



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.)

- | | | |
|--|--|---|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUPPLEMENTAL AMENDMENT |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> REZONE | <input type="checkbox"/> VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT | <input type="checkbox"/> SPECIAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> SPECIAL USE PERMIT (MINERAL EXTRACTION) | <input type="checkbox"/> ZONING TEXT AMENDMENT |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input checked="" type="checkbox"/> SUBDIVISION, PRELIMINARY | |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> SUBDIVISION, MODIFICATION | |

PROJECT

NAME: BIG SKY ESTATES SUBDIVISION

SITE INFORMATION:

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

Quarter: NE Section: 33 Township: 7N Range: 3W Total Acres: 31.65
Subdivision Name (if applicable): BIG SKY ESTATES

Site Address: 3409 LITTLE ROCK ROAD Lot: _____ Block: _____
City: EMMETT

Tax Parcel Number(s): _____ Current Zoning: A2 Current Land Use: RESIDENTIAL & GRAZING

PROPERTY OWNER:

Name: BIG SKY INVESTMENTS, LLC.

APPLICANT: ELS, PLLC.

Name: MIKE ENGBRITSON

Address: 845 S. LAKE POINTE WAY

Address: 2251 S. SUMAC ST.

City: EAGLE

State: 10

Zip: 83616

City: BOISE

State: 10

Zip: 83706

Telephone: 209-613-1611

Telephone: 208-859-6032

Email: coachterp@hotmail.com

Email: mike@elsurveys.com

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

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

Salley J. Jorgensen, Mgr. 6/9/22
Signature: (Owner) Date

Michael R. Engbrtson 7 JUNE 2022
Signature: (Applicant) Date

File No.: PP-22-008

Received By: MB

OFFICE USE ONLY

Date: 6/9/22

Fee: 1200.00

Receipt No: 22-280

ELS ENGBRITSON LAND SURVEY'S, PLLC.

2251 S. Sumac Street, Boise, Idaho 83706

Telephone (208) 859-6032 mike@elsurveys.com

7 June 2022

Gem County Development Services
109 South McKinley
Emmett, ID 83617

Re: Big Sky Estates Subdivision – PP-22-008

Gem County Development Services:

ELS, PLLC. has been retained by Big Sky Investments, LLC. to prepare and process the associated applications for Big Sky Estates. Attached please find the applications for both the Preliminary Plat and Private Road.

This letter details the existing property, surrounding land use, proposed development and associated private road. Please reference the attached Preliminary Plat for a detailed diagram and additional information.

The property: 3409 Little Rock Road, Emmett, ID 83617 – Assessor Parcel No. RP07N03W331238 – Zoned A2 – Warranty Deed from the Mary Anne Ball Trust to Big Sky Investments, LLC., Instrument No. 341032 dated April 25, 2022. The property consists of 31.65 acres and has one existing residence and two outbuildings on a small portion thereof, the remainder of the property is used as pasture for grazing cattle. The surrounding properties are used similarly and zoned A2.

Proposed development: Big Sky Estates would consist of five (5) Lots with an average size of 6.316 acres served by private driveway. Southwest District Health (SWDH) has preliminarily approved individual wells and septic systems. Monitoring wells were constructed on each lot April 25, 2022 and ground water has been monitored each week. The soils and to date the monitoring have validated that standard individual septic systems are adequate to provide sewer disposal for the Lots. Irrigation will be provided through Reed Ditch Company. The existing concrete ditch will be extended through the easements as shown adjacent to Lots 1 & 2, 2 & 3 and the cul-de-sac.

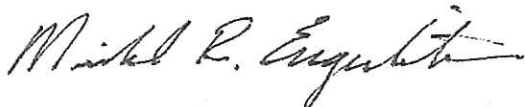
Private driveway: Clear View Lane is proposed within an easement, the easement and proposed cross-section are reflected on the Preliminary Plat. A separate easement document "A Perpetual Public Utilities, Drainage and Cross-Access Easement and Maintenance Agreement" will be recorded concurrently with the Final Plat. The proposed document is included with the Private Road Application for review. The driveway will serve this development together with one additional parcel, Assessor Parcel No. RP07N03W331201 currently addressed as 3405 Little Rock Road and will require a new address. The private driveway will serve 6 total parcels.

This proposed driveway is 2155 feet long terminating in a 60' radius cul-de-sac. We are requesting an exception for both the block length and private road length and have received a waiver from GCFD Chief Rick Welch.

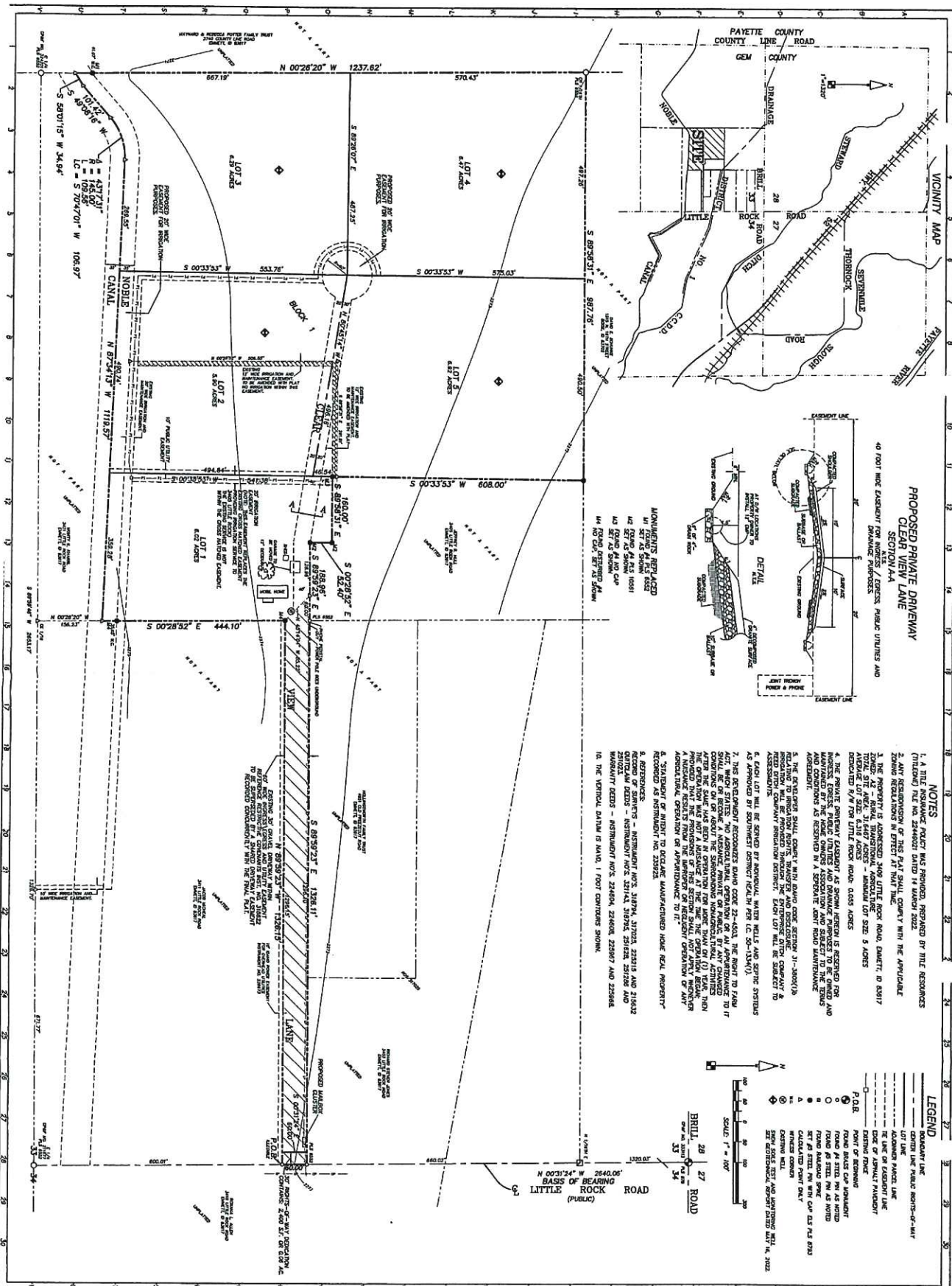
Utilities will be provided underground through the private driveway easement from the end of the overhead facilities as shown on the preliminary plat.

Respectfully,

ENGBRITSON LAND SURVEY'S, PLLC.



