereto as officially adopted by the County of Cassia shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho.

**Section 6. Code and Ordinance Administration and Enforcement:**

1) The City of Albion shall be responsible for the administration and enforcement of the City's ordinances listed in Section 3,4, and 5 and shall receive all permit fees for inspection performed to recapture direct costs of inspections, administration, legal publications, and

**AREA OF IMPACT AGREEMENT - CITY OF ALBION** (Cont.)

other costs arising from the process. Appeal and hearing procedures shall follow those adopted by the City of Albion presently and in the future.

2) Amendments to the City of County Comprehensive Plan, requests for preliminary and final plats or the vacation thereof, and requests for zone changes involving property located in the Area of City Impact within the unincorporated area of Cassia County being proposed for non-agricultural development of any type shall be considered by the City Council upon recommendation of the City Planning and Zoning Commission in accordance with Title 67 and Title 50, Idaho Code.

3) The authority to enter into and execute development agreements with a subdivider and to accept required bonding or other form of security to guarantee construction of required street improvements involving plats located within the Area of City Impact within the unincorporated area of Cassia County shall rest jointly with the Albion Highway District and the City of Albion.

4) Maintenance of public streets located in the Area of City Impact shall be the exclusive responsibility of the Albion Highway District, Albion, Idaho, unless otherwise stipulated by written agreement between the Highway District and the City of Albion.

5) Law Enforcement and fire services in the Area of City Impact shall remain the responsibility of the City of Albion and the Albion Fire District unless otherwise stipulated by written agreement between the county and/or fire district and the City of Albion.

6) The City of Albion shall appoint two members of its Planning and Zoning Commission to represent the Area of City Impact. Those two representatives shall reside within the Area of City Impact and shall be reappointed upon any vacancy by citizens also residing within the Area of City Impact.

**Section 7. Renegotiation:** The Area of City Impact Agreement shall be reviewed by the City of Albion and Cassia County at least once every five years and shall be renegotiated at any time upon the request of either party hereto. Renegotiation shall begin 30 days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in Idaho Code, Section 67-6526.

**Section 8. Effective Date:** This ordinance shall be in full force and effect from and after its passage and publication as required by law.

**PASSED BY THE CITY COUNCIL** of the City of Albion this 29th day of December, 1994.

/s/Lynda Anderson

/s/Gary L. Crawford

/s/Thomas N. John

/s/James M. Kelly

**APPROVED BY THE MAYOR** of the City of Albion this 29th day of December, 1994.

/s/Donald B. Danner, Mayor

**ATTEST:** /s/Bennie Chatburn, Clerk

**PASSED BY THE COUNTY COMMISSIONERS** of the County of Cassia this 29th day of December, 1994.

/s/John R. Adams, Chairman

/s/J. Weldon Beck, Commissioner

/s/Norman E. Dayley, Commissioner

**ATTEST:** Darrell Roskelley, Clerk

**APPENDIX 13 AREA OF IMPACT AGREEMENT - CITY OF ALBION** *(Cont.)*

## DESCRIPTION OF BOUNDARIES OF AREA OF CITY IMPACT FOR CITY OF ALBION, IDAHO:

Beginning at the Northwest Corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 36, Township 11 South, Range 24, EBM; Thence South approximately 1 $\frac{1}{4}$  mile to the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 1, Township 12 South, Range 24, EBM; Thence East approximately 1 $\frac{1}{2}$  miles to the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 8, Township 12 South, Range 25, EBM; Thence North approximately 1 $\frac{1}{4}$  mile to the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 11 South, Range 25, EBM; Thence West approximately 1 $\frac{1}{2}$  miles to the Point of Beginning.

**APPENDIX 14**  
**ORDINANCE NO. 98-11-1**

**AREA OF IMPACT AGREEMENT - CITY OF BURLEY**

A JOINT ORDINANCE WITH THE CITY OF BURLEY (SEE BURLEY CITY ORDINANCE NO. 1112) DEFINING AND ESTABLISHING A GEOGRAPHICAL AREA OF CITY IMPACT FOR THE CITY OF BURLEY, IN CASSIA COUNTY, IDAHO, IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING THE SUBDIVISION AND ZONING ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE.

IT HAVING BEEN ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BURLEY, LOCATED IN CASSIA COUNTY, STATE OF IDAHO AND;

WHEREAS THE COUNTY COMMISSION OF CASSIA COUNTY, IDAHO DESIRES TO JOIN IN THE PROVISIONS OF SAID ORDINANCE;

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CASSIA COUNTY, IDAHO:

**Section 1. Legislative Purpose:** The purpose for establishing an Area of City Impact is to identify a logical urban fringe area adjoining the City of Burley, Idaho. The urban fringe area is realizing, or will realize, growth and development pressures that must be planned and managed in an orderly fashion. The Area of City Impact recognizes trade area, geographic factors and the potential delivery of public services as being associated with the City of Burley and comprised of areas that may reasonably be annexed to the City in the near and distant future.

