



MASTER ADMINISTRATIVE REVIEW APPLICATION

GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT

109 SOUTH MCKINLEY, EMMETT, IDAHO 83617 WWW.GEMCOUNTY.ORG PHONE: (208) 365-5144

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- | | | |
|--|--|--|
| <input type="checkbox"/> ALTERNATIVE COMPLIANCE (LANDSCAPE PLAN) | <input type="checkbox"/> FLOODPLAIN DEVELOPMENT PERMIT | <input type="checkbox"/> SIGN PERMIT |
| <input type="checkbox"/> CERTIFICATE OF ZONING COMPLIANCE | <input type="checkbox"/> PLAT TIME EXTENSION | <input type="checkbox"/> SUBDIVISION, FINAL |
| <input type="checkbox"/> CERTIFICATE OF ZONING COMPLIANCE
W/ PRIOR APPROVAL | <input type="checkbox"/> PRIVATE ROAD APPLICATION | <input checked="" type="checkbox"/> SUBDIVISION, MINOR |
| <input type="checkbox"/> DIRECTOR DETERMINATION | <input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT | <input type="checkbox"/> TEMPORARY HANDSHIP PERMIT |
| <input type="checkbox"/> DESIGN REVIEW ADMINISTRATOR APPROVAL | <input type="checkbox"/> SECONDARY DWELLING SITE PLAN | <input type="checkbox"/> TEMPORARY USE PERMIT |

PROJECT NAME:

Schatts Creek Sub

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: S1/4 Section: 1 Township: 6N Range: 3E Total Acres: 11.548

Subdivision Name (if applicable): —

Site Address: No. 5000 Berglund Rd Lot: — Block: —
City: Emmett

Tax Parcel Number(s): R P0610340016300 Current Zoning: A2 Current Land Use: —

PROPERTY OWNER:

Name: Jeremy Grapatin

Address: 1391 N. Midtown St

City: Mendota State: ID Zip: 83642

Telephone: 208-412-3933

Email: jgrapatin@hotmail.com

APPLICANT:

Name: Sawtooth Land Surveying

Address: 2030 S. Washington Ave

City: Emmett State: ID Zip: 83617

Telephone: 208-395-8104

Email: amy@sawtoothls.com

I consent to this application and allow Development Services staff to enter the property for site inspections related to this application.

I certify that the information in this application is correct to the best of my knowledge.

Signature: (Owner)

3-1-22

Date Signature: (Applicant)

3-1-22

Date

File No.: MM 22-003

Received By: MB

OFFICE USE ONLY

Date: 3/16/22

Fee: 495.00

Receipt No: 22-0016



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

March 14, 2022

Development Services

RE: Schitts Creek Subdivision

To whom it may concern,

On behalf of Jeramy Grapatin and Angelia Cochell, we are pleased to submit this Letter of Intent and attached application and supporting documents for the proposed Schitts Creek Subdivision.

Schitts Creek Subdivision comprises of approximately 11.548 acres. The property is located at the corner of Berglund Road and Dewey Road. Details on the existing property comprising the project is as follows:

<u>Address</u>	<u>Parcel Number</u>	<u>Acreage</u>
TBD Berglund Road	RP06N03W016300	11.548

This property is within Gem County and is currently zoned A2. The subdivision offers 2 lots, ranging from 4.814 to 5.000 acres. Due to the amount of right of way dedication, one lot will be substandard.

The subject property lies within the Enterprise Irrigation District service area.

Schitts Creek Subdivision will not create excessive additional requirements at public expense. Additional services will be supported by property taxes and/or fees paid directly to service providers.

There is no know health, safety or environmental issues that currently exist or that will exist as a result of this development.

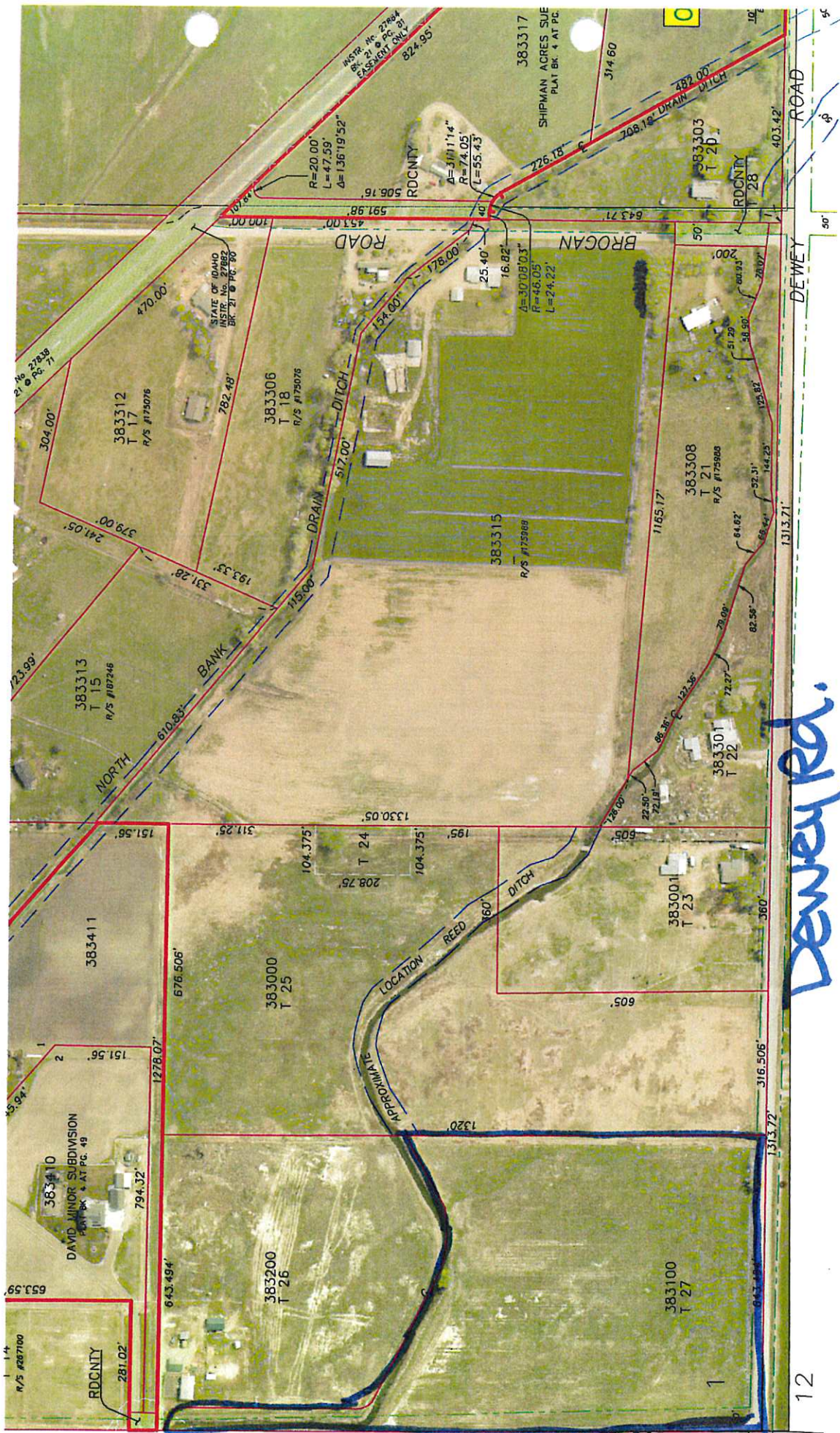
All lots will have their own wells and septic systems.