MICHAEL R. ENGBRITSON, PLS



PRELIMINARY PLAT PP-22-008
BIG SKY ESTATES SUBDIVISION

PARCEL A PER PBA18-021 WITHIN THE S 1/2 OF THE NE 1/4,
SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 WEST, BOISE MERIDIAN
GEM COUNTY, IDAHO

2022
DEVELOPER
DIG SKY INVESTMENTS, LLC
HOLLY TERPSTRA, MANAGER
845 S. LAKE POINTE WAY, EAGLE, IDAHO 83616
PH: 209-813-1811 EMAIL: coocharp@hotmail.com



ENGBRITSON LAND SURVEYS, PLLC.
2251 S. SUMAC STREET
BOISE, IDAHO 83706
PHONE (208) 859-6032 Mike@eilsurveys.com

[illegible]



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

STAFF REPORT

DESCRIPTION: STANDARD SUBDIVISION PERMIT FOR BIG SKY ESTATES SUBDIVISION

FILE NUMBERS: PP-22-008

P&Z COMMISSION HEARING DATE: SEPTEMBER 12, 2022

APPLICANT: MIKE ENGBRITSON, ENGBRITSON LAND SURVEYS
2251 S SUMAC STREET
BOISE, ID 8370

PROPERTY OWNER: BIG SKY INVESTMENTS, LLC

SITE LOCATION: 3409 LITTLE ROCK ROAD

STAFF PLANNER: JENNIFER KHARRL

1. APPLICATION SUMMARY & OVERVIEW

The applicant, Mike Engebritson, on property owned by Big Sky Investments, LLC, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to construct a single-family residential development on approximately 31.65 acres 3409 Little Rock Road. There is an existing single-family dwelling and outbuildings on site. The property is zoned A-2, Rural Transitional Agricultural.

The PP application proposes 5 building lots. The average building lot size is 6.3 acres. Individual wells and septic systems are proposed for each new lot. A private road is proposed to serve all of the Lots.

Application Review Process

Standard subdivisions require one public hearing before the Commission and one public hearing before the Board. The Board is the final, decision-making body. The Commission must make a recommendation to the Board within 45 days after the public hearing.

Staff Recommendation

Staff finds the majority of the Comprehensive Plan policies and required findings support the approval of the PP application under the proposed conditions. (See further analysis in Sections 4 - 6 below.) If the Commission feels all requirements have been adequately addressed at the hearing, a recommendation can be sent to the Board.

2. APPLICATION & PROPERTY FACTS

A. Site Address/Location:

The property is located at 3409 Little Rock Road. The property is located in Section 33 of Township 7N, Range 3W.

B. Current Owner(s): Big Sky Investments, LLC

C. Applicant(s): Mike Engebretson, Engebretson Land Surveys

D. Present Zoning: A-2, Rural Transitional Agricultural (5-acre min. lot size)

E. Present Comprehensive Plan Designation: Agriculture/Natural Resources

F. Property Size: Approx. 31.65 acres

3. APPLICATION PROCESS FACTS

A. Pre-Application Conference:

In accordance with Gem County Code 12-3-2, a pre-application conference was held on the PP application at the Development Services Department on May 11, 2022. A Notice to Proceed was issued on May 13, 2022.

B. Application Submittal:

The Preliminary Subdivision application for this item was received by the Development Services Department on June 9, 2022 and deemed complete on July 29, 2022.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the Gem County Zoning Commission was published in accordance with requirements of Title 67, Chapter 65, Idaho Code and Gem County Code 11-15-5 on August 24, 2022. Notice of this public hearing was mailed to property owners within 300 feet of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Gem County Code 11-7-6 on August 12, 2022. The physical property was posted for the public hearing on August 18, 2022. Requests for all impact agencies' reviews were mailed on August 12, 2022.

D. Relevant Ordinances and Required Actions:

The Standard Subdivision Permit application review process is outlined in Gem County Code 12-3-8. Standard subdivisions require a public hearing before the Zoning Commission and the Board of County Commissioners ("Board"). The Administrator makes a recommendation to the Commission; the Commission reviews and makes a recommendation to the Board, and the Board is the final, decision-making body (after holding a second public hearing of their own). A final written decision for approval, approval with conditions or denial must be issued by the Board within 30 days of the close of their public hearing (GCC 12-3-8-5).

E. History of Previous County Actions on Property: None.

F. Companion Applications: Private Road Application.

4. LAND USE

A. Existing Land Use(s): Single family dwelling and agriculture.

B. Description of Character of Surrounding Area: The immediate vicinity includes a combination of

pasturelands and low-density single-family residential properties.

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	pastureland; rural residential
South of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	pastureland; rural residential
East of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	pastureland; rural residential
West of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	pastureland; rural residential

D. Existing Site Characteristics: Site is relatively flat with Noble Canal bordering the southern property line.

E. Physical Constraints and Opportunities:

1. Wastewater & Domestic Water: The applicant intends to provide individual wells and septic systems within the development.
2. Topography: Flat
3. Vegetation: Pastureland.
4. Floodplain: No portion of the property lies within a designated FEMA floodplain.
5. Canals/Ditches/Irrigation/Creeks: The property lies within the boundaries of the Reed Ditch Company jurisdiction.
6. Hazards: Staff is not aware of any existing or potential hazards on the property. The applicant should disclose any known hazards on the property at the public hearing.

F. Streets and/or Access Information: All Lots will have access via a proposed private road.

5. COMPREHENSIVE PLAN POLICIES & GOALS [Staff comments and analysis are shown in *italics*.]

The Comprehensive Plan **Future Land Use Map** identifies the subject property as “Agriculture/Natural Resources”.

The Comprehensive Plan defines the “Agriculture/Natural Resources” category (in **Chapter 12**,) as follows:

“Irrigated and non-irrigated lands located throughout the county that consist of a diversity of natural resource-based land uses, including crops, pastures, grazing, mining, forestry and similar industries that are land-dependent.”

The Plan also notes that “this is an area where the community recognizes that there will be rural residential in long-range planning, but the purpose of this land-use policy is to buffer agricultural pursuits and to provide guidelines for conversion to future rural residential development of 1 unit to 40 acres or more. . New building and development within the Agriculture/Natural Resources area is based upon the existing zoning.”

This property is located in A-2 zone and within the Agriculture/Natural Resources designation of the Future Land Use Map. The property contains 31.65 acres and all proposed lots will meet the minimum zoning requirement.

Supporting Policies/Goals

The Comprehensive Plan includes the following policies that generally support this application:

- Housing, 3.1.3 and Land Use, 12.2.3 – Encourage compatible infill development, which will complement existing neighborhoods.
- Natural Resources, 6.10 – Manage storm water generation and disposal consistent with best-available technology to prevent degradation of water quality and natural resources.
The developer will be required to contain all stormwater run-off on site.
- Natural Resources, 6.11 – Prevent contamination of groundwater from sewage and wastewater through appropriate planning, treatment and through regulations.
SWDH has requires a Subdivision Engineering Report to ensure the proposed septic systems will meet the required regulations.
- Public Facilities, 9.4.1- All proposed commercial, industrial and residential (subdivision) development plans should be reviewed by fire and police protection personnel.
- Transportation, 10.1.4 – Encourage a clustering of access points along arterial and section line roads where applicable.
The plat has a single point of access to Little Rock Road via an existing driveway that is proposed to become a private road.
- Land Use, 12.2.1 – Encourage the provision of quality and diverse housing, as well as creative subdivision designs, of all prices ranges for present and future residents.

6. ZONING ORDINANCE [Staff comments and analysis are shown in *italics*.]

- A. Gem County Code (GCC) 11-4-2.A. lists the purpose of the A-2, Rural Transitional Agriculture, zone as follows: “Lands lying within those unincorporated portions of Gem County that are likely to undergo a more intensive urban development. The regulations governing this zone are designed to protect agricultural pursuits and provide guidelines for conversion to suburban development. The minimum lot size is 5 acres.”

The property is found to comply with the intent and purpose of the A-2 zone to allow single-family uses on 5-acre lots.

Attached Exhibits

- Exhibit A – Required Findings
- Exhibit B – Proposed Conditions of Approval
- Exhibit C – Proposed Preliminary Plat

EXHIBIT A

REQUIRED FINDINGS FOR STANDARD SUBDIVISION PERMIT Big Sky Estates Subdivision (File #PP-22-008)

GCC 12-3-8-6 outlines the following required findings the County must make before an application can be approved. It states that “No standard subdivision permit application shall receive a recommendation of approval from the Commission or be approved by the Board unless each of the following findings and conclusions are made.” There are nine (9) required findings. Each of these is listed below with staff comments and analysis shown in *italics* below each one. The Commission or Board may agree, disagree, and/or modify staff’s proposed findings, but a finding cannot be omitted altogether. Each finding must be found to be either in favor or not in favor of the application.

