



STAFF REPORT-DRAFT
Mustang Drive Road/ROW Vacation
Prepared for the August 13, 2012
Board of County Commissioners Public Hearing

APPLICANT: Tucker Smith-President of Mustang Ranch HOA
(PO Box 978, Wilson WY 83014)

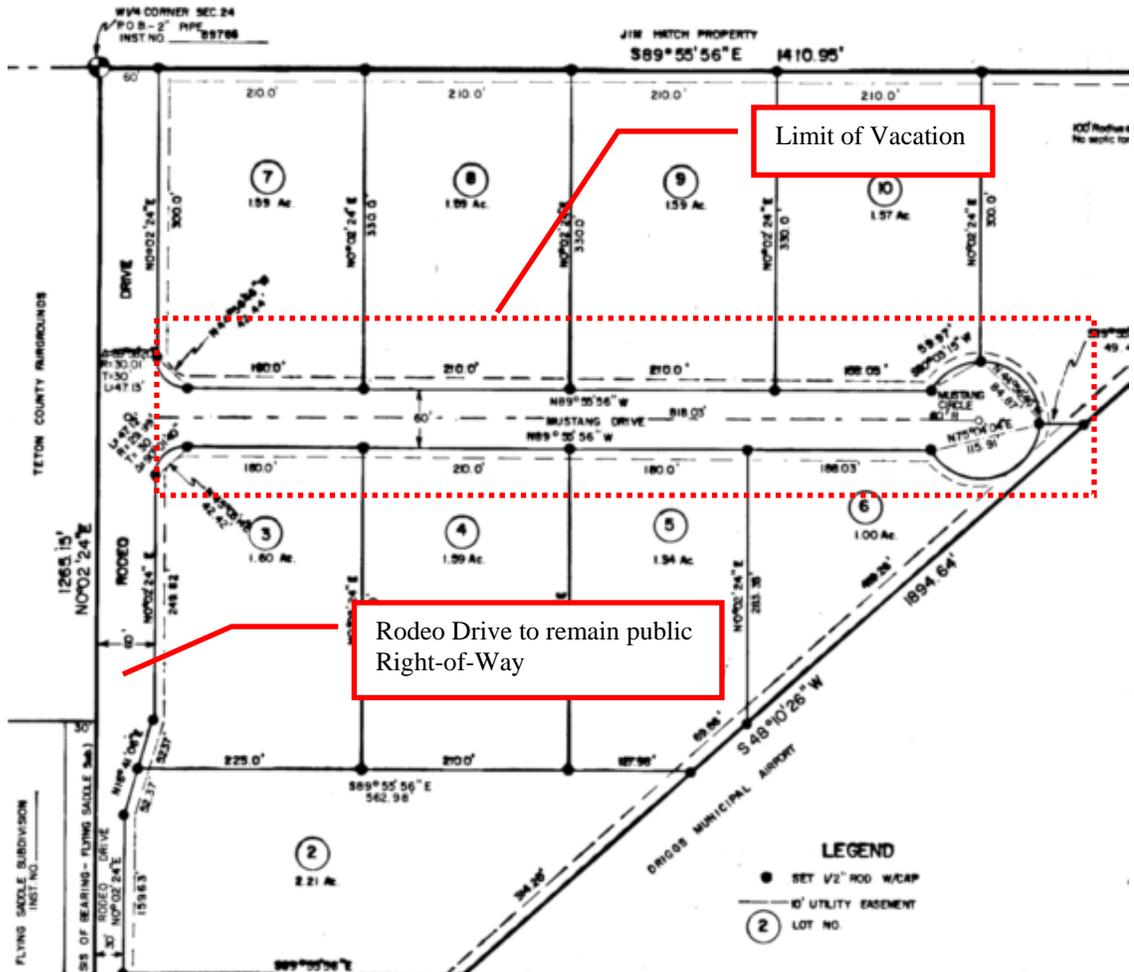
REQUEST: The applicant is requesting that Mustang Drive be changed from a public road and right-of-way, dedicated to the public, to a private road & right-of-way dedicated to the Mustang Ranch HOA.

CODES: Idaho Code Title: 40 Chapter 203, 50 Chapter 1330

LEGAL DESCRIPTION LOCATION: SW ¼ of Section 24, Twp 5N, Range 45E, B.M
Mustang Ranch Subdivision



Aerial Location of Mustang Drive



Plat Map for Mustang Drive

STAFF RECOMMENDATIONS:

Based on the information received as of August 1, 2012, Staff recommends Board of County Commissioner's VACATE Mustang Drive as a public road and right of way, and dedicate the right-of-way and road to the Mustang Ranch HOA as a private road and private right-of-way.

BACKGROUND INFORMATION

This is a public hearing vacate approximately 890 feet of public road & right-of-way known as Mustang Drive. The applicant has applied as is being heard based on Idaho Statute 40-203:

(b) Any resident, or property holder, within a county or highway district system including the state of Idaho, any of its subdivisions, or any agency of the federal government may petition the respective commissioners for abandonment and vacation of any highway or public right-of-way within their highway system. The petitioner shall pay a reasonable fee as determined by the commissioners to cover the cost of the proceedings.

Mustang Ranch Subdivision was created in 1982 with 11 lots and amended in 1985 to create the well lot at the NW corner of the subdivision. Two public rights-of-way were created with the platting of the subdivision; Rodeo Drive and Mustang Drive. Mustang Drive is a dead-end street which terminates at the Driggs Airport. An additional note on the plat states "*Note: Teton County will not be responsible for the construction or maintenance of any nature of any street, alley, or road within this subdivision.*" Teton County does not currently maintain either of the platted ROW's, however they are both still dedicated for public use.

The applicant wishes to construct a gate across Mustang Drive, which is contrary to public access, and therefore is requesting that Mustang Drive become a private ROW. Please see the attached letter from the applicant.