Please contact us should you have any questions or if we can be of any assistance with your processing of these applications.

Sincerely,

Joseph R. Jones
Sawtooth Land Surveying, LLC

N →



Dewey Rd.

Berglund Rd.

* approximate location

58' 2' 32" 1' 07"

2 11 12



GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT

109 S. MCKINLEY AVENUE EMMETT, IDAHO 83617

**OFFICE OF THE ADMINISTRATOR
PLANNING & ZONING**

PHONE: (208) 365-5144

WEB PAGE: gemcounty.org

MINOR SUBDIVISION STAFF RECOMMENDATION

APPLICATION NAME: SCHITTS CREEK MINOR SUBDIVISION

DATE OF STAFF REPORT: MAY 24, 2022

FILE No: MIN-22-003

DATE OF ADMINISTRATOR REVIEW: MAY 24, 2022

DATE OF BOARD REVIEW: JUNE 6, 2022

**PROPERTY OWNER: JERAMY GRAPATIN AND ANGELA COCHELL
1391 N. MIDTOWN STREET
MERIDIAN ID 83642**

APPLICANT: SAWTOOTH LAND SURVEYING, LLC

SITE LOCATION: BERGLUND ROAD

STAFF PLANNER: JENNIFER KHARRL

1. APPLICATION SUMMARY & OVERVIEW

Sawtooth Land Surveying, LLC, on property owned by Jeramy Grapatina and Angela Cochell, has applied for a minor subdivision to create two (2), single-family lots on approximately 11.54+/- acres located in the A-2, Rural Transitional Agriculture zone. Vehicular access for the Lots will be off of Berglund Road. There are no existing structures on site. The new Lots are proposed to have an individual well and septic. The site is designated Agriculture/Natural Resources, on the Joint Comprehensive Plan Future Land Use Map.

Staff/Administrator Recommendation

Staff is recommending approval of the Schitts Creek Minor Subdivision application with conditions. (See below for further explanation and analysis.)

2. APPLICATION & PROPERTY FACTS

A. Site Address/Location:

The property is located on Berglund Road and is within Township 6N, Range 3W, Section 1 (Tax Parcel #RP06N03W016300).

- B. Current Owner(s): Jeramy Grapatin and Angela Cochell
1391 N. Midtown Street
Meridian, ID 83642
- C. Applicant(s): Sawtooth Land Surveying, LLC
- D. Surveyor: Joseph R Jones, P.L.S.
- E. Present Zoning: A-2, Rural Transitional Agriculture (5- acre min. lot size)
- F. Present Comprehensive Plan Designation: Agriculture/Natural Resources
- G. Property Size Approx. 11.54 +/- acres

3. APPLICATION PROCESS FACTS

- A. Pre-Application Conference & Notice to Proceed:
In accordance with GCC 12-3-2, a pre-application conference was held on the minor subdivision application at the Development Services Department on March 9, 2022. A Notice to Proceed was issued by the Administrator on March 9, 2022.
- B. Application Submittal:
The application for this item was received by the Development Services Department on March 16, 2022. The final application was accepted by the Department on March 26, 2022.
- C. Notice of Minor Subdivision Review / (Public Hearing, if applicable):
- Notice of the Minor Subdivision Review on the application for the Gem County Development Services Department was mailed to property owners within 300 feet of the subject property in accordance with the requirements of Gem County Code 11-7-6 on April 29, 2022.
 - The physical property was posted for the minor subdivision review on April 29, 2022.
 - Requests for all impact agencies' reviews were mailed on April 29, 2022.
 - **We received two letters of concern regarding the application. They expressed concerns regarding the substandard Lot size, wells and irrigation.**
- D. Relevant Ordinances and Required Actions:
The Minor Subdivision application review process is outlined in Gem County Subdivision Ordinance (Title 12), Section 3-7. Minor subdivisions do not require a public hearing before the Commission or Board of County Commissioners ("Board"). The Administrator makes a recommendation to the Board; the Board is the final, decision-making body.
- E. History of Previous County Actions on Property: None.
- F. Companion Applications: N/A

4. LAND USE

- A. Existing Land Use(s): Bare land.
- B. Description of Character of Surrounding Area: Rural residential density and agricultural uses.
- C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential; Reed Ditch
South of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential
East of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential
West of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential

EXHIBITS

Exhibit A – Required Findings

Exhibit B – Site Specific Conditions of Approval

Exhibit C – Proposed Preliminary and Final Plat



May 15, 2022

Gem County Development Services Department
109 S. McKinnley Ave
Emmett, ID 83617

RE: Application for minor subdivision (Shitts Creek Subdivision)
TBD Berglund Road - Parcel # RP06N03W016300 Acreage 11.548
Grapatin - Cochell

To whom it may concern:

I am apposed to granting an exception to the current zoning in place requiring a 5-acre minimum in rural Gem County. Granting this application simply opens the door for other properties and property owners in the area to split existing property into smaller parcels which will require a more updated infrastructure.

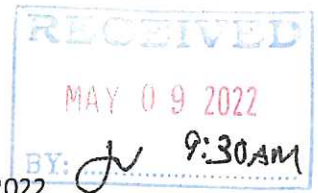
Additional wells in this area add a strain on the current wells already in place.

I hold no animosity towards the property owners, but this property was purchased less than a year ago. One would hope that the owners were aware of the property boundaries and the fact that a split would not meet the 5-acre requirement when it was purchased.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "Mike Ebert", with a long horizontal flourish extending to the right.

Mike Ebert
208-365-0219



May 5, 2022

Gem County Development Services Department
109 S, McKinley Ave
Emmett, Idaho, 83617
Office of the Administrator
Planning and Zoning

Dear Ms. Kharri,

I am writing to express my **vehement opposition** to the application for a minor subdivision on Parcel RP06N03W016300 made by Sawtooth Land Surveying on behalf of Jeramy Grapatin and Angelia Cochell. According to the application, one of the proposed two parcels will be sub-standard.