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.

The applicant is proposing private, individual domestic wells for each lot, which is permitted under Gem County Code for lots in the A-2 zone. The Dept. of Water Resources was sent a copy of the plat application but no response was received regarding the water supply. Gem County does not have any adopted water quality standards separate from the State of Idaho (DEQ or IDWR). 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. Domestic wells (those used for homes and other drinking purposes, used to irrigate no more than a ½ acre of land, and where no more than 13,000 gallons per day is used) are exempt from having to obtain a water right under Idaho statute. The proposed subdivision complies.

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

An on-site, Pre-Development Meeting with SWDH and the applicant/developer was held and due to the high water table, ground water monitoring was required. All current SWDH rules and regulations pertaining to subsurface sewage disposal must be achieved. Upon submittal of the Final Plat application, the applicant will need to comply with SWDH requirements including hiring an engineer to supply a Subdivision Engineering Report (SER) and septic permits must be issued before any building permits are released by Gem County. DEQ standards shall be required as administered by Southwest District Health Department (SWDH).

3. Proposed streets are consistent with the transportation element of the Comprehensive Plan and meet Gem County Road and Bridge Department Standards.

The plat proposes to construct a new private road to serve the subdivision. Little Rock Road is classified as a Local Road roadway and requires a minimum 60-foot right-of-way width. The applicant is proposing to dedicate 30-feet of public right-of-way from the centerline of Little Rock Road to meet this requirement.

The Gem County Road & Bridge Department (Neal Capps) was notified of the application and responded in writing regarding the approach off of Little Rock Road.

4. **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.**

Staff is not aware of any soil or topographical conditions that may present a hazard within this development.

5. **The area proposed for 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 is within the Agriculture/Natural Resources designation on the Gem County Comprehensive Plan Future Land Use map. The A-2 zone allows for the development of single-family dwellings on minimum 5-acre lot sizes. This minimum lot size is met with the Big Sky Estates Subdivision application.

The Comprehensive Plan defines the "Agriculture/Natural Resources" area of the Future Land Use Map as being intended for agricultural pursuits and/or natural resource operations with "limited" residential uses. A section in Chapter 12 of the Plan states, ". . . this is an area where the community recognizes that there will be rural residential in long-range planning, but the purpose of this land use policy is to buffer agricultural pursuits. . . ." The primary agricultural pursuit in this area is pasture activities. Other than houses, the overall character of the area should remain open, rural, and very low density (i.e. 5-acre lots or larger) to comply with the Comprehensive Plan goals.

6. **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 streets, parks, and other public facilities within Gem County.**

Little Rock 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. 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.

In order to mitigate other impacts on the Gem County Road and Bridge system and other public facilities, 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.

The developer is also be responsible, at their cost, to ensure all proposed utilities are available to the subdivision. Future lot owners are responsible to pay for private wells, private septic systems and extending the utilities from the subdivision boundary to their house. To date, no other requests for public facilities have been made by other agencies and/or departments.

7. **The proposed subdivision complies with the design and improvement standards set forth in this Ordinance.**

GCC 12-6-1 sets the following standards for subdivision improvements:

- a) Natural Feature Areas – Noble Canal lies along the southern portion of the property.
- b) Utilities – the subdivision developer is responsible to extend power, phone and other proposed utilities to the subdivision boundary and provide utility easements to ensure each lot has legal access to said utility. Utilities will be more specifically designed at the time of Final Plat construction drawing submittal.
- c) Domestic Water Supply – individual domestic wells; to be constructed at time of future building permit – see Finding #1 above
- d) Irrigation – Reed Ditch Company
- e) Sewage Disposal – individual septic systems to be approved via the SER; to be constructed at time of future building permit – see Finding #2 above
- f) Public & Private Streets – the property doesn't have any frontage on a public road
- g) Lots – The A-2 zone requires a five (5) acre minimum lot size. As the applicant is proposing 5.00+ acre parcels, this standard has been met.
- h) Remainder lots – n/a
- i) Blocks – n/a
- j) Drainage – site drainage is required to remain on the subject site
- k) Park or School Site Dedication – n/a
- l) Public Access Easements – n/a
- m) Easements – All required easements will be more specifically designed for the Final Plat

8. **The proposed subdivision, when applicable, meets any standards for subdivision in floodplain or hillside areas.**

This subdivision does not qualify as a Floodplain Subdivision or Hillside subdivision.

9. **The proposed subdivision complies with all other standards set forth in this Ordinance or any other applicable ordinance or statute.**

The application is found to comply with the standards of Gem County Code, Title 12.

EXHIBIT B

STAFF RECOMMENDED CONDITIONS OF APPROVAL BIG SKY ESTATES SUBDIVISION (#PP-22-008)

General Conditions

1. The Preliminary Plat for “Big Sky Estates Subdivision” by Engebritson Land Surveys, Michael R Engebritson, PLS, is approved with conditions, as noted below.
2. The applicant shall comply with the conditions/comments of the following impact agencies:
 - a. Gem County Treasurer (8/18/22) (*this condition does not technically apply until Final Plat*)
 - b. Keller Associates (County Engineer (8/31/22)
 - c. Gem County Road and Bridge (8/17/22)
 - d. Reed Ditch (8/29/22)
3. The Final Plat application shall be filed in accordance with the timeframes and format as required in Chapter 3 and 4 of the Subdivision Ordinance for Gem County.

Subdivision Improvement & Mitigation Conditions

4. Per GCC 12-6-1.C, the applicant must install utilities and underground service connections that shall be provided to each platted lot. Utilities can be either overhead or underground outside of the subdivision boundary but must be underground within the subdivision. Appropriate easements will need to be in place on the plat. It is the applicant’s responsibility to ensure that future lot owners will bear no additional charge to obtain phone or power service for their lot.
5. Prior to the Board signature of the Final Plat, the subdivider shall prepare a new Quitclaim Deed for Lots 1-5 Block 1 of Big Sky Estates Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the plat.
6. The developer shall submit engineered construction drawings for the required improvements including a storm water drainage plan to be reviewed by the County Engineer.
7. Prior to submittal of the final plat, applicant submit a written statement from Southwest District Health Department indicating compliance with all SER requirements.

Private Road Applications

1. The proposed Private Road name of “Clear View Lane” is approved by the Street Naming Committee and shall be shown on the plat.
2. Applicant shall hire an engineer to design constructions drawings for the private road to be reviewed by the County Engineer.
3. Applicant shall comply with all Gem County Fire District #1 requirements for emergency turnarounds on the private roads. Submit a letter of approval from Gem County Fire District #1 prior to the Board signature of the Mylar. In addition, a letter shall be submitted stating that the block length and private road length are acceptable.
4. Applicant shall purchase and install a blue private road sign and a stop sign at the intersection of the private road and Little Rock Road.

5. Per GCC 12-6-1.F.4.d, the developer shall construct the private road as a subdivision improvement. The road shall be upgraded to 24' wide and obtain a final inspection prior to the Board signature of the Mylar.
6. Submit a signed and ready-to-record Maintenance Agreement for the private road to the Development Services Department prior to the Board signature of the Mylar.



100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

August 31, 2022

Jennifer Kharri
Gem County
Planning Director
109 S McKinley
Emmett, Idaho 83617

Re: Big Sky Estates Subdivision Preliminary Plat Application

Dear Jennifer:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Big Sky Estates Subdivision dated August 1, 2022. We reviewed this package to check conformance with the County Subdivision Ordinance. We have the following comments in order for the applicant to satisfy the County's requirements:

1. The private driveway shall adhere to Type B requirements as such; 24-foot all weather driving surface with 3" of road mix and a 12" subbase of pit run.
2. A recorded, permanent perpetual easement and permanent road users' association or maintenance agreement will be required prior to signature of the final plat.
3. Show proposed wells and septic's.
4. Mobile home requirements shall comply with Chapter 6, Section 11-6-8, of the county code.
5. Note 10 says vertical datum is NAVD. Please confirm if it is supposed to say NAVD 88.
6. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
7. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
8. Plat shall comply with irrigation district requirements.
9. Plat shall comply with Southwest District Health requirements.

We recommend that the **conditions 1 through 5 listed above be addressed prior to approval of the Preliminary Plat.** Any variance or waivers to the Gem County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.