The road is within one mile of the City of Driggs and therefore consent of the City Council is required for this vacation (Idaho Code Title 50 Chapter 1306A). The City of Driggs Airport Board met regarding this and was not opposed to the vacation. The City Council met on July 5, 2012 and gave their consent in granting the vacation.

CONSISTENCY WITH THE APPLICABLE POLICIES OF 2004-2010 TC COMPREHENSIVE PLAN

The 2004 Comprehensive Plan enumerated a vision and set of policies for the Valley, no specific policies that apply to this application.

REVIEW OF THE APPLICABLE STATE STATUTES (see attached statutes for additional information)

40-203

- 1) (b) The applicant has applied for this vacation as is their right.
 - (i) The applicant is requesting that the ROW become private ROW and therefore no fair market charge is warranted for this vacation
- 2) As the road will be dedicated to the HOW and all lots are part of the HOA, no access is denied to a Public ROW (Rodeo Drive via Mustang Drive).

50-1330

The City of Driggs has consented to the vacation of this ROW.

PUBLIC NOTICE:

1. Legal ads were made to the Teton Valley News in accordance with local and state requirements.
2. A notification was mailed to landowners within 300 feet and to those who own land within subdivisions within 300 feet of the subject property. Additionally local public utility providers were also notified.

COMMENTS FROM NOTIFIED NEIGHBORS AND GENERAL PUBLIC

No Comments were received as of the writing of this report (August 1, 2012)

POSSIBLE BOARD OF COUNTY COMMISSION ACTIONS:

- A. VACATE Mustang Drive as a Public Road & Right-of-Way and declare Mustang Drive as a Private Road & Right-of-Way dedicated to the Mustang Ranch HOA.

- B. DENY the vacation of Mustang Drive

COUNTY ENGINEER RECOMMENDATION (based on information recieved as of 8/1/2012):

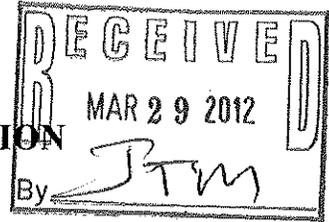
- A. Action A- **VACATE Mustang Drive as a Public Road & Right-of-Way and declare Mustang Drive as a Private Road & Right-of-Way dedicated to the Mustang Ranch HOA.**

Suggested motion: Having found that the vacation of Mustang Drive Right of Way is in the public interest, that the Mustang Drive road and right of way be vacated as public right of way and therefore be a private road and right of way dedicated to the Mustang Ranch Homeowner's Association. All easements for underground facilities (per Idaho Statute 40-203(3)) shall be reserved.

Report prepared by County Engineer, Jay T. Mazalewski, PE

Attachments:

- Road Validation Application & Narrative
- Idaho Statutes: 40-203, 50-1330
- City of Driggs – Airport Board Meeting Minutes & email from P&Z Admin.
- Letter from City of Driggs



ROAD VACATION / ABANDONMENT / ADDITION APPLICATION

Teton County, Idaho

The County Engineer is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by staff and then scheduled for the appropriate public hearing(s). It is recommended that the applicant review Idaho Code 40-203 and Teton County Code Section 9-7-1.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: _____

Applicant: Tucker Smith E-mail: tucker.smith@bresnan.net

Phone: (307) 203-2337 **Mailing Address:** PO Box 978

City: Wilson **State:** WY **Zip Code:** 83014

Location:

Address: Mustang Ranch Subdivision **Section:** SW 1/4 524 **Township:** 5N **Range:** 45E

Parcel Number: _____

I, the undersigned, understand that the items listed below are required for my application to be considered complete and for it to be scheduled on an agenda for public meeting/hearing.

• Applicant Signature: [Signature] Date: 3/29/12

I, the undersigned, am the owner of the referenced property and do hereby give my permission to _____ to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: _____ Date: _____

Fees are non-refundable. - fees reduced by BCC

SECTION II. CRITERIA FOR RECOMMENDATIONS AND DECISIONS:

1. A site plan drawn to scale by a professional surveyor may be required showing:
 - Perimeter, dimensions and topography of the road/property.
 - The names and locations of all streets bordering the property.
 - The location of all easements or right(s)-of-way.
 - The location and dimensions of present and proposed structures.
2. Attach a narrative statement that addresses Title 40 of Idaho Code.
 - That granting the proposed vacation is in the public interest.
 - That the vacation will not leave real property adjoining the highway or public right(s)-of-way without access to the public highway or right(s)-of-way.
 - Reservation of easements or right(s)-of-way for public utilities or ditches and canals.
 - Name of landowner who originally dedicated the parcel to the public. (Fair market value may be imposed.)
3. Fees paid in accordance with current fee schedule.

SECTION III. SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE:

- Notification of adjoining property owners: Property owners, utility companies, underground facilities, and irrigation companies adjoining the road shall be notified of this application 30 days prior to the public hearing date. This notice must include time, date, and place of the public hearing and will be mailed by staff.

If a subdivision is adjacent to the application then all lot owners in the subdivision must be notified. If the property is within a subdivision the entire subdivision and any property within 300 feet of the exterior of the subdivision must be notified.

- Notice shall be posted on the property showing the time, date and place of the public hearings and a description of the action requested.
- These procedures are required to be completed prior to each public hearing in accordance with Idaho Code Section 40-203 as amended.