**Section 2. Geographic Area of City Impact:** The officially adopted and agreed upon "Area of City Impact for Burley, Idaho" has been established by duly enacted ordinances in the City and County establishing the following described Areas of City Impact:

City of Burley:

The true POINT OF BEGINNING shall be the intersection of an extension of 200 West and the meander line of the Snake River in Cassia County, Idaho and;

Thence in a Southerly direction along 200 West to its intersection with 200 South;  
 Thence in an Easterly direction along 200 South to its intersection with 150 East;  
 Thence in a Northerly direction along 150 East to its intersection with 100 South;  
 Thence in an Easterly direction along 100 South to its intersection with 250 East;  
 Thence in a Northerly direction along 250 East and an extension thereof to the meander line of the Snake River;  
 Thence in a Westerly direction along the meander line of the Snake River to the true POINT OF BEGINNING.

All in Cassia County, State of Idaho. A map of the Area of Impact is attached to this ordinance and marked as Exhibit A.



**AREA OF IMPACT AGREEMENT - CITY OF BURLEY (Cont.)**

**Section 3. Comprehensive Plan:** The Comprehensive Plan and subsequent amendments thereto as officially adopted by the City of Burley, Idaho shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. Both the City of Burley and Cassia County shall amend their Comprehensive Plans to be consistent with this agreement, if required.

**Section 4. Subdivision Ordinance:** The Subdivision Ordinance and subsequent amendments thereto as officially adopted by the City of Burley shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. The Subdivision Ordinance of the City of Burley shall also prevail over any Cassia County ordinances pertaining to the division of original parcels of record, plat amendments, lot line adjustments, minor subdivisions, short plats or administrative lot splits.

**Section 5. Zoning Ordinance:** The Zoning Ordinance, Zoning Map and subsequent amendments thereto as officially adopted by the City of Burley shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho.

**Section 6. Code and Ordinance Administration and Enforcement:**

1) The City of Burley shall be responsible for the administration and enforcement of the City's ordinances listed in Section 3,4, and 5 and shall receive all permit fees for inspection performed to recapture direct costs of inspections, administration, legal publications, and other costs arising from the process. Appeal and hearing procedures shall follow those adopted by the City of Burley presently and in the future.

2) Amendments to the City Comprehensive Plan, requests for preliminary and final plats or the vacation thereof, and requests for zone changes involving property located in the Area of City Impact within the unincorporated area of Cassia County being proposed for non-agricultural development of any type shall be considered by the City Council upon recommendation of the City Planning and Zoning Commission in accordance with Title 67 and Title 50, Idaho Code.

3) The authority to enter into and execute development agreements with a subdivider and to accept required bonding or other form of security to guarantee construction of required street improvements involving plats located within the Area of City Impact within the unincorporated area of Cassia County shall rest jointly with the Burley Highway District, the City of Burley, and Cassia County.

4) Maintenance of public streets located in the Area of City Impact shall be the exclusive responsibility of the Burley Highway District, Burley, Idaho, unless otherwise stipulated by written agreement between the Highway District and the City of Burley.

5) Law Enforcement and fire services in the Area of City Impact shall remain the responsibility of the City of Burley and the Burley Fire Department unless otherwise stipulated by written agreement between the county and/or fire district and the City of Burley.

6) The City of Burley shall appoint proportionate number of it's Planning and Zoning Commission to represent the Area of City Impact. Those representatives shall reside within the Area of City Impact and shall be reappointed upon any vacancy by citizens also residing within the Area of City Impact.

**AREA OF IMPACT AGREEMENT - CITY OF BURLEY** *(Cont.)*

**Section 7. Renegotiation:** The Area of City Impact Agreement shall be reviewed by the City of Burley and Cassia County at least once every five years and shall be renegotiated at any time upon the request of either party hereto. Renegotiation shall begin 30 days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in Idaho Code, Section 67-6526.

**Section 8. Effective Date:** This ordinance shall be in full force and effect from and after its passage and publication as required by law.