County Engineer

cc: File

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

August 17, 2022

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

RE: Big Sky Subdivision

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the application for Big Sky Subdivision, a proposed 4 lot minor subdivision located adjacent to Littlerock Road. Littlerock Road is a local roadway under the GCRB Roadway Functional Classification. This roadway was constructed at a width of approximately 20 feet and has had routine maintenance consisting of grader patching and drainage improvements. Littlerock Road is used as a cutoff road between Dewey Road and State Highway 52, this generates high traffic volumes from commuters in the morning and evening times. The proposed subdivision shows a right of way dedication awarded to Gem County of approximately 2400 square feet.

GCRB recommends the follow conditions be added to the subdivision if approved;

1. Applicant shall apply for a driveway approach permit with GCRB.
2. Approach shall be constructed to Gem County approach standards, at a 2% fall away from the existing roadway, with 12 inches of pit run and 4 inches of road mix.
3. Applicant shall pave the approach to the proposed subdivision.
4. Applicant shall provide GCRB with compaction test results for all road materials, subbase, pit run, road mix and asphalt. The compaction tests shall be a minimum of 92%.
5. Applicant shall hire an experienced paving contractor licensed in the State of Idaho.
6. Applicant or contractor, shall provide commercial asphalt mix design to GCRB for approval, prior to paving approach.
7. Applicant shall saw cut the edge of the existing pavement and apply tack oil on said roadway, prior to paving approach.
8. Paved approach shall be a minimum of 30 feet in width and a minimum of 20 feet in length. The asphalt shall be a depth of 3 inches after compaction. The compaction test shall be a minimum of 92%.
9. Approach shall meet Gem County approach standards upon completion.

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

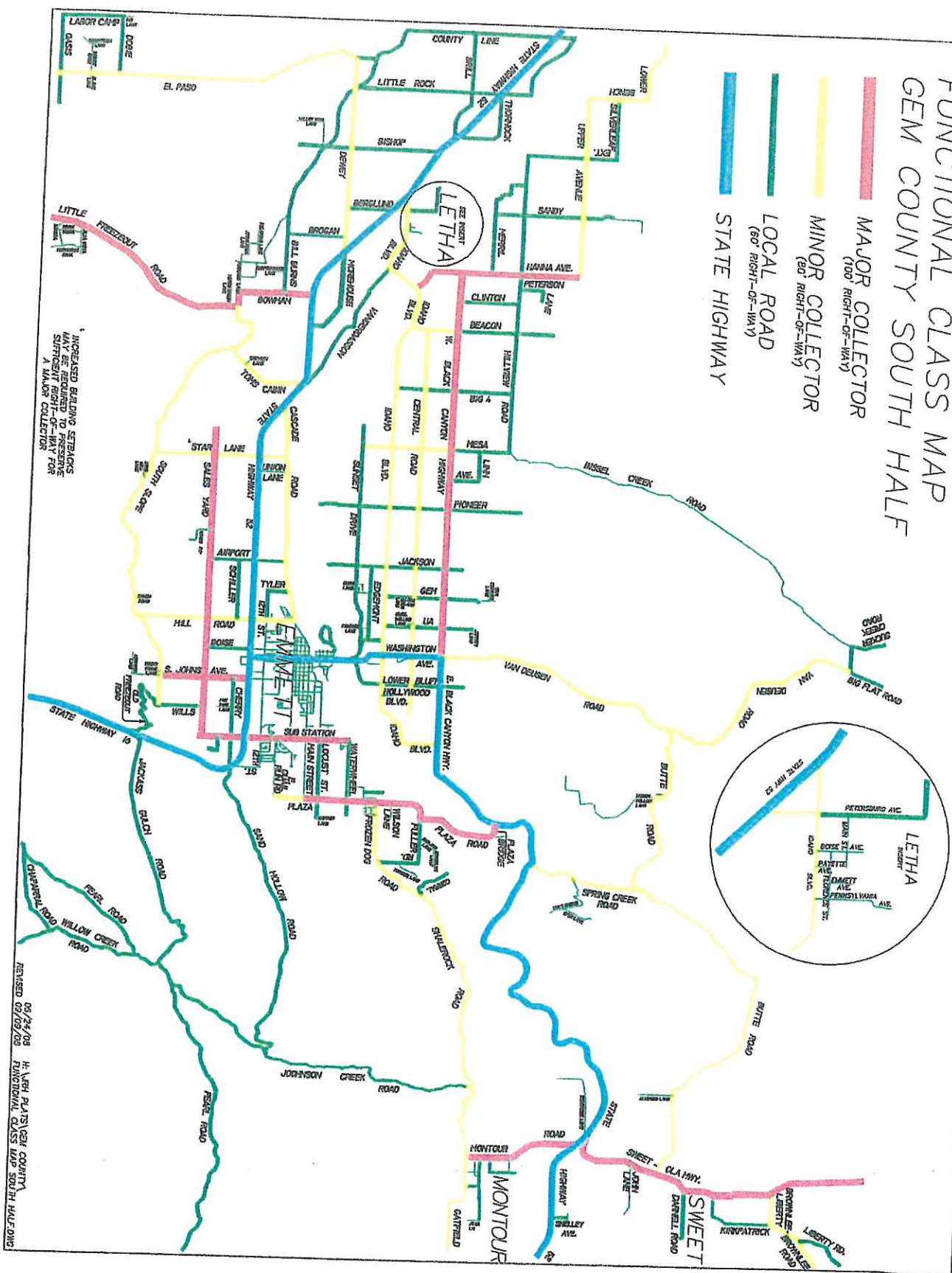
Thank you,

A handwritten signature in blue ink, appearing to read "Neal Capps".

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: 08-17-2022

PROJECT: Big Sky Subdivision

ROAD:

Little Rock Road

MAJOR/MINOR COLLECTOR:

Local

ROAD PROJECTS:

Grader Patching

ROAD SURFACE:

Asphalt

ROAD WIDTH:

Approximately 20Ft.

ROAD LENGTH:

Approximately 2.5 miles

RIGHT OF WAY - DISTANCE:

20 feet form center

APPROACH PERMIT:

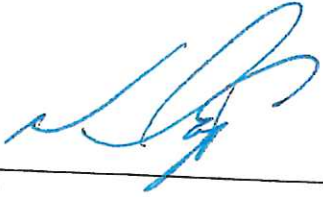
No Need to obtain

SAFETY IMPROVEMENTS:

N/A

TRAFFIC COUNTS:

N/A


SIGNATURE:

8-17-2022
DATE:

OFFICE OF
Megan Keene
TREASURER
TAX COLLECTOR
PUBLIC ADMINISTRATOR

GEM COUNTY



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

August 18, 2022

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

RE: Big Sky Estates Subdivision (Standard Subdivision)
Loc: 3409 Little Rock Road
PIN: RP07N03W331238

Dear Michelle,

After reviewing the application for the Big Sky Estates Standard Subdivision, the following are my comments regarding the subject parcel:

Parcel RP07N03W331238 has the 2021 taxes paid in full. This parcel or sub parcel(s) 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.

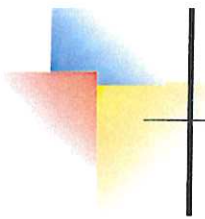
***Please note--Splits, Combos, PBAs, Platted Subdivisions, and Manufactured Homes Declared Real need to be correctly recorded by no later than May 1, 2022, in order to show up in the 2022 Assessment Roll and 2022 Tax Roll. Anything recorded after that date will be valued and taxed based on how the property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

Megan Keene
Gem County Treasurer



REED DITCH COMPANY

3740 COUNTY LINE ROAD ~ EMMETT, IDAHO 83617

3740 County Line Road
Emmett, ID 83617

Date: August 29, 2022

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

Gem County Development Services,

The Reed Ditch Company (RDC) 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 Big Sky Estates on 3409 Little Rock 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 and be approved by the RDC board. A pressurized system is required.
2. The irrigation and waste water plan must be approved and installed prior to the sale of parcels and prior to any building permits issued for said property.
3. All plans must abide by the RDC right of way policy.
4. The developer must submit subdivision blue prints.
5. The developer must complete a Subdivision Application and return it with appropriate fees.
6. The developer must create a water users association.
7. The developer must name a watermaster.
8. The developer must obtain a permissive use permit for underground power, utilities or bridges that cross RDC right of way.
9. Before approval is granted by RDC, all documents and appropriate fees listed above need to be submitted to RDC. They will be reviewed at the next Board of Directors meeting.