SECTION IV: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION V: PLANNING AND ZONING COMMISSION ACTION IF NECESSARY

SECTION VI: BOARD OF COUNTY COMMISSIONERS ACTION

Return Completed Form & Documentation to:

Teton County Engineer
Department of Public works
150 Courthouse Drive
Driggs, ID 83422

FAX: 1-208-354-8778

If you have questions about this application, you may call 1-208-354-0245

To Whom it May Concern:

We, the homeowners of Mustang Ranch Subdivision, Block 1, Teton County, Idaho, hereby request Mustang Drive be vacated and henceforth become a private road to be maintained by the Mustang Ranch Homeowners Association . We feel this action will serve the public interest, since the eastern terminus of Mustang Drive is the runway of the Driggs-Reed Memorial Airport. At the present time there is unlimited public access to the runway, which could result in a collision of motor vehicles and aircraft. As such, the Driggs Airport Board has requested the Homeowners Association of Mustang Ranch Subdivision erect a locking gate to prevent this potentially tragic outcome. Since Mustang Drive is a currently a public road, it is unlawful for us to undertake the construction of such a mechanism.

We are certain this vacation will not leave real property adjoining Mustang Ranch Drive without access to any public highway or right-of-way, nor will easements or rights-of-way for public utilities be affected.

The landowners who originally dedicated this parcel are Thomas M. Underhill, Richard B. Rasmussen, and Kent F. Hillman.

Cordially,



Tucker Smith
President
Mustang Ranch Homeowners Association

MUSTANG DRIVE DESCRIPTION

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 45 EAST BOISE MERIDIAN,

TETON COUNTY, IDAHO

THENCE S 89°55'56" E 60.00 TO A POINT;

THENCE S 0°02'24" W 300.00 TO THE POINT OF BEGINNING;

THENCE 47.13 FEET ALONG A 30.01' RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 89° 58'20" AND A

CHORDING BEARING AND DISTANCE OF S 44°56'46"E 42.44 FEET.

THENCE S 89°55'56" E 758.05 FEET TO A POINT;

THENCE 314.15 FEET ALONG A 60.00' RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 299°59'55"

AND A CHORD BEARING AND DISTANCE OF S 0°03'19"W 60.00 FEET.

THENCE N 89°55'56" W 758.04 FEET TO THE START OF A CURVE;

THENCE 47.12 FEET ALONG A 29.99' RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 90° 01'40" AND A

CHORDING BEARING AND DISTANCE OF S 45°03'20"E 42.42 FEET.

THENCE N 0°02'29" E 120.00 FEET TO THE POINT OF BEGINNING.

Jay Mazalewski

From: Doug Self [pzdriggs@ida.net]
Sent: Thursday, June 28, 2012 12:00 PM
To: Jay Mazalewski
Cc: tucker.smith@bresnan.net
Subject: Re: Mustang Drive Vacation

Jay -

The airport board was not opposed to the vacation of Mustang Drive (although airport gate location has not been finalized).

The matter is now on the city council's 7/5 agenda.

Are there any additional materials? A map showing the exact road segment to be vacated would be appreciated, and a statement as to why the vacation is being requested.

Thank you.

Doug Self, AICP
Planning and Zoning Administrator
City of Driggs
PO Box 48, Driggs Idaho 83422
Ph:(208)354-2362 x105 Fax:(208)354-8522
Web address: www.driggs.govoffice.com

On 6/18/2012 9:33 AM, Jay Mazalewski wrote:

Doug,

Please see the attached letter regarding Mustang Drive. Can you also forward this to the Airport Board as I do not have their email address.

Thanks,
Jay

Jay T. Mazalewski, PE
County Engineer/Public Works Director
150 Courthouse Way
Driggs, ID 83422
208-354-0245

Driggs Reed Memorial Airport Board

June 20, 2012

5:00pm

Driggs City Hall

Members Present: Lou Christensen (Presiding), Ash Alexander, Charles Jones, Jim Jackson and Tom Hunter.

AMENDMENT TO THE ADGENDA

Charles Jones made a motion to add Noise Abatement Update to the Agenda under Old Business. Tom Hunter seconded the motion. The motion passed with all in favor.

APPROVAL OF MINUTES

The minutes from May 16, 2012 were reviewed.

Charles Jones made a motion to approve the minutes from the May 16, 2012 meeting. Ash Alexander seconded the motion.

Jim Jackson asked that a correction be made to the minutes.

Charles Jones made a motion to approve the minutes from May 16, 2012 as amended by Jim Jackson. Tom Hunter seconded the motion. The motion passed with all in favor.

TREASURER'S REPORT

Ash Alexander reviewed the account balances and the invoices received. Discussion of training and conference attendance for the next fiscal year began.

Charles Jones made a motion to pay the invoices. Tom Hunter seconded the motion. The motion passed with all in favor.

OLD BUSINESS

1000 North Relocation Update

Lillian Bowen presented information to the Board. She stated 5 bids were received for the 1000 North Project. However, all were higher than anticipated. She further stated that there were a few items within each bid that were considerably higher than estimated. Ms. Bowen discussed the bids and explained a few of the itemized costs.

Ms. Bowen stated the City Council voted to send the bids to FAA in hopes that they will contribute an additional \$300,000 to the project. If the FAA does contribute the additional funds, the Airport Board would be responsible for 8% of the cost, as the State will more than likely pay for 2%. The City Council has agreed to pay \$30,000 and Ms. Bowen hoped the County and the School District would also be willing to contribute since the road benefited both.

The Board discussed items that could be changed or eliminated to lower the bids.

Ms. Bowen suggested submitting the bids to FAA to determine if they would be able to increase the funding to cover the project.

Charles Jones made a motion to direct Lillian Bowen to submit the bids for the 1000N Project to the FAA. Tom Hunter seconded the motion. The motion passed with all in favor.

Ms. Bowen continued to discuss the AIP. She stated the FAA continued to disagree with the 900 foot shift in the runway as presented in the AIP. At this time the FAA would participate in the Runway Protection Zone (RPZ). Ms. Bowen stated that the City Attorney felt that at the time land was sold in the RPZ, the city and FAA should try to acquire it. However, Mr. Zollinger did not feel it should be a forced action, but rather something that was stated in the Master Plan as an action that would try to be accomplished. The FAA would like the airport to own all land in the RPZ.