**PASSED BY THE COUNTY COMMISSIONERS** of the County of Cassia this 16th day of November, 1998.

/s/John R. Adams, Chairman

/s/Paul Christensen, Commissioner

/s/Lyle Woodbury, Commissioner

**ATTEST:** /s/Darrell Roskelley, Clerk

**APPENDIX 14A**

**BEFORE THE BOARD OF COMMISSIONERS  
FOR CASSIA COUNTY, IDAHO**

**CASSIA COUNTY ORDINANCE NO. 2012-07-02**

**And**

**BEFORE THE MAYOR AND CITY COUNCIL  
FOR CITY OF BURLEY, IDAHO**

**CITY OF BURLEY ORDINANCE NO. 1290**

A JOINT ORDINANCE OF CASSIA COUNTY, IDAHO AND THE CITY OF BURLEY, IDAHO REDESIGNATING PART OF THE BURLEY CITY AREA OF IMPACT FROM R-1 AND R-2 DESIGNATION TO C-2 DESIGNATION FOR THAT AREA ENCOMPASSED WITHIN THE GENERAL BOUNDS FROM THE SOUTH OF BURLEY CITY LIMITS SOUTH TO 200 SOUTH ROAD; AND ON THE EAST AND WEST BY A LINE PARALLEL TO, AND ONE-QUARTER MILE FROM, HIGHWAY 27, ALL IN CASSIA COUNTY, IDAHO; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CASSIA COUNTY, IDAHO; AND

FURTHER BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF BURLEY, IDAHO, COUNTY OF CASSIA, STATE OF IDAHO THAT:

Section 1. Legislative Purpose: The purpose for re-negotiating in the Area of City Impact is to further identify and clarify a logical urban fringe area and its relevant uses adjoining the City of Burley, Idaho. The urban fringe area is realizing, or will realize, commercial growth and development pressures that must be planned and managed in an orderly fashion. The Area of City Impact recognizes trade area, geographic factors and the potential delivery of public services as being associated with the City of Burley and comprised of areas that may reasonably be annexed to the City in the near and distant future.

Based upon direction provided by the state of Idaho's Local Land Use Planning Act (Title 67, Chapter 65), Cassia County and the City of Burley met and negotiated a zoning district change in the Burley Area of City Impact from R-1 and R-2 designation to C-2 designation for that area encompassed within the general bounds from the south of Burley city limits south to 200 South road; and on the east and west by a line parallel to, and one-quarter mile from, Highway 27, all in Cassia County, Idaho. This area is more particularly described as:

Part of Section 32 of Township 10 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Section 32 of T.10 S., R.23 E., B.M., which shall be the Point of Beginning:

Thence West along the south line of the E $\frac{1}{2}$ SW $\frac{1}{4}$  for a distance of 1330.92 feet to the southwest corner of E $\frac{1}{2}$ SW $\frac{1}{4}$ ;

**Cassia County Ordinance 2012-07-02 Burley City Ordinance 1290 (Continued)**

Thence North along the west line of the E $\frac{1}{2}$ SW $\frac{1}{4}$  for a distance of 2656.08 feet to the northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ ;

Thence North along the west line of the E $\frac{1}{2}$ SW $\frac{1}{4}$  for a distance of 1516 feet± to the centerline of the "G" canal;

Thence Easterly along the centerline of the "G" canal (Burley City Limits) to the east line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ ; Thence South along the east line of the E $\frac{1}{2}$ SW $\frac{1}{4}$  (Burley City Limits) to a point 355 feet south of the North  $\frac{1}{4}$  section corner;

Thence East along the south line of the Overland Mini Storages Property (Burley City Limits) for a distance 231 feet to a point on the extended west line of the Western Park Subdivision;

Thence South along the west line of the Western Park Subdivision (Burley City Limits) for a distance of 970.15 feet± to the southwest corner of the Western Park Subdivision;

Thence East along the north line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  said line being the south line of Western Park Subdivision and the south line of the Mountain View Subdivision (Burley City Limits) for a distance of 1096.47 feet± to the northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ ;

Thence south along the east line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  for a distance 1321.24 feet to the southeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ ;

Thence south along the east line of the W $\frac{1}{2}$ SE $\frac{1}{4}$  for a distance of 2667.05 feet to the southeast corner of the W $\frac{1}{2}$ SE $\frac{1}{4}$ ;

Thence west along the south line of the W $\frac{1}{2}$ SE $\frac{1}{4}$  for a distance of 1311.18 feet to the **Point of Beginning**.

Contains approximately 257 acres.

After presentation to both the County and City Planning and Zoning Commissions, both of which recommended adoption of the proposal; and following a joint hearing by the County and the City it was determined to change the designation from R-1 and R-2 in the affected area to C-2;

Said designation for the above-described geographical area be, and hereby is, adopted as C-2 zoning district, subject to comprehensive plan, subdivision ordinance and zoning regulation as adopted and in effect for the City of Burley, Idaho, excepting procedure which shall be that procedure adopted and in effect for Cassia County, Idaho.