The rules that the county has adopted for the orderly development of land zoned A-2 should not be waived simply for the convenience of developers. If the owners' intent was to develop a minor subdivision, their most logical remedy would have been to purchase a parcel of land large enough to divide. The size of Parcel RP06N03W016300 as well as the rules governing subdivision were both well known before the property was acquired by Mr. Grapatin and Ms. Cochell.

Furthermore, I am not convinced that the assertions made in the application by Sawtooth Land Surveying, LLC regarding impact of the resultant subdivision upon health safety and environmental issues are supported by fact.

I ask that The Development Services Department and the Board of Commissioners assure affected residents and the people of Gem County (and subsequent owners of the proposed parcels) that the proposed subdivision will be constructed in accordance with **all** of the provisions of Title 12 of the Gem County Code of Ordinances. Particularly, those pertaining to Sewage Disposal (12-6-1; E) and water supply (12-6-1; D).

The new owners of Parcel RP06N03W016300 have already demonstrated an unwillingness to cooperate with Reed Ditch and Enterprise Irrigation District users. This, in conjunction with their immediate application for a non-compliant minor subdivision establishes a pattern of disregard for the established residents in the neighborhood and for the zoning and development plans of Gem County.

Respectfully submitted,

Robert Proksch

2484 Berglund Rd
Emmett, ID 83617

EXHIBIT A

REQUIRED FINDINGS FOR MINOR SUBDIVISION PERMIT SCHITTS CREEK MINOR SUBDIVISION (FILE #MIN-22-003)

Gem County Code 12-3-7-5 states the following: “No minor subdivision permit application shall receive a recommendation of approval from the Administrator or be approved by the Board of County Commissioners unless each of the following findings and conclusions are made.” There are seven (7) required findings. Each of these is listed below with Administrator comments and analysis shown in *italics* below each one.

1. Adequate provisions have been made for a domestic water supply system that meets or exceeds the adopted water quality standards within Gem County and the State of Idaho.

A new individual well is proposed for the new building lots at the time of a future building permit. The subdivision is not subject to the DEQ rules for a public drinking water system, which is defined by DEQ in the Idaho Administrative Code as having at least 15 service connections or serving 25 individuals daily at least 60 days out of the year. Gem County does not have any adopted water quality standards separate from the State of Idaho (DEQ or the Idaho Department of Water Resources). The proposed subdivision complies with this basic provision.

2. Adequate provisions have been made and approvals from the health authority sought for treatment of wastewater within the subdivision.

Southwest District Health received a copy of the preliminary plat and didn't provide written comments on the application. No construction can occur on the property until and unless Southwest District Health reviews the lot and releases sanitary restrictions on each lot. Sanitary restrictions remain in place with the subdivision until a new septic permit is approved at the time of a future building permit review. All current rules and regulations pertaining to subsurface sewage disposal must be achieved at the time.

3. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.

There are no known hazardous soil conditions on this site. All drainage must be contained on site and not cause any ponding or flooding of adjacent properties.

4. The area proposed for minor subdivision is zoned for the proposed use and the use conforms to other requirements found in the Gem County Code and the Comprehensive Plan.

The subject property is zoned A-2, Rural Transitional Agriculture and falls within the Agriculture/Natural Resources designation on the Gem County Comprehensive Plan future land use map. The A-2 zone has a minimum lot size of five (5) acres. The purpose of the A-2 zone is to protect agricultural pursuits and provide guidelines for conversion to suburban development with a five (5) acre minimum lot size.

As the applicant is proposing a single-family residential lot that is 5.00 +/- and 4.81 +/- acres in size, this requirement has been met for both the Zoning Ordinance and Comprehensive Plan. The 4.81 acre parcel complies with Gem County Code 12-6-F.3 that allows one substandard Lot, due to dedication of right-of-way, as long as its size is not less than eighty (80) percent of the size required in the A-2 zone.

The following policies have been set forth in the Housing chapter of the Comprehensive Plan for General Housing:

G1.5 Rural residential and small ranchette type development shall be encouraged in areas where it is compatible with existing agricultural and ranching development.

Staff finds the vicinity to be a combination of rural residential and agricultural uses with irrigated pastureland. The proposed development would create one new 5.00 +/- acre building lot and one new 4.81 +/- acre building lot, which is compatible with the existing residential and agricultural uses in the area.

The following policies have been set forth in the Natural Resources and Hazardous Areas chapter of the Comprehensive Plan:

G1.2 Protect the safety and welfare of the public by identifying areas with physical development constraints (e.g., floodplains, steep slopes and fill areas).

Staff has determined the property is located on Community Panel Number 160127 0295 B of the National Flood Insurance Program map and is identified as Zone D: area of undetermined flood hazard.

The following policies have been set forth in the Natural Resources and Hazardous Areas chapter of the Comprehensive Plan for Water Quality:

G2.1 Ensure that new development includes Health District approved site utilities to protect the quality of groundwater.

G2.2 Prevent contamination of groundwater from sewage and wastewater through appropriate treatment and by enforcing regulations.

G2.4 Maintain sufficient lot size requirements in the County Zoning Ordinance to allow functional and safe on-site septic disposal systems.

Southwest District Health has reviewed the preliminary plat and has not indicated any significant impediments to sub-surface wastewater disposal for this subdivision. As an individual sewage system is proposed in the future, SWDH may require additional data concerning high seasonal ground water, bedrock from original grade and waste flow characteristics if concerns or problems arise. All current rules and regulations pertaining to subsurface sewage disposal must be achieved with all construction. If SWDH determines there is any potential threat to adjacent parcels, the applicant/owner may have to modify the drainfield design to accommodate.

The following policies have been set forth in the Public Facilities chapter of the Comprehensive Plan for Public Safety:

G4.1 All proposed commercial, industrial and residential (subdivision) development plans should be reviewed by county public safety personnel.

Notification of the minor subdivision request was sent to the applicable impact agencies on April 29, 2022 and no comments were received from emergency services or from fire personnel.

The following policy has been set forth in the Transportation chapter of the Comprehensive Plan:

G5.1 As allowed by Idaho Code, implement a proportionate share development impact fee program or other funding options to include transportation improvements.

In order to mitigate other impacts on the Gem County Road and Bridge system, the Board adopted an Impact Fee Ordinance which establishes impact improvement costs required for any new residence. This fee is required at the time of building permit issuance of a new residence. No other requests for public facilities have been made by other agencies and/or departments.