Ms. Bowen stated the FAA would like to see priorities of purchasing land and maintenance of the new runway. Ms. Bowen was requesting the FAA approve the CIP (Capital Improvement Plan) before making changes to the AIP.

Mustang Drive Vacation

Mr. Christensen reviewed the letter from Jay Mazalewski, Teton County Engineer, stating that an application for a vacation of Mustang Drive had been received. The scheduled Public Hearing for the vacation would be on August 13, 2012. This is after the deadline given for a gate to be placed at the access point.

The Board will revisit the issue at the August meeting.

Noise Abatement Committee

Charles Jones reported on the committee. He stated the committee was currently working on how to get planes in and out of the valley with minimal disruption to the community. He stated the noise survey had reported that more people liked the airport than disliked it. They also determined where the noise issues were coming from and have worked out a way to keep planes out of over populated areas.

Mr. Jones explained that planes should stay south of Victor and west of Highway 33. He further explained the different approaches and departures and stated a map would accompany the information to be distributed to pilots who come to the area.

Mr. Christensen suggested Stephen Zollinger review it for legal purposes, but didn't feel it would be necessary. Mr. Jones stated that a graphic map would be made and the next step would be to develop signs to be placed at the run-up areas.

Tom Hunter made a motion to continue to process with the Noise Abatement procedures. Jim Jackson seconded the motion. The motion passed with all in favor.

Council Member Mosher stated that if the Board presented information and a budget regarding signs, the Council may participate in more funding for those in the next fiscal year.

NEW BUSINESS

5-year Renewal Request for Anthony Vest Lot G-10

Tom Hunter made a motion to approve the renewal request from Anthony Vest. Ash Alexander seconded the motion. The motion passed with all in favor.

National Based Aircraft Inventory Program

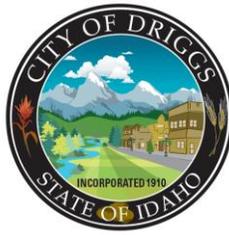
Mr. Christensen stated he and Rachel Tiede from Teton Aviation were working on obtaining the information to submit the form.

Mr. Christensen informed the Board that Search and Rescue was now stationed at the airport and has an office at Teton Aviation.

Jim Jackson reported on the IAMA Conference he attended in McCall.

MOTION TO ADJOURN

Charles Jones moved to adjourn the meeting. Jim Jackson seconded the motion and the meeting was adjourned at 6:46pm.



Inc. 1910

Planning and Zoning Department

60 S Main St | PO Box 48 - Driggs, ID 83422 | Ph: 208-354-2362 | Fax: 208-354-8522 | www.driggs.govoffice.com

July 10, 2012

**Jay Mazalewski, County Engineer
Teton County, Idaho
150 Courthouse Drive
Driggs, ID 83422**

RE: Mustang Drive Vacation Consent

Dear Jay:

The Driggs City Council reviewed the application for vacation of Mustang Drive submitted by Patrick Smith at its meeting on July 5, 2012. The City Council found no conflict with the Driggs Comprehensive Plan, which is the applicable plan in the Driggs Area of Impact, and identified no other reason to oppose the requested road vacation.

The City Council unanimously passed a motion to consent to vacation of Mustang Drive by Teton County.

Please contact me at City Hall if you have any questions regarding this matter.

Sincerely,

Doug Self, AICP
Planning & Zoning Administrator



Idaho Statutes

TITLE 40 HIGHWAYS AND BRIDGES

CHAPTER 2 GENERAL PROVISIONS

40-203. ABANDONMENT AND VACATION OF COUNTY AND HIGHWAY DISTRICT SYSTEM HIGHWAYS OR PUBLIC RIGHTS-OF-WAY. (1) A board of county or highway district commissioners, whichever shall have jurisdiction of the highway system, shall use the following procedure to abandon and vacate any highway or public right-of-way in the county or highway district system including those which furnish public access to state and federal public lands and waters:

(a) The commissioners may by resolution declare its intention to abandon and vacate any highway or public right-of-way considered no longer to be in the public interest.

(b) Any resident, or property holder, within a county or highway district system including the state of Idaho, any of its subdivisions, or any agency of the federal government may petition the respective commissioners for abandonment and vacation of any highway or public right-of-way within their highway system. The petitioner shall pay a reasonable fee as determined by the commissioners to cover the cost of the proceedings.

(c) The commissioners shall establish a hearing date or dates on the proposed abandonment and vacation.

(d) The commissioners shall prepare a public notice stating their intention to hold a public hearing to consider the proposed abandonment and vacation of a highway or public right-of-way which shall be made available to the public not later than thirty (30) days prior to any hearing and mailed to any person requesting a copy not more than three (3) working days after any such request.

(e) At least thirty (30) days prior to any hearing scheduled by the commissioners to consider abandonment and vacation of any highway or public right-of-way, the commissioners shall mail notice by United States mail to known owners and operators of an underground facility, as defined in section [55-2202](#), Idaho Code, that lies within the highway or public right-of-way.

(f) At least thirty (30) days prior to any hearing scheduled by the commissioners to consider abandonment and vacation of any highway or public right-of-way, the commissioners shall mail notice to owners of record of land abutting the portion of the highway or public right-of-way proposed to be abandoned and vacated at their addresses as shown on the county assessor's tax rolls and shall publish notice of the hearing at least two (2) times if in a weekly newspaper or three (3) times if in a daily newspaper, the last notice to be published at least five (5) days and not more than twenty-one (21) days before the hearing.

(g) At the hearing, the commissioners shall accept all information relating to the proceedings. Any person, including the state of Idaho or any of its subdivisions, or any agency of the federal government,

may appear and give testimony for or against abandonment.

(h) After completion of the proceedings and consideration of all related information, the commissioners shall decide whether the abandonment and vacation of the highway or public right-of-way is in the public interest of the highway jurisdiction affected by the abandonment or vacation. The decision whether or not to abandon and vacate the highway or public right-of-way shall be written and shall be supported by findings of fact and conclusions of law.

