

NOTICE OF PUBLIC HEARING

THE GEM COUNTY ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JUNE 13, 2022, AT 6:00 P.M. AT THE GEM COUNTY COURTHOUSE, 415 EAST MAIN ST., EMMETT, ID IN ADDITION TO A ZOOM MEETING/CALL TO HEAR THE FOLLOWING REQUESTS:

A Variance request by Cody Thornock and Jennifer Ketcham on property they own to allow a reduced setback instead of the 30-foot front setback that Gem County Code requires for the existing buildings to remain after the required Right-of-Way dedication for an upcoming Minor Subdivision located at 753 East Idaho Boulevard, T 06N R 01W, Section 5, Parcel # RP06N01W052590.

A Rezone request by Devon and Melissa Hass to rezone 5.49 +/- acres, from A-2 – Rural Transitional Agriculture (a 5 acre minimum lot size) to R-3 – Residential Transitional (a 2 acre minimum lot size) Located at 3850 S. Mill Road, T 06N, R 01W, Section 19, Parcel # RP06N01W196355.

A Preliminary Subdivision Plat (JMH Farms PP Subdivision) application by Anthony Hafen to request approval of 8 buildable lots on approximately 40.012 +/- acres, owned by JMH Farms LLC located at 3663 Gem Avenue, T 07N, R02W, Section 25, Parcel #RP07N02W254580.

A Special Use Permit Amendment Request for Trace, Inc. DBA Babby Farms on property owned by Turquoise Mountain Holdings LLC to change hours of operation for SUP #12-001, located at 5900 El Paso Road in T 06N, R 03W, Section 22, Parcel # RP06N03W223795.

Zoning Ordinance Amendments to Title 11, various chapters and sections and Title 12, various chapters and sections, to remove the Joint Planning Commission and revise the Zoning Commission to a Gem County Planning and Zoning Commission.

THE APPLICATIONS AND LEGAL DESCRIPTIONS ARE AVAILABLE FOR REVIEW -BY CONTACTING THE DEVELOPMENT SERVICES DEPARTMENT VIA EMAIL (MBARRON@CO.GEM.ID.US) OR PHONE 208-365-5144.

WRITTEN CORRESPONDENCE IS HIGHLY RECOMMENDED AND MUST BE SUBMITTED TO THE DEVELOPMENT SERVICES OFFICE (109 SO. MCKINLEY AVE., EMMETT, ID.) NO LATER THAN 12:00 P.M. JUNE 6, 2022. WE HAVE A MAIL SLOT IN OUR DOOR FOR CONVENIENCE. WRITTEN CORRESPONDENCE WILL BE GIVEN TO THE ZONING COMMISSION FOR CONSIDERATION AND IS THE BEST WAY TO SHARE YOUR COMMENTS AND CONCERNS.

THE MEETING LINK AND CODE FOR CALLING IN WILL BE LISTED ON THE DEVELOPMENT SERVICES PAGE AT WWW.GEMCOUNTY.ORG/DEVELOPMENT-SERVICES/ FOR ANYONE WISHING TO ATTEND THESE MEETINGS. IF YOU DO NOT HAVE ACCESS TO THE WEB PAGE, YOU MAY CALL THE DEVELOPMENT SERVICES OFFICE AT 208-365-5144 PRIOR TO THE MEETING TO GET A MEETING LINK OR CALL IN CODE.

PUBLISH MAY 25

Jennifer Kharri
Planning Director