5. The applicant has made adequate plans to ensure that Gem County and its citizens will bear no more than their fair share of costs to provide services, by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to roads, parks and other public facilities within Gem County.

Berglund Road is identified as a Local Road (60' total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 2,000 vehicle trips per day at full build out and a 30' right-of-way from centerline is requested from the Gem County Road and Bridge Department. Dewey Road is identified as a Minor Collector (80' total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 6,500 vehicle trips per day at full build out and a 40' right-of-way from centerline is requested from the Gem County Road and Bridge Department. Gem County Subdivision Ordinance (12-5-5) requires the area to be dedicated be free and clear of all liens and encumbrances, this included by is not limited to fences or structures.

6. The proposed subdivision complies with the design and improvement standards set forth in this title (Subdivision Ordinance).
 - a) Minimum lot size – The A-2 zone requires a five (5) acre minimum lot size.
 - b) Utilities – The subdivider is responsible to ensure adequate utility easements are in place to extend power, phone and other proposed utilities to each new lot.
 - c) Water – The applicant proposes a new individual domestic well for each new Lot, which is permitted in the A-2 zone.
 - d) Streets – The new Lots will access individual driveways off of Berglund Road.
 - e) Sewer – The applicant proposes a new individual septic system for each new Lot, which is permitted in the A-2 zone.

7. The proposed subdivision complies with all other standards set forth in this title or any other applicable ordinance or statute.

All other standards have been confirmed by staff.

EXHIBIT B

CONDITIONS OF APPROVAL SCITTS CREEK MINOR SUBDIVISION (FILE #MIN-22-003)

Preliminary/Final Plat (Combined) Application

- i. The Final Plat submitted by Joseph Jones of Sawtooth Land Surveying, LLC, is approved with the following changes:

- a. Amend the plat per the Final Plat Checklist items submitted by David Kinzer, P.E., Gem County Surveyor, dated 5/11/22

Revise the final plat per the above comments and submit a digital copy to the Development Services Department for final review before preparing the Mylar copy for final signature.

- ii. Agency/Department Comments: The applicant shall comply and/or has already complied with the recommended conditions of the following public agencies/departments:
- a. Gem County Road & Bridge (Neal Capps), dated 5/3/22
 - b. Gem County Treasurer (Megan Keene), dated 5/3/22
 - c. Enterprise Ditch Company (Michelle Potter), dated 5/5/22
- iii. Any future structures erected within the subdivision must remain outside of any public utility, drainage or irrigation easements and meet required building setbacks.
- iv. If applicant installs utilities, underground service connections shall be provided to each platted lot. Utilities can be overhead or underground outside of the subdivision boundary. If applicant does not install utilities, he/she must create new utility easements with this plat that demonstrates future utility access by each lot. If installed, applicant shall submit written confirmation from Idaho Power Company that electrical utilities are installed to each lot in the subdivision. Submit said confirmation (letter or e-mail) to Development Services prior to Board signature of the Mylar.
- v. The subdivider shall prepare a new Deed for Lots 1 and 2, Block 1 of Schitts Creek Subdivision. Copy of the draft deed shall be provided to the Development Services Department for recordation with the plat.
- vi. Any disturbance of the existing, native ground must be kept below one (1) acre in total disturbed area for this project. Otherwise, a stormwater permit must be filed with EPA.
- vii. Effective Period and Extension: Per Gem County Code 12-3-7-6, the approval of a minor subdivision permit shall be effective for a period of one (1) year from the date of approval. Prior to the expiration date of the effective period, the applicant may request a time extension of the permit approval, in writing, from the Administrator. The extension request is reviewed in accordance with Gem County Code 12-3-7-7.
- viii. Recordation: Per Gem County Code 12-4-8, after the plat is signed by the Board, the applicant shall have thirty (30) days to record the plat with the Gem County Recorder, and to provide the Recorder with a reproducible Mylar copy of the recorded plat. Upon recordation of the plat and receipt of a reproducible Mylar of the recorded plat, as well as compliance with all other standards for issuance of building permits, building permits may be issued for the lots created as part of the subdivision. However, if a guarantee is in place at the time of recordation, no building permits will be issued until requirements of the no-build agreement have been satisfied.

GEM COUNTY FINAL PLAT CHECKLIST

Keller Reference No. 290

SUBDIVISION NAME: Schitts Creek Subdivision
SURVEYOR: Sawtooth Land Surveying
DATE SUBMITTED: 05/04/2022

☒ \$120 plus \$25 per lot No. of Lots: - Fee: \$500.00 Amount Submitted: \$500.00
Total Due: \$0.00
☐ Revised Plat (hourly) No. of Hours: Fee: \$0.00
Total Due: \$0.00

 18X27; 3 1/2" Left Margin; 1/2" Margin all others
 No Drafting or Certificate encroachment upon margins
 Scale acceptable to insure clarity

CERTIFICATES:

OWNER

 Signatures (Reproducible ink)
 Public Street Dedication
☒ Acknowledgement
☒ Intent Statement
☒ Easement Reservation
☒ Private Road Reservation
☒ Water System (I.C. 50-1334)
☒ Sewer System (I.C. 50-1326)

CITY

 Council
 P&Z
 Engineer

COUNTY

☒ Commissioners
☒ Assessors
 Engineer

☒ **SURVEYOR**
☒ **HEALTH DISTRICT**
☒ **COUNTY TREASURER**

 HIGHWAY DISTRICT
☒ **COUNTY SURVEYOR**

PLAT SHOWS THE FOLLOWING:

 Street Widths and Courses
☒ Lot Numbers
☒ Lot Dimensions and Bearings
☒ Public Land Survey Corner Ties (2)
☒ Easements
☒ North Arrow
 Curve Table
☒ Point of Beginning
☒ Correct Size Monuments
☒ Addressing (I.C. 31-3805-Irrigation)
☒ Name, Book and Page No. of Adjacent Subdivision
 or "Unplatted" Designated
☒ Name, Aliquot Part, Section, Township, Range,
 Re-plat Subtitle and Date

☒ Street Names
☒ Block Numbers
☒ Vicinity Map
☒ Boundary Dimensions and Bearings
☒ CP & F Instrument Numbers
☒ Basis of Bearings
☒ Scale
☒ Line Table
☒ Legend and Monuments Symbols
☒ Public Streets Designated
☒ Private Streets Designated
☒ Right to Farm
☒ Narrative
☒ Areas

CLOSURES

☒ Plat

☒ Description

REMARKS: (See Attachment)

ACCEPTED

Date

David R. Kinzer, P.E./P.L.S.
Gem County Surveyor

CORRECT/REVISE AND RESUBMIT

May 11 2022
Date

David Kinzer
David R. Kinzer, P.E./P.L.S.
Gem County Surveyor

GEM COUNTY PLAT REVIEW

Plat: Schitts Creek Subdivision

Preparing Surveyor: Sawtooth Land Surveying LLC., Emmett Idaho

Reviewed By: Keller Associates, Inc. acting as Gem County Surveyor

May 12 2022

Sheet 1

- 1 Add 5/8' Reference Monuments (RM) to the boundary points in Reed Canal with bearing and distance from the monument to the point being referenced. The description shows Reed Canal starting at the end of C1. Add 5/8" RM monuments to both ends of L1. Also add "RM Reference Monument " to the Legend.