(i) If the commissioners determine that a highway or public right-of-way parcel to be abandoned and vacated in accordance with the provisions of this section has a fair market value of twenty-five hundred dollars (\$2,500) or more, a charge may be imposed upon the acquiring entity, not in excess of the fair market value of the parcel, as a condition of the abandonment and vacation; provided, however, no such charge shall be imposed on the landowner who originally dedicated such parcel to the public for use as a highway or public right-of-way; and provided further, that if the highway or public right-of-way was originally a federal land right-of-way, said highway or public right-of-way shall revert to a federal land right-of-way.

(j) The commissioners shall cause any order or resolution to be recorded in the county records and the official map of the highway system to be amended as affected by the abandonment and vacation.

(k) From any such decision, a resident or property holder within the county or highway district system, including the state of Idaho or any of its subdivisions or any agency of the federal government, may appeal to the district court of the county in which the highway or public right-of-way is located pursuant to section [40-208](#), Idaho Code.

(2) No highway or public right-of-way or parts thereof shall be abandoned and vacated so as to leave any real property adjoining the highway or public right-of-way without access to an established highway or public right-of-way.

(3) In the event of abandonment and vacation, rights-of-way or easements may be reserved for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, or other underground facilities as defined in section [55-2202](#), Idaho Code, for ditches or canals and appurtenances, and for electric, telephone and similar lines and appurtenances.

(4) A highway abandoned and vacated under the provisions of this section may be reclassified as a public right-of-way.

(5) Until abandonment is authorized by the commissioners, public use of the highway or public right-of-way may not be restricted or impeded by encroachment or installation of any obstruction restricting public use, or by the installation of signs or notices that might tend to restrict or prohibit public use. Any person violating the provisions of this subsection shall be guilty of a misdemeanor.

(6) When a county or highway district desires the abandonment or vacation of any highway, public street or public right-of-way which was accepted as part of a platted subdivision said abandonment or vacation shall be accomplished pursuant to the provisions of [chapter 13, title 50](#), Idaho Code.

History:

[40-203, added 1985, ch. 253, sec. 2, p. 594; am. 1986, ch. 206, sec. 3, p. 513; am. 1986, ch. 328, sec. 4, p. 804; am. 1992, ch. 323, sec. 1, p. 959; am. 1993, ch. 412, sec. 4, p. 1507; am. 1995, ch. 121, sec. 2, p.

523; am. 2000, ch. 251, sec. 2, p. 711.]

