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MASTER PUBLIC HEARING APPLICATION

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

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

- ☐ APPEAL
- ☐ COMPREHENSIVE PLAN TEXT AMENDMENT
- ☐ COMPREHENSIVE PLAN MAP AMENDMENT
- ☐ DESIGN REVIEW
- ☐ DEVELOPMENT AGREEMENT
- ☐ PLANNED UNIT DEVELOPMENT
- ☐ PLANNED COMMUNITY
- ☒ REZONE
- ☐ SPECIAL USE PERMIT
- ☐ SPECIAL USE PERMIT (MINERAL EXTRACTION)
- ☐ SUBDIVISION, PRELIMINARY
- ☐ SUBDIVISION, MODIFICATION
- ☐ SUPPLEMENTAL AMENDMENT
- ☐ VACATION
- ☐ VARIANCE
- ☐ ZONING TEXT AMENDMENT

PROJECT NAME: 1725 W. Central Rd. Minor Subdivision

SITE INFORMATION:

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

Quarter: W Section: 36 Township: 07N Range: 02 W Total Acres: 5.298

Subdivision Name (if applicable): N/A

Lot: _____ Block: _____

Site Address: 1725 W. Central Rd. City: Emmett

Tax Parcel Number(s): RP004 90102 Current Zoning: County Residential Current Land Use: Residential

PROPERTY OWNER:
Name: Jason Gregory Bell
Address: 1725 W. Central Rd.
City: Emmett State: ID Zip: 83617
Telephone: 208-794-4358
Email: jasongbell@msn.com

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

Jason Bell 1-12-2023
Signature: (Owner) Date

APPLICANT:
Name: Jason Gregory Bell
Address: 1725 W. Central Rd.
City: Emmett State: ID Zip: 83617
Telephone: 208-794-4358
Email: jasongbell@msn.com

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

Jason Bell 1-12-2023
Signature: (Applicant) Date

OFFICE USE ONLY

File No.: RZ23-002	Received By: SC	Date: 1-17-23	Fee: $710.00	Receipt No: 2023-00099

January 11, 2023

Gem County Development Services
109 South McKinley
Emmett, Idaho

Dear Commission,

As an Emmett, Idaho resident since 1995 and local owner of 1725 West Central Rd, since 1999, I ask to please consider this letter of intent to rezone Parcel #RP00490102, 1725 W. Central Rd. Emmett, Idaho 83617, to a Minor Subdivision. I would ask to divide the listed property into three, one-acre parcels and keep the existing home on the remaining two-acre parcel. The purpose of this request is to acquire three one-acre parcels to sell or build a single-use residential home on each parcel, while maintaining the current home on two-acres; as I will be retiring December 31, 2023. I would like to have the additional proceeds to secure my future.

a. This rezone request complies with the current Comprehensive Plan text and future land use map adopted by the Board of County Commissioners on June 12th, 2007. The adoption of this Comprehensive Plan provides landowners the opportunity to rezone parcels to one-acre.

b. The requested amendment is not materially detrimental to the public health, safety, or welfare. Adding three new residences to this rural area of Gem County will add minimal traffic on Central Road.

c. The subject property meets the minimum dimensional standards (one-acre parcels) of the proposed zoning district.

d. Building three additional one-acre single-use residences would be appropriate and harmonious with the general vicinity and would not change the general character of the surrounding area.

e. Public services have been considered in this rural area and will not impose additional costs upon current residents of Gem County's planning jurisdiction. On January 11, 2023, I reached out Shadow Butte Elementary (subject area school district) to check classroom capacity, as not to burden my neighbors with overcrowding the school system. I was informed they are not at capacity. Other services considered were Idaho Power (electricity), Gem County Rural Fire Department, Gem County Sheriff's Office, and Gem County Solid Waste Department. City services such as water, sewer and natural gas will not be impacted, as they are not provided in this area. After considering public facilities and services, I cannot find any signs of economic, social, or physical stress on the existing use surrounding areas by adding three single use residences,