**Section 3. Code and Ordinance Administration and Enforcement:**

1) The County of Cassia shall be responsible for the administration and enforcement of the County's ordinances as applicable to the Area of City Impact and shall receive all permit fees for inspection performed to recapture direct costs of inspections, administration, legal publications, and other costs arising from the process. Appeal and hearing procedures shall follow those adopted by the County of Cassia presently and in the future.

2) Amendments to the County Comprehensive Plan, requests for preliminary and final plats or the vacation thereof, and requests for zone changes involving property located in the Area of City Impact within the unincorporated area of Cassia County being proposed for non-agricultural development of any type shall be considered by the County Commissioners in accordance with Title 67 and Title 50, Idaho Code.

3) The authority to enter into and execute development agreements with a subdivider and to accept required bonding or other form of security to guarantee construction of required street improvements involving plats located within the Area of City Impact within the unincorporated area of Cassia County shall rest jointly with the Burley Highway District and Cassia County.

**Cassia County Ordinance 2012-07-02 Burley City Ordinance 1290 (Continued)**

4) Maintenance of public streets, except State Roadways, located in the Area of City Impact shall be the exclusive responsibility of the Burley Highway District, unless otherwise stipulated by written agreement between the Highway District and Cassia County.

5) Law Enforcement and fire services in the Area of City Impact shall remain the responsibility of the County of Cassia and the North Cassia Rural Fire District unless otherwise stipulated by written agreement between the county and/or fire district.

**Section 4.** Effective Date: This ordinance shall be in full force and effect from and after its passage and publication as required by law.

PASSED BY THE CITY COUNCIL of the City of Burley this 7<sup>th</sup> day of <sup>Aug</sup>July, 2012.

APPROVED BY THE MAYOR of the City of Burley this 7<sup>th</sup> day of <sup>Aug</sup>July, 2012.



CITY OF BURLEY, IDAHO

Robert T. Greenman  
Robert T. Greenman, Mayor

Melanie Haynes  
Melanie Haynes, Clerk

PASSED BY THE BOARD OF COUNTY COMMISSIONERS of Cassia County this 2<sup>nd</sup> day of July, 2012.

BOARD OF COMMISSIONERS FOR  
CASSIA COUNTY, IDAHO

Dennis D. Crane  
Dennis D. Crane, Chairman

Paul Christensen  
Paul Christensen, Commissioner

Bob Kunau  
Bob Kunau, Commissioner

ATTEST:

Joseph W. Larsen  
Joseph W. Larsen, Clerk

**APPENDIX 15****ORDINANCE NO. 2005-06-02****AREA OF IMPACT AGREEMENT - CITY OF DECLO**

AN ORDINANCE DEFINING AND ESTABLISHING A GEOGRAPHICAL AREA OF CITY IMPACT FOR THE CITY OF DECLO, IDAHO, IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING THE SUBDIVISION AND ZONING ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CASSIA COUNTY, IDAHO; AND

FURTHER BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF DECLO, IDAHO, COUNTY OF CASSIA, STATE OF IDAHO THAT:

**Section 1. Legislative Purpose:** The purpose for establishing an Area of City Impact is to identify a logical urban fringe area adjoining the City of Declo, Idaho. The urban fringe area is realizing, or will realize, growth and development pressures that must be planned and managed in an orderly fashion. The Area of City Impact recognizes trade area, geographic factors and the potential delivery of public services as being associated with the City of Declo and comprised of areas that may reasonably be annexed to the City in the near and distant future.

**Section 2. Geographic Area of City Impact:** The officially adopted and agreed upon "Area of City Impact for Declo, Idaho" is established by this Ordinance and as set forth therein on the attached map marked Exhibit A and Exhibit B.

**Section 3. Comprehensive Plan:** The Comprehensive Plan and subsequent amendments thereto as officially adopted by the County of Cassia, Idaho shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. Both the City of Declo and Cassia County shall amend their Comprehensive Plans to be consistent with this agreement, if required.

**Section 4. Subdivision Ordinance:** The Subdivision Ordinance and subsequent amendments thereto as officially adopted by the Cassia County, Idaho shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. The Subdivision Ordinance of the County of Cassia shall also prevail over any Cassia County ordinances pertaining to the division of original parcels of record, plat amendments, lot line adjustments, minor subdivisions, short plats or administrative lot splits.