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Idaho Statutes

TITLE 50 MUNICIPAL CORPORATIONS

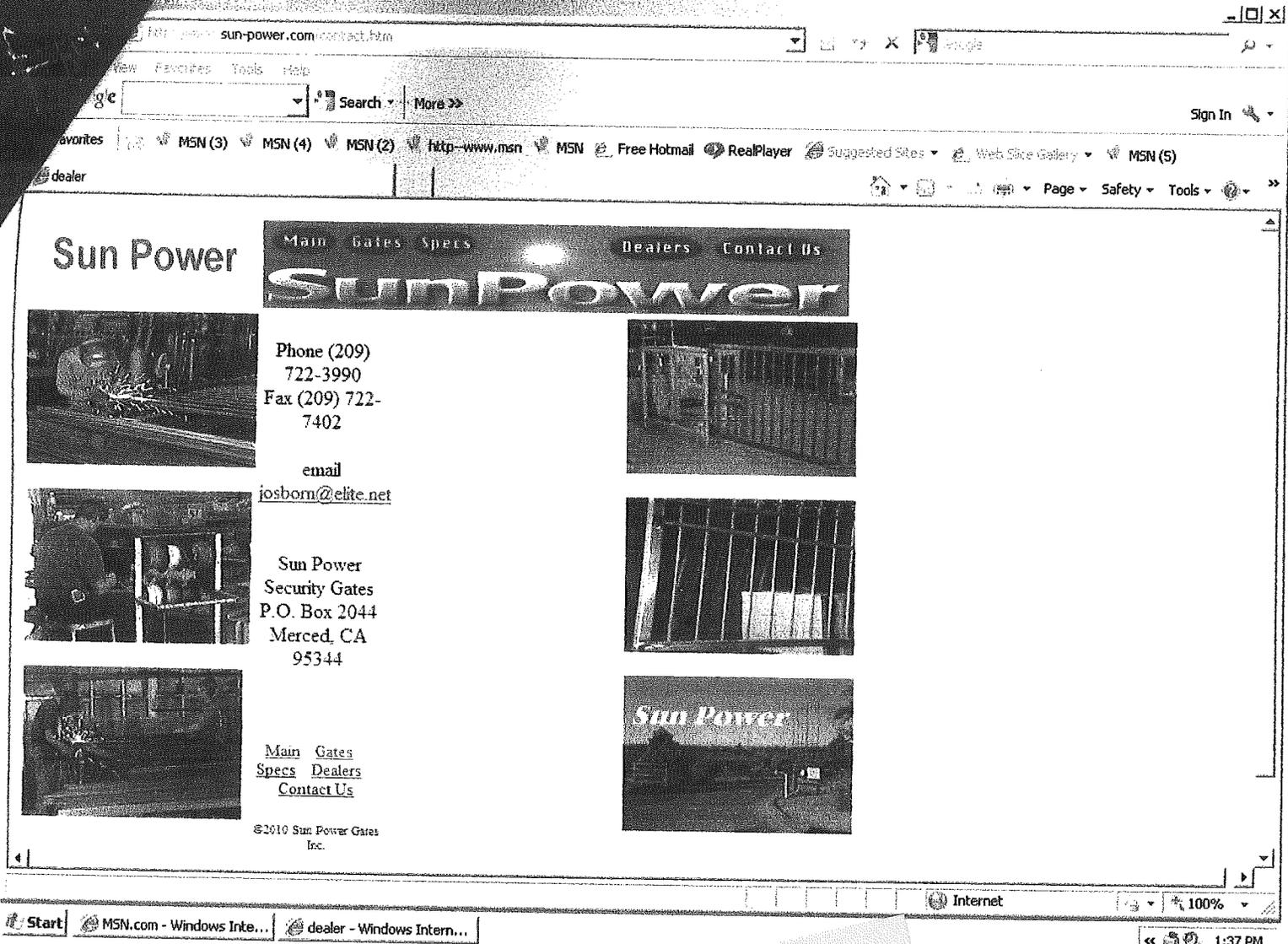
CHAPTER 13 PLATS AND VACATIONS

50-1330. JURISDICTION OF PUBLIC STREETS AND PUBLIC RIGHTS OF WAY WITHIN A HIGHWAY DISTRICT. In a county with highway districts, the highway district board of commissioners in such district shall have exclusive general supervisory authority over all public streets and public rights of way under their jurisdiction within their district, excluding public streets and public rights of way located inside of an incorporated city that has a functioning street department, with full power to establish design standards, establish use standards and regulations in accordance with the provisions of [title 49](#), Idaho Code, accept, create, open, widen, extend, relocate, realign, control access to or vacate said public streets and public rights of way. Provided, however, when said public street or public right of way lies within one (1) mile of a city, or the established county/city impact area or adjacent to a platted area within one (1) mile of a city or the established county/city impact area, consent of the city council of the affected city shall be necessary prior to the granting of acceptance or vacation of said public street or public right of way by the highway district board of commissioners.

History:

[50-1330, added 1983, ch. 233, sec. 1, p. 637; am. 1992, ch. 262, sec. 10, p. 783.]

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8/2/12
Jay,
This info-
may be helpful
to you and
M/R SUB DIV.
Thanks
David Eusebio

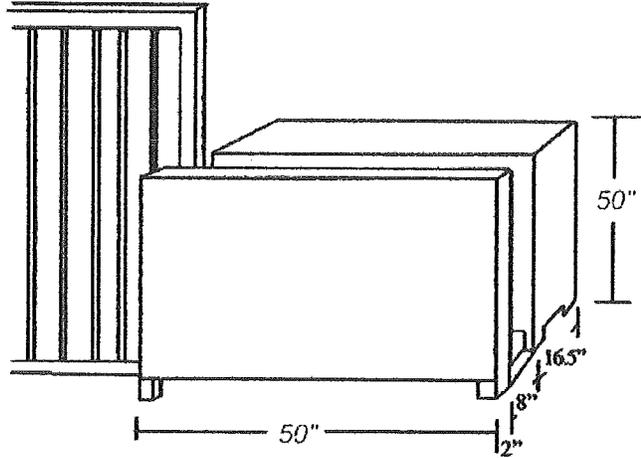
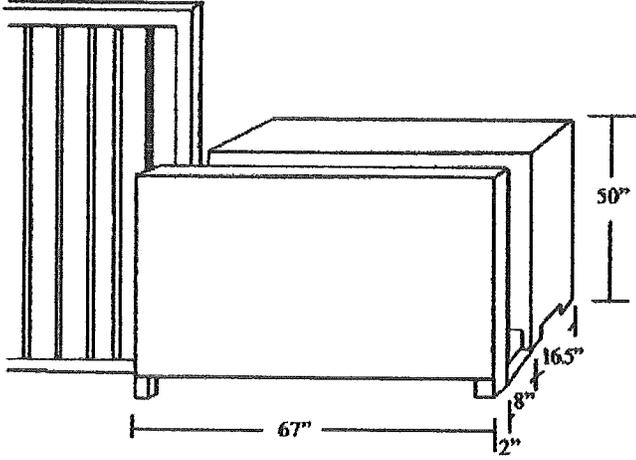
ADDITIONAL INFORMATION REGARDING
THE PROPOSED GATE FROM THE
HOA: 8-2-2012

Back

Unit Dims/Drawings

Commercial Operator C-50

Standard Unit R-43



Double Operator



Done

Internet

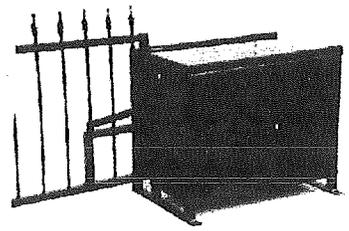
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General Specifications