Sincerely,

Michelle Potter
Reed Ditch Secretary / Treasurer

Gem County Fire Protection District #1

Chief: Rick Welch
Cell: (208)859-4775
Email: Rwelch@gemfireems.org



Commissioners

Earl Defur
Jason McIntosh
David Timony

Phone: (208)365-2012

Address: 115 W 3rd St. Emmett, Idaho 83617

Email: info@gemfireems.org

July 29, 2022

Gem County Planning & Zoning

I have reviewed the plat for Big Sky Estates extension and Gem County Fire District 1 will grant special approval for one entry and exit on the road and block length with a 96-foot diameter cul-de-sac turn-a-round at the end of the private lane.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Welch".

Rick Welch

Fire / EMS Chief

RECEIVED

SEP 02 2022

BY:

Preston B. Rutter

(208) 388-0288

prutter@clarkwardle.com

Via electronic mail (mbarron@co.gem.id.us)

September 2, 2022

Development Services Office
ATTN: Michelle Barron
109 SO. McKinley Ave.
Emmett, ID

**Re: Big Sky Estates PP Subdivision Application
CW File No. 24092.1**

Dear Chairman and Commissioners,

Our firm represents Willow Grove Ranch, LLC, a family-owned and -operated equestrian business located adjacent to the proposed Big Sky Ridge Estates. Our firm specializes in land use law having guided several property owners across western Idaho to navigate the land entitlement process in order to develop their land. On rare occasion, however, we deviate from our typical course and will represent landowners who would be adversely affected by proposed development when we believe their cause is just, it has a basis in law, and a reasonable workable solution is available. This is such a time.

Willow Grove has operated in Gem County for over thirty (30) years at its existing location and is owned and run by Linda Kaye Hollingsworth-Jones, a nationally-renowned equestrian and extraordinary member of your community. Linda's line of work is not commonplace or run-of-the-mill horsemanship, but a specialized technique developed from France that exclusively focuses on rehabilitating abused, neglected, or troubled horses, which tend to be quite young and inexperienced. The hyper-sensitive and -nervous nature of equines with which Linda works on a daily basis is precisely the source of her grave concern.

Willow Grove has enjoyed a relatively tranquil and conducive setting along Little Rock Road for thirty (30) years allowing its unique and specialized training of troubled horses to prosper. If left unmitigated, however, the adverse impact and effect from the construction and existence of Big Sky Ridge Estates

would immensely disrupt Willow Grove's existing business and heighten risks of accident and injury to horse and rider.

As currently proposed, Big Sky Ridge Estates would be accessible only by a single access point. It is a long driveway directly adjacent to and running parallel along Willow Grove's training arena. One can visualize the disruption and commotion this would invariably have on troubled horses, let alone any horse. A stream of unmitigated stimuli of sounds and sights from trucks, cars, and heavy machinery would thwart any realistic expectation of successfully and safely continuing Willow Grove's operations or ever expanding, which is scheduled to happen in 2024.

This letter aims to bring awareness to this body about the grave impact Big Sky Ridge Estates would impose on Willow Grove and to direct you to the provisions within Gem County's Comprehensive Plan and Development Code which warrant protections to be in place to protect Willow Grove's existing business, land use, and safe operations. Further, this letter offers mitigation conditions which must be attached to any recommendation of approval in order to mitigate the above undue and adverse impacts.

Linda has poured her life into her calling and passion for helping troubled horses and their riders. As a renowned expert in equestrian behavior, she wishes to impress upon you the urgency and need for these mitigation conditions which, under the circumstances, are fair and reasonable and, under Gem County's laws, are warranted.

We respectfully ask that you review the table of Mitigation Conditions attached hereto as Exhibit-1 and provisions of Gem County's Comprehensive Plan and Development Code attached hereto as Exhibit-2. We're grateful for the time and effort expended by staff and your Commission in reviewing this submittal.

Sincerely,



Preston B. Rutter

Enclosures:

- Exhibit-1 – Mitigation Conditions
- Exhibit-2 – Provisions of Gem County Comprehensive Plan and Development Code

EXHIBIT-1

MITIGATION CONDITIONS

PREFACE: The reader should bear in mind that the mitigation conditions proposed below are developed by equestrian professionals who are intimately familiar with the nature and sensitivities of the horses they handle and for whom these mitigation conditions are strategically tailored. It is not lost on Willow Grove that such mitigations may affect the costs of applicant's proposed development, but such costs are grossly outweighed by the immense adverse impact the noise, sights, and traffic of the development would have on Willow Grove's its ability to maintain operations. Moving Willow Grove's arena is not tenable because the land is not level on the property. Land leveling, sub footing, footing and surrounding fencing for a new arena would be prohibitively expensive and should not be theirs to bear as they are the existing (long-standing) use which warrants favorable protection under Gem County's Code and Comprehensive Plan. The reader should be familiar with the "Current and Future Operations Map" included hereafter.

NOISE AND SIGHT MITIGATION

1. 8-foot solid wall from the southeast corner to current 16' double gate west of the outdoor arena (approx. 484' total).
2. 8-foot solid wall on the east side of the lecture area (approx. 107').
3. 6-foot solid wall from gate to the southwest corner of the property (approx. 1631'). For future (in the next 2 years) expansion of Willow Grove services to include obstacle course training area in southwest triangular area. Fence can be lower because we will be working further away from the private road.
4. 40-foot road width with 20-foot landscaped buffer strip along north side of road.
5. Solid gates at both entries along the private drive, 16' and 24' respectively (see map below).
6. NOTE: Trees and shrubs are not a viable option in this area because of existing overhead power lines, the underground 10" irrigation pipe along the south side of the arena, and the open ditch along the south fence line west of the arena. Trees and shrubs are not effective against sound disturbances, and if deciduous, provide no visual barrier during the winter and early spring.

ACCESS

1. Retain ingress/egress and access points at current 16' double gate and at southwest corner gate which ditch riders also use for its ditch maintenance.

LIGHT POLLUTION

1. Lighting at entrance or along private road to be downward facing and not toward Willow Grove.

TIMING

1. Walls and gates fully constructed within 120 days of subdivision approval and prior to issuing building permits.
2. Developer and Willow Grove to coordinate removal existing fence in conjunction with erection of new fence to ensure safe containment of livestock.

COSTS

1. Developer to bear all costs.

CURRENT AND FUTURE OPERATIONS MAP



EXHIBIT-2

GEM COUNTY ZONING ORDINANCES

(Emphasis added in **bold**) (Heightened emphasis added if also underlined)

11.1-3: PURPOSE

This title, the zones, boundaries and regulations which apply within each of the zones have been made in accordance with a comprehensive plan, which plan and ordinance are designed to protect and promote the health, safety, and general welfare of the community. It is intended, therefore, to:

A. Provide protection of property rights by **conserving existing uses and controlling future development.**

H. Avoid undue concentration of population and overcrowding of the land.

11-1-6: PRESERVATION OF PRIVATE PROPERTY RIGHTS:

This title shall be interpreted in its various particulars to **equally protect each citizen from the undue encroachment in his private property** to the end that within the plan established, **each citizen shall have the maximum use of his property without placing undue burden upon that of his neighbor.**

11-1-8: CONFORMANCE REQUIRED:

Except as herein specified, no land, building, structure, or premises shall hereafter be used . . . except in conforming with the requirements herein specified for the zone in which it is located.

11-3-6: NUISANCE WAIVER REQUIREMENT:

A. **The purpose of agricultural zones is to retain the economic base that identifies Gem County by protecting the good productive lands for agricultural purposes by identifying farmlands and farming operations in those unincorporated portions of the county not likely to undergo intensive urban development.**

11-4-2: A-2 RURAL TRANSITIONAL AGRICULTURAL (RTA):

A. Description; Regulations: Lands lying within those unincorporated portions of Gem County that are likely to undergo a more intensive urban development. **The regulations governing this zone are designed to protect agricultural pursuits** and provide guidelines for conversion to suburban development.

B. Minimum Size: Five (5) acre minimum lot size.

12-1-4: PURPOSES:

Proposed improvements/infrastructure shall conform to and not be in conflict with the goals and policies set forth in the comprehensive plan applicable to Gem County.

12-3-8-6: REQUIRED FINDINGS FOR APPROVAL OF STANDARD SUBDIVISION APPLICATIONS:

No standard subdivision permit application shall receive a recommendation of approval from the commission or be approved by the board **unless each of the following findings and conclusions are made:**

E. The area proposed for subdivision is zoned for the proposed use and **the use conforms to other requirements found in this code and the comprehensive plan**.