**Section 5. Zoning Ordinance or Zoning Regulation:** The Zoning Ordinance or Zoning Regulations, Zoning Map and subsequent amendments thereto as officially adopted by the

County of Cassia shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. The area within the area of impact shall be zoned Residential Agricultural (RA) under the Cassia County Ordinance, with all rules and regulations pertaining thereto applying to development and growth in that area, excepting such limits as

**AREA OF IMPACT AGREEMENT - CITY OF DECLO (Cont.)**

shall, by Cassia County Ordinance or zoning regulation, provide additional and more stringent regulation in buffer zones or Area of Impact zones.

**Section 6. Code and Ordinance Administration and Enforcement:**

1) The County of Cassia shall be responsible for the administration and enforcement of the City's ordinances as applicable to the Area of City Impact and shall receive all permit fees for inspection performed to recapture direct costs of inspections, administration, legal publications, and other costs arising from the process. Appeal and hearing procedures shall follow those adopted by the County of Cassia presently and in the future.

2) Amendments to the County Comprehensive Plan, requests for preliminary and final plats or the vacation thereof, and requests for zone changes involving property located in the Area of City Impact within the unincorporated area of Cassia County being proposed for non-agricultural development of any type shall be considered by the County Commissioners in accordance with Title 67 and Title 50, Idaho Code.

3) The authority to enter into and execute development agreements with a subdivider and to accept required bonding or other form of security to guarantee construction of required street improvements involving plats located within the Area of City Impact within the unincorporated area of Cassia County shall rest jointly with the Burley Highway District, Cassia County and the City of Declo.

4) Maintenance of public streets located in the Area of City Impact shall be the exclusive responsibility of the Burley Highway District, unless otherwise stipulated by written agreement between the Highway District, the City of Declo, and Cassia County.

5) Law Enforcement and fire services in the Area of City Impact shall remain the responsibility of the County of Cassia and the North Cassia Rural Fire District unless otherwise stipulated by written agreement between the county and/or fire district and the City of Declo.

**Section 7. Renegotiation:** The Area of City Impact Agreement shall be reviewed by the City of Declo and Cassia County at least once every five years and shall be renegotiated at any time upon the request of either party hereto. Renegotiation shall begin 30 days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in Idaho Code, Section 67-6526.

**Section 8. Effective Date:** This ordinance shall be in full force and effect from and after it's passage and publication as required by law.

**PASSED BY THE CITY COUNCIL** of the City of Declo this 8th day of June, 2005.

**APPROVED BY THE MAYOR** of the City of Declo this 8th day of June, 2005.

/s/Jay Darrington, Mayor      ATTEST: Terry Koyle, Clerk

**PASSED BY THE BOARD OF COUNTY COMMISSIONERS** of Cassia County this 8th day of June, 2005.

/s/ Dennis D. Crane, Chairman

/s/Clay Handy, Commissioner

**ATTEST:**      /s/Randy Barker, Deputy Clerk

**APPENDIX 16**  
**ORDINANCE NO. 97-12-1**

**AREA OF IMPACT AGREEMENT - CITY OF MALTA**

AN ORDINANCE DEFINING AND ESTABLISHING A GEOGRAPHICAL AREA OF CITY IMPACT FOR THE CITY OF MALTA, IDAHO, IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING THE SUBDIVISION AND ZONING ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF MALTA, IDAHO, COUNTY OF CASSIA, STATE OF IDAHO AND;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CASSIA COUNTY, IDAHO:

**Section 1. Legislative Purpose:** The purpose for establishing an Area of City Impact is to identify a logical urban fringe area adjoining the City of Malta, Idaho. The urban fringe area is realizing, or will realize, growth and development pressures that must be planned and managed in an orderly fashion. The Area of City Impact recognizes trade area, geographic factors and the potential delivery of public services as being associated with the City of Malta and comprised of areas that may reasonably be annexed to the City in the near and distant future.

**Section 2. Geographic Area of City Impact:** The officially adopted and agreed upon "Area of City Impact for Malta, Idaho" is established by this Ordinance and as set forth herein on the attached map marked Exhibit A.

**Section 3. Comprehensive Plan:** The Comprehensive Plan and subsequent amendments thereto as officially adopted by the County of Cassia, Idaho shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. Both the City of Malta and Cassia County shall amend their Comprehensive Plans to be consistent with this agreement, if required.

**Section 4. Subdivision Ordinance:** The Subdivision Ordinance and subsequent amendments thereto as officially adopted by the Cassia County, Idaho shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. The Subdivision Ordinance of the County of Cassia shall also prevail over any Cassia County ordinances pertaining to the division of original parcels of record, plat amendments, lot line adjustments, minor subdivisions, short plats or administrative lot splits.