Sheet 2 and 3

No Comments

Gem County
Road & Bridge Dept.
402 N. Hayes Ave.
Emmett, ID 83617



Neal Capps, Director
Phone: 208-365-3305
Fax: 208-365-2530
Email: gcrb@co.gem.id.us

May 3, 2022

Jennifer Kharri, Administrator
Development Services
109 S. McKinley
Emmett, ID 83617

RE: Schitts Creek Subdivision (MIN-22-003)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the application for Schitts Creek Subdivision, a proposed 2 lot Subdivision, located at the corner of Dewey Road and Berglund Road. These roads are not currently part of Gem County's Capital Improvements Program. This subdivision has a Gem County right of way dedication of 1.734 +/- acres. The right of way dedication is currently compromised by existing fencing on both roadways and trees on Berglund Road.

GCRB recommends the following conditions be added, if approved;

1. Applicant shall apply for a driveway approach permit with GCRB, for lot 1.
2. Applicant shall remove all trees, and fencing from the Gem County dedicated right of way.
3. Applicant shall coordinate with surveyor, to indicate relinquished rights for any existing access to lots 1 and 2 not approved by GCRB.

If you have any questions please contact me at 208-365-3305.

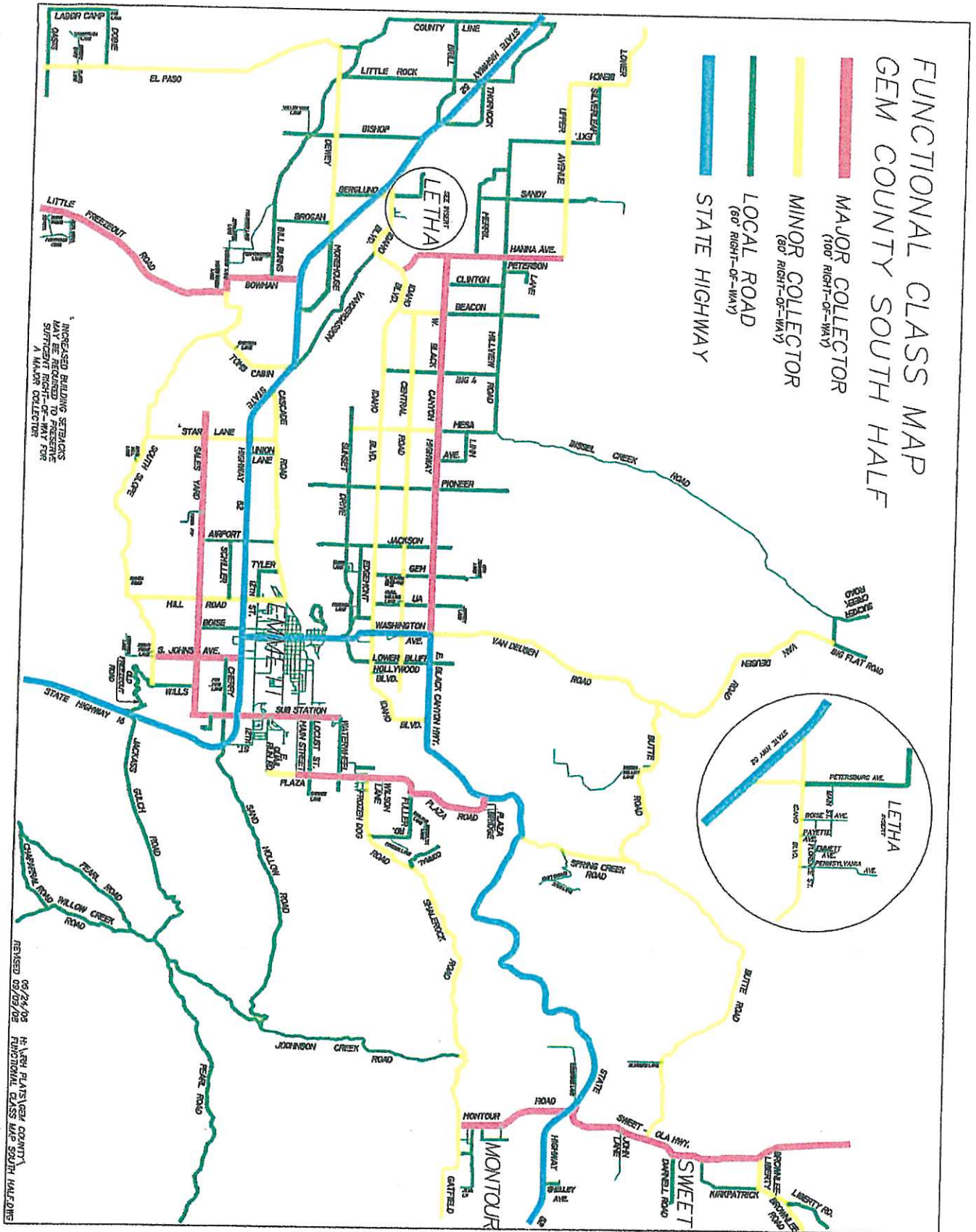
Thank you,

A handwritten signature in blue ink, appearing to read "Neal Capps", is written over the "Thank you," text.

Neal Capps, Director
Gem County Road & Bridge

FUNCTIONAL CLASS MAP GEM COUNTY SOUTH HALF

- MAJOR COLLECTOR
(100' RIGHT-OF-WAY)
- MINOR COLLECTOR
(80' RIGHT-OF-WAY)
- LOCAL ROAD
(60' RIGHT-OF-WAY)
- STATE HIGHWAY



LAND USE APPLICATION

DATE: 05-5-2022

PROJECT: MIN 22-003

ROAD:

Dewey Road

MAJOR/MINOR COLLECTOR:

Minor

ROAD PROJECTS:

N/A

ROAD SURFACE:

Asphalt

ROAD WIDTH:

Approximately 24Ft.