F. 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.**

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

COMPREHENSIVE PLAN

(Emphasis added in **bold**) (Heightened emphasis added if also underlined)

INTRODUCTION

- The Comprehensive Plan is the primary document which guides and controls land use within Gem County
- The plan serves as the community's roadmap for policy development and associated action planning

CHAPTER 1 – PRIVATE PROPERTY RIGHTS

- Enjoy the benefits of private property ownership
- To **protect existing, lawful, and safe uses of private property, and consider their precedence if there is a conflict**

CHAPTER 3 – HOUSING

- Encourages the development of housing in a way which conserves open space
- **Guide the effects of growth without losing its sense of community**
- Maintain the quality of our neighborhoods while planning for the future.
- Rural residential and small ranchette type development shall be encouraged in areas where it is **compatible with existing agricultural and ranching development**

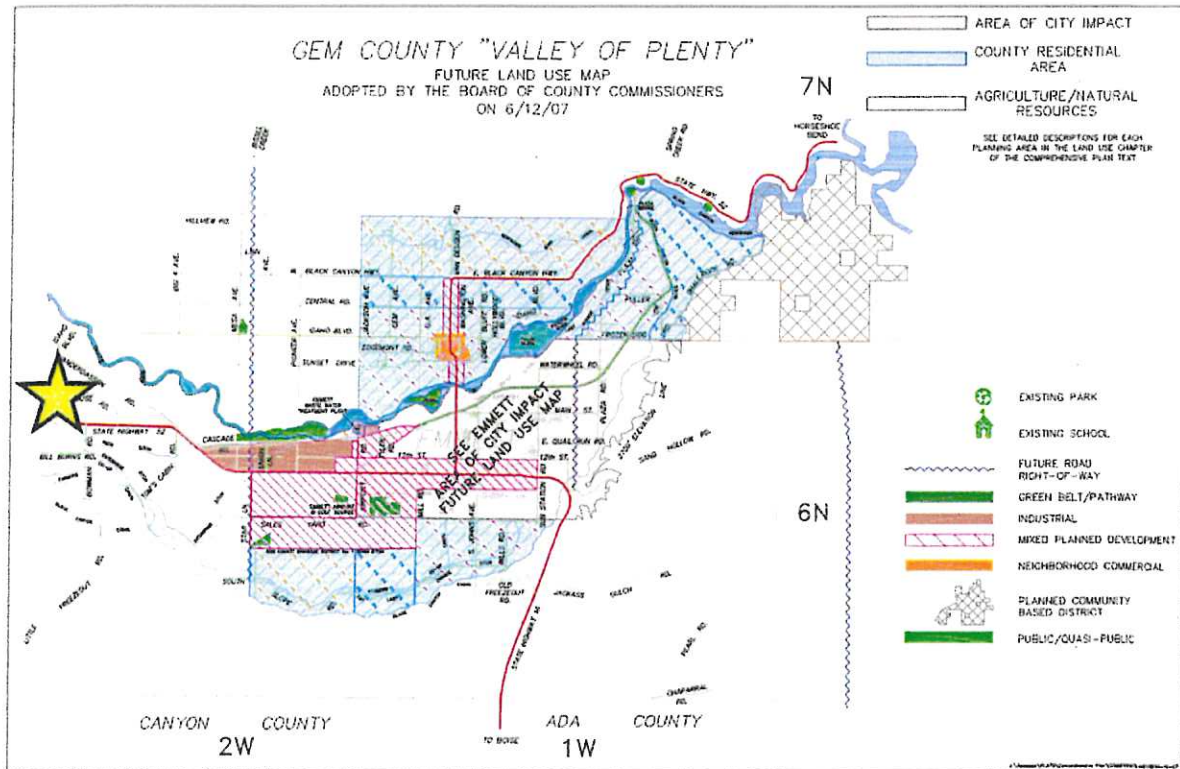
CHAPTER 11 – COMMUNITY DESIGN

- **Subdivisions should be scrutinized to uphold ideals of quality of life and the potential impact on the community**

CHAPTER 12 – LAND USE (FUTURE LAND USE MAP)

- Affected Property and Big Sky Ridge Estates located within “**Agricultural/Natural Resources**” area of **Future Land Use Map**
- From Chapter 3:
 - o The future land use map identifies areas and densities to meet residential growth
 - o Encourage development within the Emmett Area of City Impact and Rural Residential areas in the County
- The proposed Big Sky Ridge Estates is not within the Emmet Area of City Impact or within the County Residential Area

- Agricultural/Natural Resources
 - o subdivision requests within Agriculture / Natural Resources are **generally not supported** as the County is investing its public improvement funding in the County Residential Impact Area
 - o **Respect for the responsibilities and rights of land ownership**



CHAPTER 13 – AGRICULTURE

- The Gem Community's agricultural industries play a leading role in the local economy and strongly influence the small town character and way of life
- Gem County and the City of Emmett **support agricultural enterprises, agricultural land preservation and the agricultural infrastructure in a manner that respects private property rights** and ensures flexibility and choice in the use of agricultural lands
- Hobby farms (less than 50 acres) are an important element of the Gem Community's overall agriculture picture and rural lifestyle and make an **enormous contribution to the social and educational quality of life of the Gem Community**
- Agri-tourism: explore and expand agri-tourism opportunities within the Gem Community; streamline zoning to better facilitate this sector
 - o Agritourism: **Any activity, project or program that encourages people to visit working farms or ranches for the purpose of enjoyment, education or active involvement in the farm's or ranch's activities.** It is often used as a business strategy to promote products of the farm or ranch and to generate additional income on the farm or ranch.

- The purpose of agricultural zoning is to protect farm and ranch lands from incompatible uses that would adversely affect the long-term economic viability of the area within the region. This helps to minimize land use conflicts and controversies



Schooling horses with Artistry
With methods from Antiquity
To honor horses' Mobility



Sept 1, 2022

Gem County Zoning Commissioners,

My name is Linda Kaye Hollingsworth-Jones and I am the owner of Willow Grove located at 3403 Little Rock Road and a resident of this address since 1992. The proposed Big Sky Estates on Little Rock Road will severely impact both our home and our business.

Our family began the horse breeding and training business known as Willow Grove Ranch LLC in 1992 developing the layout of the current facilities while we were bordered on 2 sides by hay fields. The current driveway along our south property line (where the proposed private road will be) was put in between 2002 and 2004. The arena and yard along the south property line are our primary work and hosting areas for events.

The mission here centers around bringing high caliber, quality education to horses, horse owners, and the horse industry at large. This is implemented through lessons and clinics taught by myself or other clinicians brought to Willow Grove. The learning environment is of critical importance in our business.

Current traffic along the driveway with 2 homes is already a nuisance. The disruption of lessons and clinics as cars go by within feet of the lesson space creates noise so the students cannot hear my instructions or the speaker during lectures and presentations. The distraction and apprehension for the horses are also problematic. A private road in that location will be exponentially worse.

My background involves regional, national, and world championships plus Top 10 titles in disciplines as diverse as working cow horse, working hunter, dressage, western dressage, cowboy dressage, and carriage driving. I was also the first licensed instructor in the US of a European school focused on the French tradition of educating horses and riders. I use this education to further the well-being and communication between horse and rider in an entirely unique way. I regularly teach clinics across the country and at Willow Grove. Diminishing the appeal of attending clinics at Willow Grove limits the possibility to maintain my current business as well as grow my business in the future.

My primary work is rehabilitating troubled (fearful, abused, traumatized) horses and young horses. To advance in their education, these horses need a predictable and quiet atmosphere. Those horses, who have been sent to Willow Grove from coast to coast, deserve the best chance possible to come to a state where they feel safe again. Only then can they become reliable, usable animals.

Willow Grove has been hosting clinics with internationally recognized clinicians since 2015. Increased traffic along the space developed for this purpose would jeopardize the future of being able to draw this caliber of clinicians to the area. When people attend these clinics, they stay in the local motel, shop at local stores, and eat at local eateries.

Willow Grove has also maintained an internship program since 1998 focusing on the preparation and education of young horsewomen giving them more opportunities to find success within the equestrian industry. Several past and current interns are from Emmett while some come from other states to study with me. Four of my previous interns are now successfully running their own equine-based businesses. Whether they are local or move here, they are working and shopping in Emmett.

Willow Grove has expansion plans for the near future: developing an obstacle course in the triangular acreage on the southwest corner for both riding and driving. This will increase the diversity of events we can host here and enrich the training and education process for horses in training. Because the horses will already be approaching and processing novel and complex input in a space with challenging obstacles, the benefit of creating this area will be severely diminished by the sights and sounds of traffic adjacent to the course.