**Section 5. Zoning Ordinance:** The Zoning Ordinance, Zoning Map and subsequent amendments thereto as officially adopted by the County of Cassia shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. The area within the area of impact shall be zoned RA-1 under the Cassia County Ordinance.

**Section 6. Code and Ordinance Administration and Enforcement:**

1) Cassia County shall be responsible for the administration and enforcement of the City's ordinances listed in Section 3, 4, and 5 and shall receive all permit fees for inspection



**AREA OF IMPACT AGREEMENT - CITY OF MALTA** (Cont.)

performed to recapture direct costs of inspections, administration, legal publications, and other costs arising from the process. Appeal and hearing procedures shall follow those adopted by the County of Cassia presently and in the future.

2) Amendments to the County Comprehensive Plan, requests for preliminary and final plats or the vacation thereof, and requests for zone changes involving property located in the Area of City Impact within the unincorporated area of Cassia County being proposed for non-agricultural development of any type shall be considered by the Cassia Commissioners in accordance with Title 67 and Title 50, Idaho Code.

3) The authority to enter into and execute development agreements with a subdivider and to accept required bonding or other form of security to guarantee construction of required street improvements involving plats located within the Area of City Impact within the unincorporated area of Cassia County shall rest jointly with the Raft River Highway District, County of Cassia and the City of Malta.

4) Maintenance of public streets located in the Area of City Impact shall be the exclusive responsibility of the Raft River Highway District, unless otherwise stipulated by written agreement between the Highway District, the City of Malta, and Cassia County.

5) Law Enforcement and fire services in the Area of City Impact shall remain the responsibility of the County of Cassia and the Malta Fire District unless otherwise stipulated by written agreement between the county and/or fire district and the City of Malta.

6) The City of Malta shall appoint an appropriate number of its Planning and Zoning Commission to represent the Area of City Impact. Those representatives shall reside within the Area of City Impact and shall be reappointed upon any vacancy by citizens also residing within the Area of City Impact.

**Section 7. Renegotiation:** The Area of City Impact Agreement shall be reviewed by the City of Malta and Cassia County at least once every five years and shall be renegotiated at any time upon the request of either party hereto. Renegotiation shall begin 30 days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in Idaho Code, Section 67-6526.

**Section 8. Effective Date:** This ordinance shall be in full force and effect from and after its passage and publication as required by law.

**PASSED BY THE CITY COUNCIL** of the City of Malta this 14th day of November, 1994.

**APPROVED BY THE MAYOR** of the City of Malta this 14th day of November, 1994.

**PASSED BY THE COUNTY COMMISSIONERS** of the County of Cassia this 5th day of December, 1994.

**ATTEST:**

/s/ Marilyn Lightfoot, City Clerk

**ATTEST:**

/s/Darrell Roskelley, County Clerk

**APPENDIX 17****OAKLEY CITY ORDINANCE NO.94-3  
CASSIA COUNTY ORDINANCE 94-11-1****AREA OF IMPACT AGREEMENT - CITY OF OAKLEY**

AN ORDINANCE DEFINING AND ESTABLISHING A GEOGRAPHICAL AREA OF CITY IMPACT FOR THE CITY OF OAKLEY, IDAHO, IDENTIFYING THE COMPREHENSIVE PLAN THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING THE SUBDIVISION AND ZONING ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT SHALL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF Oakley, IDAHO, COUNTY OF CASSIA, STATE OF IDAHO AND;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CASSIA COUNTY, IDAHO:

**Section 1. Legislative Purpose:** The purpose for establishing an Area of City Impact is to identify a logical urban fringe area adjoining the City of Oakley, Idaho. The urban fringe area is realizing, or will realize, growth and development pressures that must be planned and managed in an orderly fashion. The Area of City Impact recognizes trade area, geographic factors and the potential delivery of public services as being associated with the City of Oakley and comprised of areas that may reasonably be annexed to the City in the near and distant future.

**Section 2. Geographic Area of City Impact:** The officially adopted and agreed upon "Area of City Impact for Oakley, Idaho" is established by this Ordinance for Oakley, Idaho and for Cassia County, Idaho and is set forth herein on the attached map marked Exhibit A.

**Section 3. Comprehensive Plan:** The Comprehensive Plan and subsequent amendments thereto as officially adopted by the County of Cassia, Idaho shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho, until such time as Oakley City adopts a comprehensive plan. Cassia County shall amend their Comprehensive Plan to be consistent with this agreement, if required.