ROAD LENGTH:

Approximately 5 miles

RIGHT OF WAY - DISTANCE:

40 feet form center

APPROACH PERMIT:

No need to obtain

SAFETY IMPROVEMENTS:

Chip Seal in 2021

TRAFFIC COUNTS:

N/A


SIGNATURE:

5-5-2022
DATE:

OFFICE OF
Megan Keene
TREASURER
TAX COLLECTOR
PUBLIC ADMINISTRATOR

GEM COUNTY



415 E MAIN STREET
ROOM 200
EMMETT, IDAHO 83617
(208) 365-3272

May 3, 2022

Gem County Development Services Department
Attn: Michelle Barron, Associate Planner
109 S. McKinley Avenue
Emmett, ID 83617

RE: Minor Subdivision (Schitts Creek Subdivision)—**MIN-22-003**
Loc: Berglund Road
PIN: RP06N03W016300

Dear Michelle,

After reviewing the minor subdivision application for the Schitts Creek Subdivision, MIN-22-003, the following are my comments regarding the above referenced parcel:

Parcel RP06N03W016300 has the 2021 taxes paid in full and will have 2022 taxes due at a future date.

Any split/combined/property boundary adjustment/minor sub parcels must have all taxes paid in full.

***Please note--Splits, Combos, PBAs, Platted Subdivisions, and Manufactured Homes Declared Real need to be correctly recorded by no later than May 1, 2022, in order to show up in the 2022 Assessment Roll and 2022 Tax Roll. Anything recorded after that date will be valued and taxed based on how the property was January 1, 2022.*

If you have any questions, please feel free to contact the Treasurer's office.

Sincerely,

A handwritten signature in black ink that reads "Megan Keene". The signature is written in a cursive, flowing style.

Megan Keene
Gem County Treasurer



ENTERPRISE DITCH COMPANY

3740 COUNTY LINE ROAD ~ EMMETT, IDAHO 83617

3740 County Line Road
Emmett, ID 83617

Date: May 5, 2022

Gem County Development Services
109 S. McKinley Ave.
Emmett, ID 83617

Gem County Development Services,

The Enterprise Ditch Company (EDC) has received notice from the Gem County Development Services that there is a proposed subdivision within EDC service area. The Board of Directors reviewed the application and letter of intent for the minor subdivision Schitts Creek Subdivision on Berglund Road and have the following requirements for the said property:

1. The developer is required to deliver water to each parcel. Developer must submit a written irrigation and waste water plan. A pressurized system is required.
2. All plans must abide by the EDC right of way policy.
3. The developer must submit subdivision blue prints.
4. The developer must complete a Subdivision Application and return it with appropriate fees.
5. The developer must create a water users association.
6. The developer must obtain a permissive use permit for underground power that crosses EDC right of way.
7. Before approval is granted by EDC, all documents and appropriate fees listed above need to be submitted to EDC. They will be reviewed at the next Board of Directors meeting.

Sincerely,

Michelle Potter
Enterprise Ditch Secretary / Treasurer



Gem County Assessor

Hollie Ann Strang

415 E Main Street, Room 201 ~ Emmett, Idaho 83617

Phone: (208) 365-2982 ~ Fax: (208) 365-2163 ~ Email: assessor@co.gem.id.us

Assessor's Office Review for
Subdivision/Administrative Split/
Administrative Combo/Property Boundary Adjustment

Date received from DS: 4/29/22 Due Date: 5/16/22 Review #: 1 DS File #: 22-003 ^{mini #}

Current parcel numbers: Schitts Creek
Sub - RPO6N03W01E300
(Grapatin)

The Gem County Assessor's office has reviewed the submitted documents. Our findings are summarized below.

	Compliant	Non-compliant	Not Reviewed	Initials
Conveyances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>SW</u>
Closures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>SW</u>
Fit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>SW</u>

Comments: No new conveyances provided for review

Fit can't be verified thru previously recorded surveys,
however can proceed after surveyor review.

Closures are compliant to standards on
both lots.

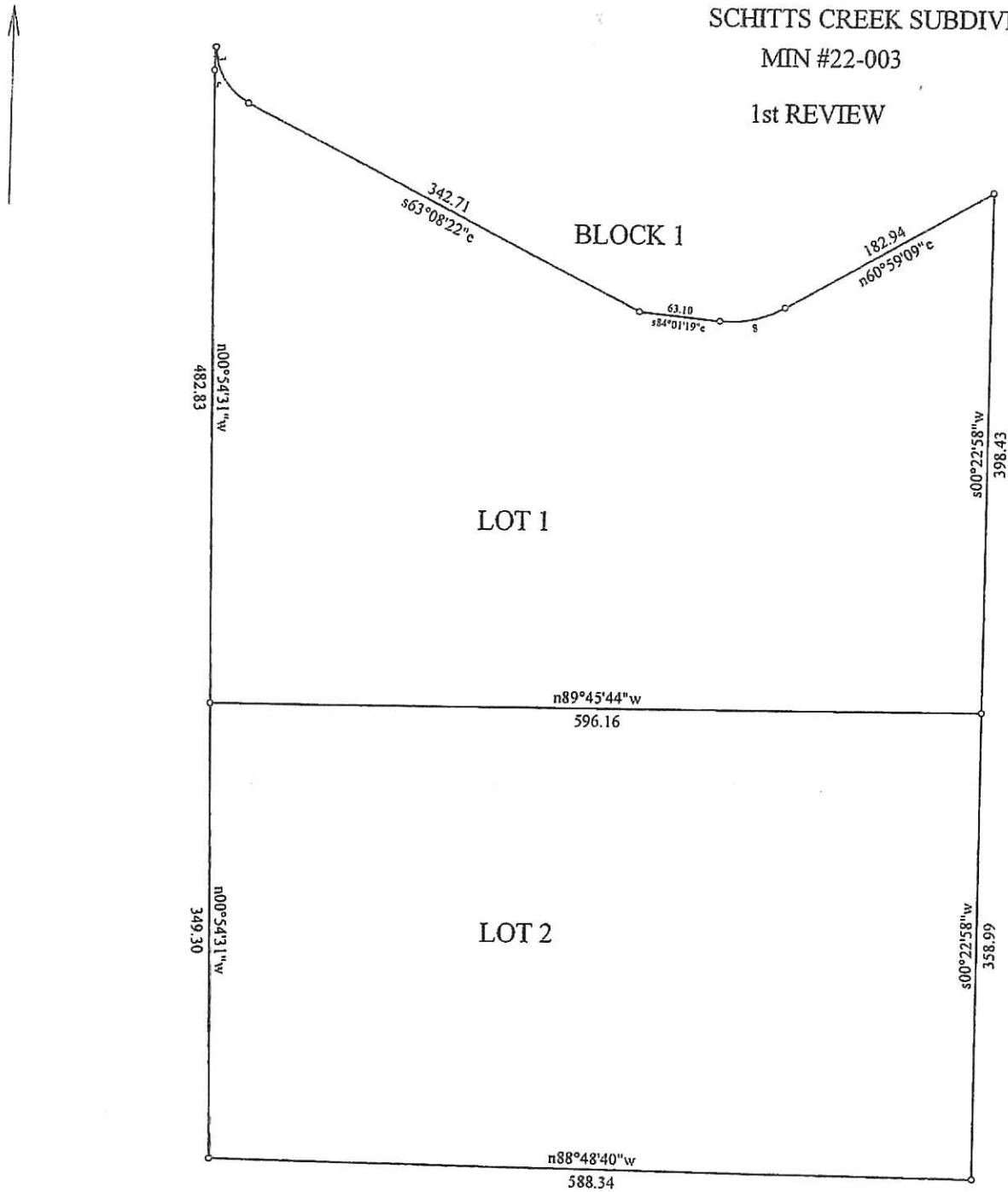
Max Wiley 5/16/22
Mapper Signature Date Completed