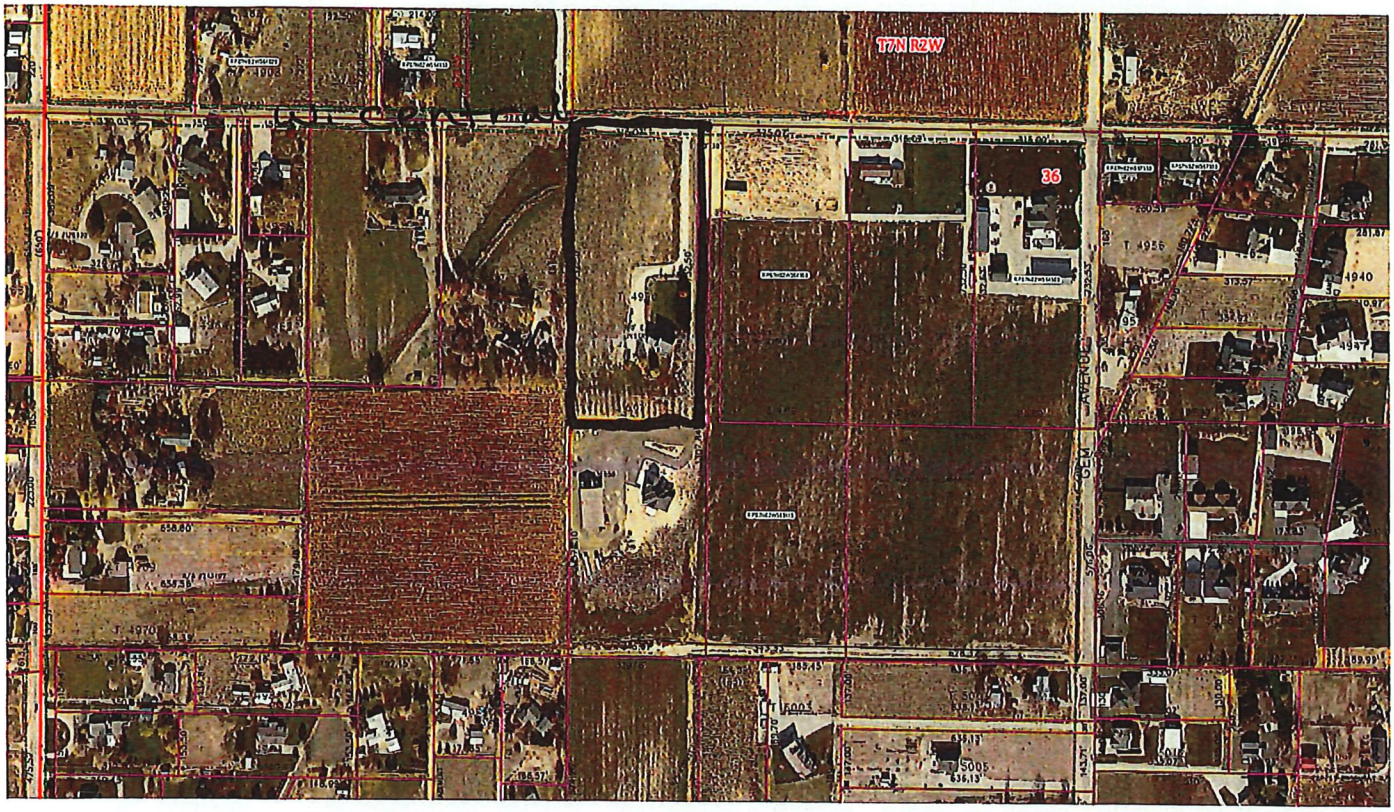
In closing, I hope you consider my request.