**Section 4. Subdivision Ordinance:** The Subdivision Ordinance and subsequent amendments thereto as officially adopted by the Cassia County, Idaho shall apply to the Area of City Impact within the unincorporated area of Cassia County, Idaho. The Subdivision Ordinance of the County of Cassia shall also prevail over any Cassia County ordinances pertaining to the division of original parcels of record, plat amendments, lot line adjustments, minor subdivisions, short plats or administrative lot splits.

**Section 5. Zoning Ordinance:** The Zoning Ordinance, Zoning Map and subsequent amendments thereto as officially adopted by the County of Cassia shall apply to the Area of

**AREA OF IMPACT AGREEMENT - CITY OF OAKLEY (Cont.)**

City Impact within the unincorporated area of Cassia County, Idaho. The area of city impact shall be zoned RA-1 under the Cassia County Zoning Ordinance.

**Section 6. Code and Ordinance Administration and Enforcement:**

- 1) The County of Cassia shall be responsible for the administration and enforcement of the County's ordinances listed in Section 3,4, and 5 and shall receive all permit fees for inspection performed to recapture direct costs of inspections, administration, legal publications, and other costs arising from the process. Appeal and hearing procedures shall follow those adopted by the County of Cassia presently and in the future.
- 2) Amendments to the County Comprehensive Plan, requests for preliminary and final plats or the vacation thereof, and requests for zone changes involving property located in the Area of City Impact within the unincorporated area of Cassia County being proposed for non-agricultural development of any type shall be considered by the County Commissioners in accordance with Title 67 and Title 50, Idaho Code.
- 3) The authority to enter into and execute development agreements with a subdivider and to accept required bonding or other form of security to guarantee construction of required street improvements involving plats located within the Area of City Impact within the unincorporated area of Cassia County shall rest jointly with the Oakley Highway District, County of Cassia and the City of Oakley.
- 4) Maintenance of public streets located in the Area of City Impact shall be the exclusive responsibility of the Oakley Highway District, Oakley, Idaho, unless otherwise stipulated by written agreement between the Highway District, the City of Oakley and the County of Cassia.
- 5) Law Enforcement and fire services in the Area of City Impact shall remain the responsibility of the County of Cassia and the Oakley Fire District unless otherwise stipulated by written agreement between the county and/or fire district and the City of Oakley.
- 6) The City of Oakley shall appoint a proportionate number members of it's Planning and Zoning Commission to represent the Area of City Impact. Those representatives shall reside within the Area of City Impact and shall be reappointed upon any vacancy by citizens also residing within the Area of City Impact.

**Section 7. Renegotiation:** The Area of City Impact Agreement shall be reviewed by the City of Oakley and Cassia County at least once every five years and shall be renegotiated at any time upon the request of either party hereto. Renegotiation shall begin 30 days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in Idaho Code, Section 67-6526.

**Section 8. Effective Date:** This ordinance shall be in full force and effect from and after its passage and publication as required by law.

**AREA OF IMPACT AGREEMENT - CITY OF OAKLEY (Cont.)**

**PASSED BY THE CITY COUNCIL** of the City of Oakley this 9th day of November, 1994.

**APPROVED BY THE MAYOR** of the City of Oakley this 9th day of November, 1994.

**PASSED BY THE COUNTY COMMISSIONERS** of the County of Cassia this 19<sup>th</sup> day of December , 1994.

**OAKLEY CITY**

/s/Gary Lloyd, Council Person

/s/Floy John Morrison, Council Person

/s/James C. Poulton, Council Person

**APPROVED:**

/s/Dennis K. Smith, Oakley City Mayor

**ATTEST:**

/s/Beckie Clark, Oakley City Clerk

**COUNTY**

/s/John R. Adams, Commissioner

/s/J. Weldon Beck, Commissioner

/s/Norman Dayley, Commissioner

**ATTEST:**

/s/Darrell Roskelley, County Clerk

**APPENDIX 18****ELECTRICAL TRANSMISSION CORRIDOR OVERLAY ZONE**

Beginning at the Southwest section corner of Section 35 of T.16 S., R.20 E., B.M., Cassia County, State of Idaho, which shall be the Point of Beginning:

Thence North along the west section line of Section 35 of T.16 S., R.20 E., B.M. to the Southwest section corner of Section 26 of T.16 S., R.20 E., B.M.;

Thence North along the west section line of Section 26 of T.16 S., R.20 E., B.M. to the Southwest section corner of Section 23 of T.16 S., R.20 E., B.M.;