Gate Styles

Power Requirements

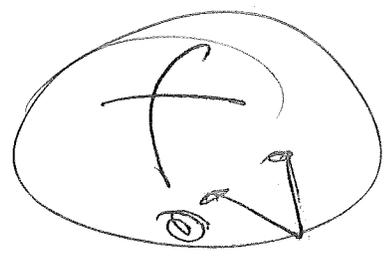
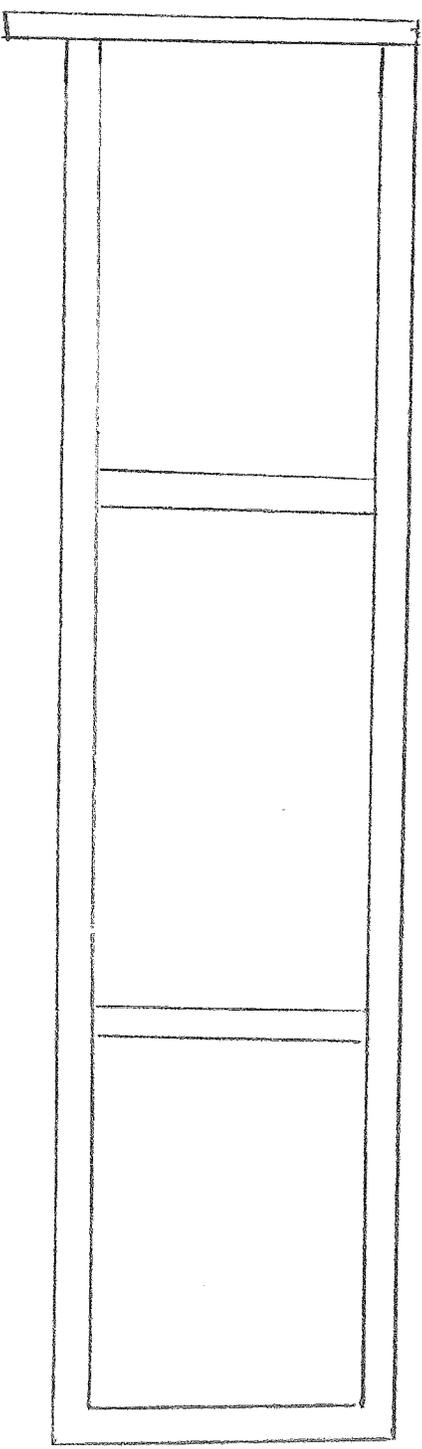
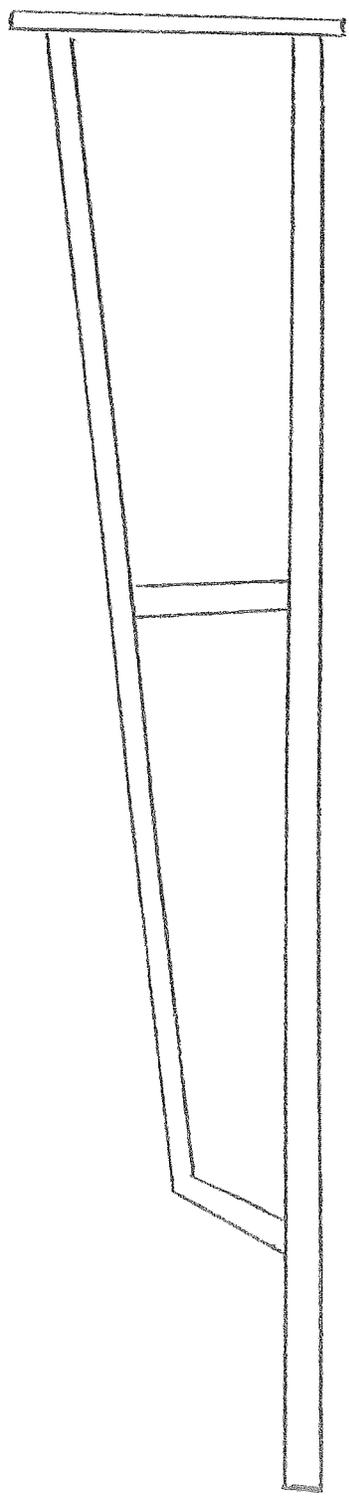
Installation Requirements



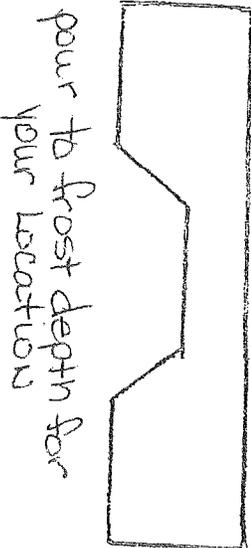
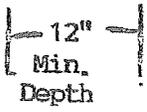
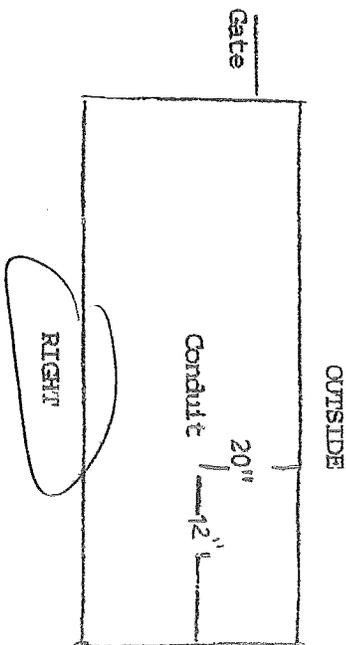
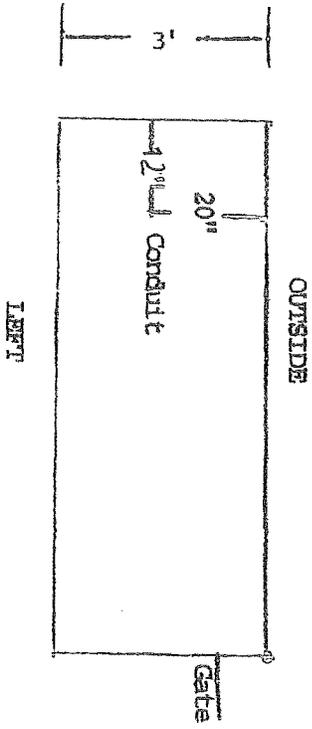
- **Operator Frame** - 2 x 2 x 065 galvanized square tubing.
- **Cover** - 20 gauge Redi-Kote sheet metal.
- **Pivot Post** - 4 x 2 x 250 rectangular tubing with 1 1/2 cold roll round shaft.
- **Emergency disconnect** - Manual release for finger touch opening, with optional 3 way electrical key switch.
- **Gate opening time** - 6 to 8 seconds.
- **Dimensions** - Model C-50 W=67" H=50" D=26"
Model R-43 W=50" H=50" D=26"
- **Capacities** -MC50- max gate length 20ft. Max gate height 7ft.
R-43- max gate length 16ft. Max gate height 5ft.