Danielle Kinnelle 5/17/22
Assessor Signature Date
Chief Deputy

SCHITTS CREEK SUBDIVISION

MIN #22-003

1st REVIEW



Title:

Date: 05-16-2022

Scale: 1 inch = 120 feet

File: SchittsCreek_MIN22003_1stRev_ALL LOT MERGE_16MAY2022.des

Data and Deed Call Listing of File: SchittsCreek_MIN22003_1stRev_ALL LOT MERGE_16MAY2022.des

L1 - Tract 1: 5.000 Acres: 217800 Sq Feet: Closure = s69.3740e 0.01 Feet: Precision = 1/221753: Perimeter = 2190 Feet
L2 - Tract 2: 4.814 Acres: 209692 Sq Feet: Closure = s29.5808w 0.01 Feet: Precision = 1/226967: Perimeter = 1893 Feet

001=/SW,01,06N,03W

002=/S89.4544E 643.49

003=/N00.2258E 29.02

004=/N00.2258E 358.99

005=n89.4544w 596.16

006=n00.5431w 482.83

007=n00.0343w 17.61

008=n89.5617e 1.14

009: Lt, R=47.00, Arc=51.96, Delta=63.2045
Bng=s31.1537e, Chd=49.36

010=s63.0822e 342.71

011=s84.0119e 63.10

012: Lt, R=87.00, Arc=53.13, Delta=34.5932
Bng=n78.2855e, Chd=52.31

013=n60.5909e 182.94

014=s00.2258w 398.43

015=@0 Merge B 1 LOT 2

016=/SW,01,06N,03W

017=/S89.4544E 643.49

018=/N00.2258E 29.02

019=n88.4840w 588.34

020=n00.5431w 349.30

021=**s89.4544e 596.16

022=s00.2258w 358.99



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5/16/2022

To: Jennifer Kharri, Planning Director
Michelle Barron, Development Service Coordinator

RE: Schitts Creek Sub – MIN (#22-003) - 1st Review
RP06N03W016300

The New Conveyances were not provided for review at this time.

The FIT can't be verified through previously recorded surveys, however can proceed after surveyor review.

Closures for all parcels are compliant to standards. For individual parcels, please refer to details below.

- BOUNDARY -
 - ☒ Precision = 1 / 598,444
 - ☒ Closure = 0.01 ft
 - ☒ Acreage match – Description supplied – 11.547; Calculated Acreage – 11.547
 - ☒ Meets compliance standards
- LOT 1 -
 - ☒ Precision = 1 / 221,753
 - ☒ Closure = 0.01 ft
 - ☒ Acreage match – Description supplied – 5.000; Calculated Acreage – 5.000
 - ☒ Meets compliance standards
- LOT 2 -
 - ☒ Precision = 1 / 226,967
 - ☒ Closure = 0.01 ft
 - ☒ Acreage match – Description supplied – 4.814; Calculated Acreage – 4.814
 - ☒ Meets compliance standards

Sfar Wiley

Certified Cadastral Specialist #144
Gem Co GIS Tech
(208)477-2005
swiley@co.gem.id.us

Michelle Barron

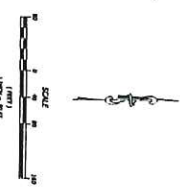
From: Sarah Arjona <Sarah.Arjona@itd.idaho.gov>
Sent: Monday, May 16, 2022 10:34 AM
To: Michelle Barron
Subject: MIN-20-003

Good morning,

ITD has received application MIN-20-003 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

*Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338*

[illegible]

2. THIS SUBDIVISION IS ZONED A



OWNER/DEVELOPER:
JERAMY GRAPATIN AND
ANGELIA COCHELL
1391 N. MIDTOWN ST.
MERIDIAN, ID 83642
(208) 412-3933

5/2/2016



SHEET: 1 OF 3	DATE: 4/2022	DRAWN BY: AR	CHECKED BY: AR	JOB#: 121216	DMG#: 121216-4
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NOTES

1. THE EXISTING ZONING OF THE SUBDIVISION IS A-2.

2. PARC 12, 13, 2000/91, THIS PLAT IS WITHIN AN EXISTING JURISDICTION DISTRICT AND THE LOTS ARE WITHIN AN EXISTING AND SUITABLE TO DEVELOPMENT WITHIN THE JURISDICTION DISTRICT AND ARE ELIGIBLE TO ACQUIRE FROM OTHER JURISDICTION DISTRICTS TO ACQUIRE.

3. 1. INDIVIDUAL BUILDING SERVICES SHALL BE IN ACCORDANCE WITH THE 681 ISSUANCE OF JUDICIAL, BUILDING PERMITS OR AS SPECIFICALLY APPLICABLE AND AS REQUIRED.

4. THE DEVELOPMENT RECOGNIZES SECTION 23-450 OF THE IDAHO CODE, APPLICABLE TO PARC 42, WHICH STATES, "NO ADDITIONAL PLAT, SUBDIVISION, EASEMENT, FACILITY OR DEVELOPMENT THEREON SHALL BE REQUIRED TO BE OBTAINED FROM THE BOARD OF PLANNING AND ZONING, OR FROM THE ASSOCIATING MUNICIPALITY, UNTIL AFTER IT HAS BEEN IN OPERATION FOR MORE THAN (1) ONE YEAR, WHEN THE OPERATION, FACILITY OR DEVELOPMENT OF THE SUBDIVISION HAS BEEN IN OPERATION FOR AT LEAST ONE YEAR, THE BOARD OF PLANNING AND ZONING SHALL REEVALUATE THE IMPACTS OF THE SUBDIVISION NOT ONLY WITH RESPECT TO THE IMPROVED OR IMPROVED OPERATION OF AN EXISTING FACILITY, BUT ALSO WITH RESPECT TO THE IMPROVED OR IMPROVED OPERATION OF AN EXISTING FACILITY, AND SHALL, UPON ALL REQUIRED, BE COMPLY BUILDING SERVICES.