Thence North along the west section line of Section 23 of T.16 S., R.20 E., B.M. to a point that is 10560 feet north of the Southwest section corner of Section 35 of T.16 S., R.20 E., B.M.;

Thence East to a point on the west section line of Section 24 of T.16 S., R.20 E., B.M. to a point that is 10560 feet north of the Southwest section corner of Section 36 of T.16 S., R.20 E., B.M.;

Thence East to the Northwest section corner of Section 30 of T.16 S., R.21 E., B.M.;

Thence East along the north section lines of Sections 30,29,28,27,26, and 25 of T.16 S., R.21 E., B.M. to the Northwest section corner of Section 30 of T.16 S., R.22 E., B.M.;

Thence East along the north section lines of Sections 30,29,28,27,26, and 25 of T.16 S., R.22 E., B.M. to the Northwest section corner of Section 30 of T.16 S., R.23 E., B.M.;

Thence East along the north section lines of Sections 30,29,28,27,26, and 25 of T.16 S., R.23 E., B.M. to the Northwest section corner of Section 30 of T.16 S., R.24 E., B.M.;

Thence East along the north section lines of Sections 30,29,28, and 27 of T.16 S., R.24 E., B.M. to the Northwest section corner of Section 26 of T.16 S., R.24 E., B.M.;

Thence East along the north section line of Section 26 of T.16 S., R.24 E., B.M. for a distance of 1152.45 feet;

Thence North 55 degrees 20 minutes 51 seconds East for a distance of 18,072.26 feet;

Thence North 84 degrees 16 minutes 22 seconds East for a distance of 20,679.86 feet;

Thence South 88 degrees 21 minutes 00 seconds East for a distance of 35,608.36 feet;

Thence North 20 degrees 18 minutes 50 seconds East for a distance of 84,228.27 feet;

Thence South 87 degrees 14 minutes 20 seconds East for a distance of 51,411.43 feet;

Thence North 50 degrees 09 minutes 00 seconds East for a distance of 21,399.20 feet± to a point on the east section line (east line of Cassia County) of Section 13 of T.13 S., R.29 E., B.M.;

Thence South along the east section line of Sections 13,24, and 25 of T.13 S., R.29 E., B.M., (east line of Cassia County) for a distance of 13,622.90 feet± to a point that 10560.00 feet perpendicular to the northerly corridor line;

Thence South 50 degrees 09 minutes 00 seconds West for a distance of 16,911.17 feet;

Thence North 87 degrees 14 minutes 20 seconds West for a distance of 47,794.33 feet;

Thence South 20 degrees 18 minutes 50 seconds West for a distance of 84,072.04 feet;

Thence North 88 degrees 21 minutes 00 seconds West for a distance of 42,506.79 feet;

Thence South 84 degrees 16 minutes 22 seconds West for a distance of 17,275.42 feet;

Thence South 55 degrees 20 minutes 51 seconds West for a distance of 17,950.87 feet;

Thence South 76 degrees 06 minutes 44 seconds West for a distance of 1,738.46 feet± to a point on the south section line (south line of Cassia County) of Section 35 of T.16 S., R.24 E., B.M.;

(CONTINUED)

**ELECTRICAL TRANSMISSION CORRIDOR OVERLAY ZONE** *(Continued)*

Thence West along the south section line (south line of Cassia County) of Sections 35,34,33,32, and 31 of T.16 S., R.24 E., B.M., to the Southeast section corner of Section 36 of T.16 S., R.23 E.,B.M.;

Thence West along the south section line (south line of Cassia County) of Sections 36,35,34,33, 32, and 31 of T.16 S., R.23 E., B.M., to the Southeast section corner of Section 36 of T.16 S., R.22 E.,B.M.;

Thence West along the south section line (south line of Cassia County) of Sections 36,35,34,33, 32, and 31 of T.16 S., R.22 E., B.M., to the Southeast section corner of Section 36 of T.16 S., R.21 E.,B.M.;

Thence West along the south section line (south line of Cassia County) of Sections 36,35,34,33, 32, and 31 of T.16 S., R.21 E., B.M., to the Southeast section corner of Section 36 of T.16 S., R.20 E.,B.M.;

Thence West along the south section line (south line of Cassia County) of Sections 36 and 35 of T.16 S., R.20 E., B.M., to the Point of Beginning.

## **APPENDIX 19**

### **MULTIPLE USE**

All land within the boundaries of Cassia County and not included in any of the previous zones (Agricultural-Residential, Residential-Agricultural, Prime Agricultural, Industrial- Commercial, Historical Preservation, and Outdoor Recreation) or under the jurisdiction of another governmental entity is classified as Multiple Use.