Thank you for your consideration of how this private road will impact our business,



Friday, September 2, 2022

Dear Gem County Planning and Zoning Commission,

Thirty years ago, my wife Linda and I began not only our life together at 3403 Little Rock Road as husband and wife, but we began a joint venture with her parents, which would become Willow Grove Ranch, LLC. We started out of humble beginnings, living in a drafty, 30-year-old double-wide trailer, not even set on a foundation. The only outbuilding was walled in with pressboard covered with old aluminum newspaper sheeting. When we moved out here in 1992, our property was surrounded by hay fields, the perfect place to begin an equine breeding and training business.

Over time, with hard work and financial investment, we have built a viable business that services clients from around Idaho and the Pacific Northwest. My wife, Linda, through hard work and significant financial investment, has developed a training approach that is unique and effective for horses and their owners alike! We have a strong business built on training horses, giving riding lessons, and giving specialized clinics across the country. We have also frequently hosted clinics that have featured equine specialists from as far away as France. These clinics have drawn people from around the country, bringing business for our local Gem County motels and restaurants

When we received notification of the proposed subdivision adjacent to our property, our immediate concern was for the increased traffic load that would be occurring alongside my wife's primary work area. The current private drive which was put in alongside our existing outdoor arena would become the solitary access point for 4 new homes plus the existing 2 homes. With my wife's work often focusing on young or troubled horses, the increased traffic load is a significant concern. Cars coming in and out right alongside the arena will result in frequent pauses in working with horses and increased safety concerns as well. The impact on training, lessons, and on-site clinics for our business would be incalculable.

We recognize that growth and people moving into our valley is a part of the world that we now inhabit and we definitely want to be welcoming to our new neighbors. However, we also believe that it is essential that this new development not be allowed to negatively impact a 30-year business that has brought in commerce to our county and has made a significant contribution to the local equine community.

Our request is that the developers of this subdivision include in their proposed plans a noise-reducing, visual barrier between the private drive and our property. This would allow Willow Grove Ranch, LLC to continue its tradition of excellence and contributing to our community, as well as welcoming our new neighbors to the valley!

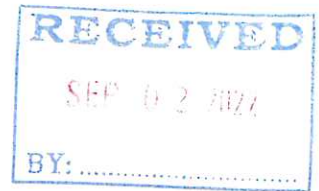
Sincerely Yours,

Steve Jones

Chief Financial Officer

Willow Grove Ranch, LLC

August 28, 2022



To Whom It May Concern.

I am writing to ask you to consider the request of Willow Grove Ranch to remain operational in its present form.

Linda Kaye Hollingsworth-Jones has built a solid, nationally respected equine program. She educates horses and riders, gives clinics and deals with some seriously troubled horses. I know; one of them was mine.

I am a veterinarian that raises and works on horses. Horses are flight animals. Their answer to trouble is to flee, sometimes blindly.

Road traffic represents a threat to horses. It is noisy, moves fast, raises dust on country roads, and is not conducive to working with a huge animal looking for an excuse to injure themselves and the humans working with them. I know. I get to treat those injuries.

I personally attended one of the clinics offered at Willow Grove when an international instructor was there. This is not a backyard operation, despite being their back yard. I foresee that escalating road traffic is going to negatively impact the operations of this business, perhaps to the point of forcing them out.

Rural development happens, but respectful, well-planned development is important to sustain the people that have made a living there. I ask you to reconsider further development of the adjoining property so that Willow Grove can continue as a safe, tax paying business in your county.

Sincerely,

Constance O. Schmidt, D.V.M.

Lebanon Animal Hospital. P.C.

2505 S. Santiam Hwy.

Lebanon, OR 97355



To Whom it May Concern:

August 31, 2022

My name is Max Goodman, I am a professional horse trainer working in the industry for 17 years. I am writing to lend my consultation on the proposal for the use of an agricultural access road as a driveway alongside Willow Grove Ranch.

I am an unconventional trainer, in that I spent most of my early years working at equestrian facilities in urban settings, namely Philadelphia and the Bronx in New York City. I can tell you that, though horses are very adaptable, there are added risks associated with sudden changes in a horse's environment, as I noted often when our urban facilities would experience noise related to automobile accidents, traffic, police activity, cars backfiring etc. Sudden loud noises, or surprising visuals - for example a loud honk, or a delivery vehicle appearing - can induce a fight or flight response in the horse, causing the horse to spook or bolt, and possibly unseating the rider, potentially injuring both.

In addition to the immediate repercussions, long term exposure to unpredictable stimuli can cause stress to horses' central nervous system, and make them less predictable as riding animals, very similar to the processes that we suffer as humans when we experience post traumatic stress. The result is horses that cope with feeling unsafe in their environment through harmful physical self-soothing behaviors that we refer to as stereotypical. These are behaviors that don't appear in nature or serve to benefit the horse in any way. These can include biting surfaces and sucking air into their digestive tracts (called cribbing, often leading to costly and painful gut ulcers), pacing an enclosed area (called weaving, creating costly hoof and leg problems), or entering a neurological state called shut down.

Shut down is the state that the body goes into when a prey animal is being attacked by a predator, to dull the pain to the nervous system and divert energy and resources to the essential organs, similar to our shock response, but can be prolonged in equines, sometimes for years. A horse that goes into shut down may not indicate outwardly to the uneducated eye, and can snap out of shut down, back into a highly energized fight or flight response, in ways that are seemingly unpredictable. Horses like this can be extremely dangerous particularly for inexperienced riders and handlers, as they are like bombs who could explode at any moment. Obviously, these long term outcomes would be extremely detrimental to Linda's business of training horses for amateur owners and riders, and for teaching students who are less experienced.

I really hope you will consider a different point of entry for these new residences. However, if no other solution can be found other than this access road, we can mitigate aspects of our environment to help limit the negative effect our human world has on our equines. First, of course, would be limiting the speed of any vehicles on this access road, speed bumps absolutely should be utilized so no vehicle can proceed faster than 10 miles per hour.

In addition, distance. Horses feel less pressure if there is even one horse length of space between them and a stimulus, as they feel more capable of escape. So, if you must use this access road as a driveway, adding a large verge or median would help.

Next, creating a screen or barrier. Horses react to both sight and auditory stimuli. So, creating a tall screen or barrier could reduce startling visuals, as well as some sounds, and would go a long way to keeping Linda and her clients safe. In the Bronx, we used a very tightly planted hedgerow, alongside a fabric screen and chainlink fence, and this worked quite well.

I hope you will consider your responsibilities as a neighbor, and consult with Linda about changes that could affect her business in the future. She is a valued member of her community, and a respected person in the horse industry at large. Doing harm to small businesses like hers in this economy is really questionable, and does not align ethically with Linda's own rural community values as an educator. Thank you in advance for your time and review of my input.

Sincerely,

Max Goodman
Head Trainer, Lake o' the Woods Sporthorses
Secretary, Ecole de Legerete USA
USDF Bronze Medalist



Pro Sanitate Equi
Für die Gesundheit der Pferde



To Whom this May Concern,

My name is Nicole Weinauge. I am an international trainer for the health-promotion of horses for 30 years. I am writing on behalf of Willow Grove Ranch regarding the proposal for the use of a private road near the working area of the horses. Horses are generally creatures of habit, as long as they are trained for a specific task, such as use in traffic.

The horses at Willow Grove Ranch, however, are in a completely different type of training. There are mostly young, inexperienced horses, but also horses that are mostly insecure and have even had very bad experiences in different areas of their lives. Willow Grove Ranch is dedicated to the correction and rehabilitation of these horses, for which it is essential to work in complete tranquility and, above all, in safety, so that man and animal are not harmed. Because depending on the stimuli and the respective experiences of the possibly even traumatized horse, these horses can react extremely strongly, which can present a great danger.

The health consequences of horses being exposed to a farm traffic access road limit Willow Grove Ranch's ability to continue to serve these horses and their owners. The consequence is that business will be restricted.

The risks of building such an access road next to a long-standing equestrian facility has massive consequences for many people with their horses and a family that does a wonderful job for people and animals.

For these reasons, I am in favor of not letting this road run through this facility, if there are only rudimentary options, so that livelihoods are not endangered and humans and horses can continue to work together healthy and cheerful.

Sincerely,

Nicole Weinauge
Pro Sanitate Equi, Health-Promotion for the horse
Bevern, Germany
<https://nicoleweinauge.de/en/homepage/>



stillwater

D R E S S A G E

West Milton, Ohio

To whom it may concern,

My name is Lexi Myers and I am a long-time friend, admirer, and colleague of Linda Hollingsworth Jones. I have had the pleasure of teaching at Willow Grove ranch before, and am concerned about the potential effects of the development going in behind the ranch. The variety of horses and riders that willow grove services is vast, and the success of the business is dependent on those individuals being able to learn and grow in security.