Sincerely,

Jason Gregory Bell
1725 W. Central Rd.
Emmett, Idaho 83617
(208) 794-4358
Jasongbell@msn.com
RP07N02W364990, RP00490102

attachments: Fee check #1058, Legal Description/Proof of Ownership, Vicinity Sketch

N



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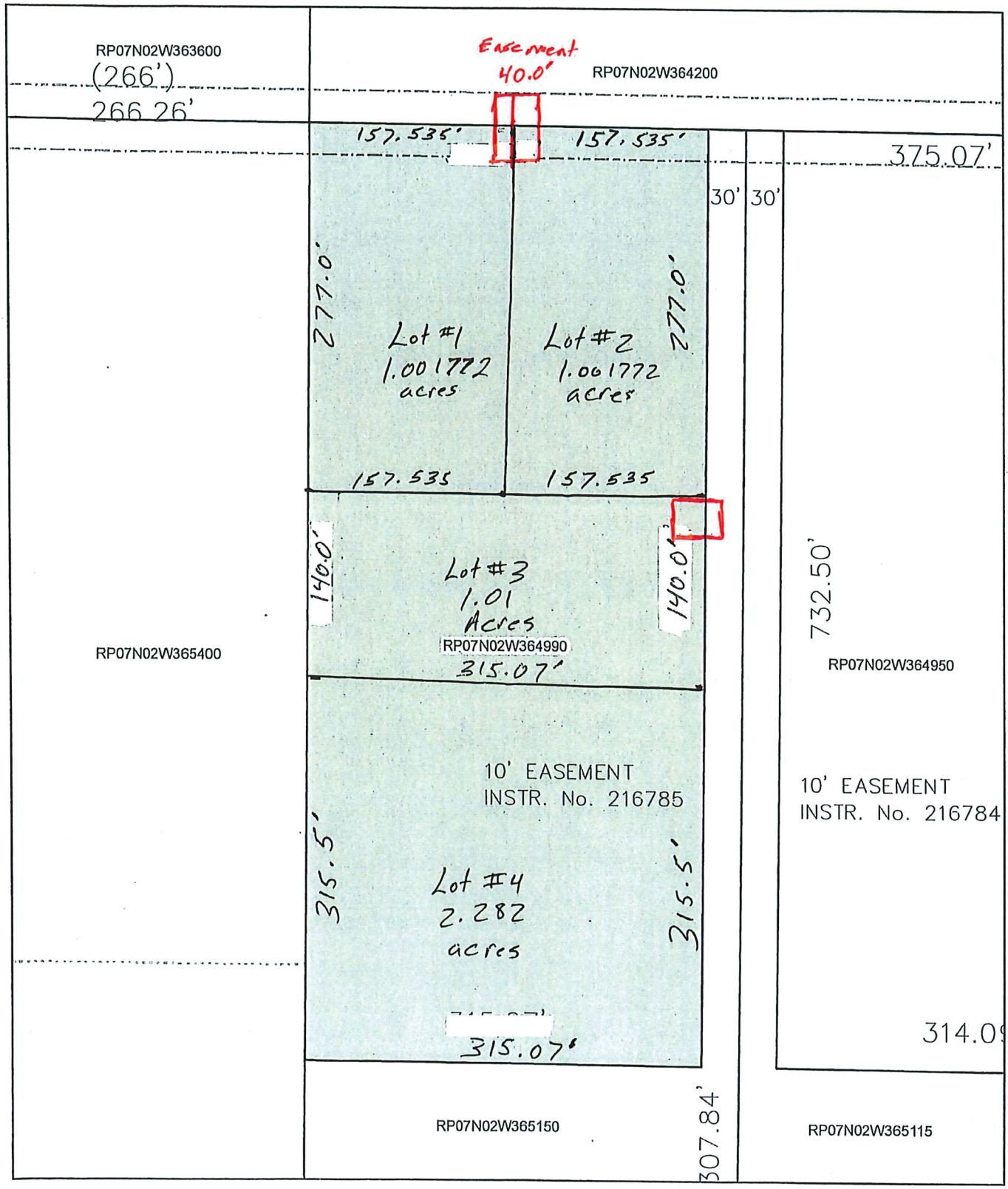
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