5. ALL FUTURE STRUCTURES ERECTED WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED TO REMAIN OUTSIDE ANY PUBLIC UTILITY, DRAINAGE AND EASEMENT AREAS, AND SHALL NOT ALL REQUIRED, BE COMPLY BUILDING SERVICES.

6. THERE IS A 10' FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ABOVE ALL LOTS.

7. THIS SUBDIVISION IS IN PARC 4, 450 OF THE DETERMINED PLACED AND SHALL BE A FUTURE ERECTED.

DIRECTOR'S MARSHALL

THIS SUBDIVISION WAS PREPARED TO CREATE A TWO LOT SUBDIVISION, THIS SUBDIVISION WAS PREPARED TO CREATE A TWO LOT SUBDIVISION.

REFERENCES

R1) WARRANTY DEED INST. NO. 334890
R2) RECORD OF SURVEY INST. NO. 267100
R3) RECORD OF SURVEY INST. NO. 246393
R4) RECORD OF SURVEY INST. NO. 189226

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE EASEMENTS SHOWN ON THIS PLAT ARE NOT REDUCED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 55-1314, WE THE UNDERSIGNED, DO HEREBY STATE THAT THE INDIVIDUAL LOTS SHOWN HEREON WILL BE SERVED BY INDIVIDUAL WELLS.

THE LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL, SEPTIC BASIN/UNITALS.

THE EXISTING STREETS, BIRCHLAND ROAD AND DEWEY ROAD, AS SHOWN HEREON, ARE DEDICATED TO THE PUBLIC. THIS PARCEL IS SITUATED IN A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE FIRST MERIDIAN, GEM COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CORNER, MARKING THE SOUTHWEST CORNER OF SECTION 1, FROM WHICH A S.P. BEARS WITHIN 100', MARKING THE 1/4 CORNER COMMON TO SECTIONS 1 AND 12, BEARS N46°46'44"W, 267.28 FEET; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 1;

THENCE N40°22'35"E, CONCORDANT WITH THE WEST BOUNDARY OF SAID S.W. 1/4 OF THE S.W. 1/4, A DISTANCE OF 128.40 FEET; THENCE LEAVING SAID WEST BOUNDARY, S89°37'02"E, 12.65 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 32.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.80 FEET, WITH A CENTRAL ANGLE OF 89°01'47", SUBTENDED BY A CHORD BEARING S44°39'02"E, 35.20 FEET TO THE CENTERLINE OF THE RIVER CHANNEL;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES:

S.80°29'46"W, 308.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

31.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 47.28 FEET, WITH A CENTRAL ANGLE OF 87°09'05", SUBTENDED BY A CHORD BEARING S31°15'07"E, 78.50'

S.84°29'22"E, 342.21 FEET;

S.44°01'19"E, 63.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

53.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 87.60 FEET, WITH A CENTRAL ANGLE OF 34°57'37", SUBTENDED BY A CHORD BEARING N27°28'55"E, 52.31';

N40°39'02"E, 182.14 FEET;

THENCE LEAVING SAID CENTERLINE, S.89°22'35"W, 78.44 FEET TO SAID SOUTH BOUNDARY;

THENCE N89°05'44"W, CONCORDANT WITH SAID SOUTH BOUNDARY, 643.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.594 ACRES, MORE OR LESS.

JERRY GRANT, OWNER

ANGELA COOPER, OWNER

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF GEM } SS

ON THIS DAY OF 2022, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JERRY GRANT, AN UNMARRIED MAN AND ANGELA COOPER, AN UNMARRIED WOMAN, KNOWN TO ME TO BE THE OWNERS AND THAT EXECUTED THE INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY DEEDED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, JOSEPH R. JONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND OWNER REPRESENTATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

JOSEPH R. JONES



P.L.S. 13982



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

DEED	DATE	REMARKS	CHECKED BY	DATE	FILED
2 OF 3	4/20/22	AR	AR	12/11/6	12/11/6-7P

HEALTH DEPARTMENT

SAVANTY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 56, CHAPTER 13 ARE IN FORCE. NO OWNERS SHALL CONSTRUCT ANY NEW OR EXISTING FACILITIES FOR PERSONS USING SAID PREMISES UNTIL SAVANTY RESTRICTIONS ARE SATISFIED.

SOUTHWEST DISTRICT HEALTH DEPARTMENT, BNS DATE

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR GEM COUNTY, IDAHO, DO HEREBY STATE THAT I HAVE CHECKED THIS SUBDIVISION PLAT AND THAT IT IS IN CONFORMANCE WITH THE SAID IDAHO CODE, TITLE 56, CHAPTER 13, AND TITLE 55, CHAPTER 16, RELATING TO PLATS AND SURVEYS.

DAVID R. KONZEL P.E./M.S. 2659 DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF GEM, STATE OF IDAHO, FOR THE YEAR 2022, HAVE RECEIVED FROM THE LAND SURVEYOR THE TAX YEAR, THE PRESENTLY TAX LAYED FOR THE YEAR IS A LBN DUE AND NOT YET PAYABLE. THIS CERTIFICATION IS VALID IF RECORDED WITHIN THIRTY (30) DAYS OF CERTIFICATION.

GEM COUNTY TREASURER DATE



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF COUNTY ASSESSOR

I, THE UNDERSIGNED COUNTY ASSESSOR IN AND FOR THE COUNTY OF GEM, STATE OF IDAHO, DO HEREBY STATE THAT THIS PLATTING IS ACCEPTABLE FOR ASSESSMENT PURPOSES.

GEM COUNTY ASSESSOR DATE

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

THIS PLAT OF SCOTT'S CREEK SUBDIVISION AND DEDICATION OF BERGLUND ROAD AND BROGAN ROAD, SHOWN HEREON IS HEREBY ACCEPTED THIS DAY OF 2022, BY THE BOARD OF COUNTY COMMISSIONERS OF GEM COUNTY, IDAHO.

CHAIRMAN DATE

CERTIFICATE OF COUNTY RECORDER





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EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAVTOOTH
Land Surveying, LLC
WWW.SAVTOOTHLLC.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	DATE:
3 OF 3	4/20/22	AK	AK	12/21/16