1

BARRIER ARMS



GATE PAD COMMERCIAL



Sun Power Security Gates, Inc.
 P.O. Box 2044
 Merced, CA 95344

W/4 CORNER SEC. 24
P.O.B. - 2" PIPE
INST. NO. 89766

JIM HATCH PROPERTY
S89°55'56" E 1411

TETON COUNTY FAIRGROUNDS

DRIVE

RODEO

MUSTANG DRIVE

DRIGGS MUNICIPAL AIRPORT

FLYING SADDLE SUBDIVISION
INST. NO. _____

(BASIS OF BEARING - FLYING SADDLE Sub.)

1265.15'
N0°02'24"E

30' RODEO DRIVE
N16°41'06"E
52.37'

L=47.12'
R=29.99'
T=30'
A=90°01'40"

A=89°58'20"
R=30.01'
T=30'
L=47.13'

300.0'

249.82'

52.37'

52.37'

210.0'

1.59 Ac.

180.0'

180.0'

1.60 Ac.

225.0'

2

2.21 Ac.

S89°55'56"E
343.99'

210.0'

1.59 Ac.

210.0'

210.0'

1.59 Ac.

210.0'

562.98'

314.20'

210.0'

1.59 Ac.

210.0'

210.0'

1.34 Ac.

127.98'

69.86'

210.0'

1.59 Ac.

210.0'

180.0'

1.34 Ac.

127.98'

283.35'

2

PR

BEGINNING AT THE W/4



Teton County Fire Protection District

P.O. Box 474
625 N. Airport Road
Driggs, ID 83422

Board of Fire Commissioners

Ruby Parsons President
Jason Letham District 2
Kent Wagener District 3

Chief Mike Hoyle
Asst. Chief Bret Campbell

August 15, 2011

To Whom It May Concern:

The Teton County Fire Protection District has reviewed the proposed changes to the existing access plan for the Mustang Ranch subdivision. The plan is approved with the following requirements:

1. A "Knox" dual-key gate switch system utilized by Teton County emergency responders shall be installed to provide entry.
2. The gate shall have the ability to be opened manually in the event of power failure.

I am of the understanding that Dr. David Ricco is in the process of ordering the approved gate switch at this time.

Best regards,

A handwritten signature in black ink, appearing to read "Bret Campbell".

Bret Campbell
Fire marshal



2011

AUTHORIZATION ORDER FORM

800-552-5669 • 623-687-2300 • Fax: 623-687-2290 • WWW.KNOXBOX.COM

11-118848

Section 1 ORDERED BY

COMPANY / NAME _____ DATE ORDERED _____

STREET _____ SUITE / BUILDING _____

CITY _____ STATE _____ ZIP CODE _____

CONTACT NAME _____ P.O. NUMBER (GOV. AGENCIES ONLY) _____

PHONE NUMBER _____ E-MAIL ADDRESS _____

Section 2 ORDER WILL NOT BE PROCESSED Without Authorized Signature

Teton Co FPD
PO Box 474
Driggs, ID 83422

[Signature]
Authorized Agency Signature and Date

Bret Campbell
Print Name Clearly

PS-09-0075-03-06
System Code

IMPORTANT NOTE - Knox® Master Keys are provided to authorized agencies or other registered entities on an as-needed basis solely for use with the Knox Rapid Entry System. No other use of the Knox Master Keys or their associated codes is authorized or permitted. Knox Master Keys and Key Codes associated with the Knox Master Keys and Keyways remain the exclusive property of the Knox Company. Key Codes associated with the Knox Master Keys and Keyways are maintained by the Knox Company in Phoenix, Arizona. For questions regarding this policy, contact Knox at 800-552-5669.

Authorizing Agency Approval Signature Required to Sub-master Items

Check here to Sub-master
Sub-master fee \$7.00 per keyed item.

Authorized Agency Signature

Section 3 PRE-PAYMENT INFORMATION REQUIRED

Check or Money Order made payable to:
KNOX COMPANY Federal I.D. #95-3617858

Cardholder Signature

VISA MC
 AMEX DISC

CARD NUMBER

NAME ON CARD

EXP. DATE (MM / YY)

Credit Card Orders can be FAXED or scanned and emailed to orders@knoxbox.com

Section 4 ORDER PRODUCT HERE - USE ATTACHED PRICE LIST

Quantity	Part#	Weight Ea.	Price Ea.	Extended Price
			\$	\$
			\$	\$
			\$	\$

Sub-master Fee (if required \$7.00 ea.)	\$
Shipping and Handling	\$
Subtotal	\$
No Tax Required	\$
Sales Tax	\$
Pre-payment Total	\$

Section 5 INSTALLATION ADDRESS - REQUIRED BY AUTHORIZED AGENCY

BUILDING NAME (WHERE ITEM WILL BE INSTALLED) - PLEASE TYPE ADDITIONAL INSTALLATION ADDRESSES ON A SEPARATE SHEET (REQUIRED BY FIRE DEPT.)

STREET ADDRESS (NO P.O. BOXES)

CITY _____ STATE _____ ZIP CODE _____

Section 6 SHIP TO ADDRESS IS REQUIRED

SAME AS INSTALL ADDRESS

SHIP TO CONTACT NAME _____

COMPANY NAME _____ COUNTY _____

STREET ADDRESS (NO P.O. BOXES)

CITY _____ STATE _____ ZIP CODE _____

Ground Shipping & Handling

1 lb. to 7 lbs.	\$12.00	<i>Please call Knox for quote: 75 lbs.+ OR Alaska, Hawaii, Canada</i>
8 lbs. to 16 lbs.	\$25.00	
17 lbs. to 30 lbs.	\$39.00	
31 lbs. to 50 lbs.	\$45.00	
51 lbs. to 75 lbs.	\$60.00	

RUSH? Call for Rates and Check Box:
 Next Day Air 2nd Day Air

O/N _____ OFFICE USE ONLY

REC'D _____

Send this form with payment to:
KNOX COMPANY
1601 W. Deer Valley Road
Phoenix, AZ 85027