The business of training horses is inherently dangerous, and while equine professionals know & accept this, they also do their best to limit the risks posed to themselves & their clients. A road boarding the outdoor arena at willow grove will certainly add increased risk and threat to the horses and riders. Many of the horses Linda has in for training are unaccustomed to the noise, variety, and general chaos associated with a neighborhood road. There is also the increased risk posed to her students, who vary in ability and confidence. As the business owner, Linda is responsible for liability insurance, and an unblocked road will certainly add to her risk.

A community is only as strong as the individual business and people who provide for it. Linda has been working for & with the people in her community for many years. The services and education she brings are necessary and good and should be preserved. Thank you for your time and consideration.

Respectfully,

Alexandra Myers



30 août 2022

Julien Beaugnon
136 Commonage drive
Great falls 22066
VA

To whom this may concern,

Linda Kaye Hollingsworth-Jones has built a company with an international reputation. The uniqueness of its activity requires calm and absolute safety. Indeed, Linda specializes in the rehabilitation of troubled horses and in restoring the confidence of traumatized riders. She also teaches carriage driving, one of the most dangerous Olympic disciplines.

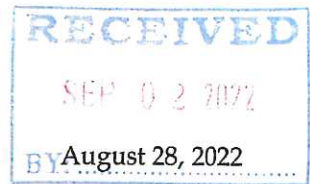
Ms. Hollingsworth-Jones is an author, instructor, rider, and clinician in many disciplines. Her reputation in the equestrian community is well established through social media, and the publication of her last book has extended her outreach worldwide.

Only American to be awarded the instructor's diploma by one of the most prestigious European equestrian schools. Riders from all over the country come to see her and learn.

Considering that information, it seems evident that the nuisance caused by the increase in traffic without proper management on the roads near her establishment would significantly prevent her from pursuing her activity, which would be disastrous for her personally and horse people across the country.

Julien Beaugnon
International Stuntman & Performer

J Beaugnon



Dear Estimable Gentry of the Gem County Development Services,

As an introduction, I would like to say I have known and worked with Linda K. Hollingsworth-Jones for the past 5 years. She is a talented instructor and has availed herself of the most highly-respected, and humane high school training of horses, including traveling to France to work with the master himself, Ms. Philippe Karl.

Those of us who are serious students of equine care and training know the value of instruction. Mrs. Hollingsworth-Jones has helped beginning riders, horses needing rehabilitation, finely-tuned horses needing tune-ups, and high-level riders advance to yet another level...and this has extended to riders of both English and Western disciplines, and horses of all breeds and abilities.

Many horses who are either finely-bred, or who have been traumatized in the past, need the feeling of safety....to be able to concentrate and be in a willing frame of mind to work. In fact, all horses need that. Horses are particularly made nervous by unfamiliar sights and sounds. A nervous 1200 lb animal whose reaction is flight, is dangerous to a rider, no matter how experienced, whether that rider/handler be on the horse's back or in a horse-drawn carriage of sorts.

Mrs. Hollingsworth-Jones and her family have made a substantial investment of time and resources to continually improve their facility to create exactly that - a safe environment, protected from intrusive sounds, inclement weather, varying lighting conditions, etc.

There are not many instructors who train at the level of Mrs. Hollingsworth-Jones. She is one of the few in the northwest that have her level of education and experience. Should she start losing clientele because people can't have a full lesson, due to a nervous horse who has gotten overly excited because a MONSTER yellow construction machine is driving by, or endless traffic - heaven help the rider on a horse who experiences a back-popping exhaust on a truck....should she start losing clientele, and have to abort her business, it would be a very sad loss to the equine community who benefit so enormously from her work, knowledge, and care.

I, for one, trust there is some kind of mitigation available to help with the obvious noise and disruption that will be created by this new development should they use the adjacent right of way right next to Mrs. Hollingsworth-Jones equine facility.

Thank you.

Caroline McCoy



To whom it may concern;



I have known Linda Kaye Jones for decades and have been a client at different times throughout that time. I understand the growth and need for accommodating it through infrastructure, but I also think it is imperative to consider the existing community and how changes will affect those that have been residing and supporting the community for some time.

To help you understand what Linda does, and more importantly why it is so very valuable and important, would take a novel, but for the sake of this, I will be as succinct as possible. Linda saves lives. Though she specializes in working with young and troubled horses she saves those people who will be riding and living with these animals also. For example, I have personally seen and experienced a major, positive shift in 3 of my personal horses after working with Linda and an even deeper connection and sense of partnership and safety when I spend time with them. I have been hospitalized for major injuries due to a horse accident in the recent past and what I do for a living requires me to horseback ride. Without the talent and specialty that Linda has and is willing to share I would not have been able to move through that experience with the confidence to continue to ride. So, you see, she saved my life and my career.

Arriving and Willow Grove is like arriving at a serene and peaceful country farm where one hears classical music in the barn, horses munching on their feed, and everyone is greeted with a warm and smiling welcome by both Linda and Steve. It is truly one of my favorite places and I strive to have my personal barn replicate Willow Grove. This is the essence of Willow Grove. Peace. Safety. Calm. This is why trouble horses and people have the ability to make leaps of progress, the environment allows for it, and invites it. This environment is the foundation that Linda and Steve have built their life on and the workings of Willow Grove.

Horses are prey animals by nature and require this type of environment to feel safe enough to overcome their negative pasts. Loud noises that are abrupt, abrasive, and unpredictable create deeper fear and insecurity in horses. Consider how you startle when surprised by a loud, unexpected noise. Now consider trying to study for a masters-level exam that your degree hinged on with the same type of unpredictable, loud noise frequently in the background. This is what would be created for Linda, Steve, and the horses that are at Willow Grove.

It goes without saying that this peaceful environment would radically change without major mitigation of frequent traffic, and additional noise caused by both construction and traffic, especially in the close proximity that is being discussed. Saying that this construction and traffic would create difficulties for Willow Grove would be an understatement. It would completely change the safety and sanctity of the work that Linda does and would likely affect her ability to be as effective with troubled equines. That is a sad thought as Linda has brought so much to so many horses and people in Idaho and surrounding states over the years.

My final thought and plea is this. Linda and Steve are some of the most outgoing and selfless people I know. They have 2 wonderful sons, one of whom was adopted, and have welcomed many horses and people into their lovely world over the years. I have been blessed to be one of them. As you read this and consider the situation before you, ask if there is any way that everyone can win. Can the objective of growth be achieved without ruining Linda and Steve's long-time home and business? Is there something, anything, that can be done to lessen the burden and intrusion that this will cause Steve and Linda? If so, acting morally and ethically and simply with compassion is not beyond anyone or any entity.

I hope that these concepts will be considered and that an alternative approach will be discussed. I appreciate your time in reading my letter. I am available for any further questions or concerns.

Sincerely,

Shannon Olsen

Shannon Olsen, Owner/Manager

Little Valley Rd. • Harper, OR 97906 • 208-869-8109 • jumpcreekkennels@gmail.com





To Whom it May Concern,

September 1, 2002

I have worked at Willow Grove for over a year as an intern. I love Willow Grove and don't want traffic messing up the work with the horses.

Linda has created a peaceful and functional training facility where each day has a measured rhythm that lets the horses advance and developed in their training. She has made a place where horses with past traumas can feel safe and learn to trust again.

She not only opens her home and stable to horses but also to the many clients and students and interns that she supports in their goals and training. Linda is helping people just as much as horses.

If a development and higher traffic road are attached nearly to her arena in a place that has known the wholesome, peace of farmland all these years, it will cause problems for nervous horses, and could even endanger her students or visitors.

You as planners and commissioners have the power to place daily commotion, distractions, noise and danger into this area, or find solutions to protect this special area. I ask that you uphold the principles of country living and find a way to protect Willow Grove.

Kayla Von Bergen
Emmett, ID

10015 N. Moore St.

Spokane, WA 99208

September 1, 2022



To Whom It May Concern:

I have taken riding lessons at and visited Willow Grove for riding clinics for at least 5 years. Every visit I was amazed at the peace and tranquility the farm afforded the horses and humans. The outdoor arena, set well back from the road, was never a problem area, despite local traffic. Road noise was well muffled by trees and vegetation. As an amateur rider I felt safe and secure, as did the horses.

Linda Kaye Hollingsworth-Jones' contribution to the welfare of horses is well known outside of the Emmett, Idaho area. Her wealth of knowledge (and therefore her ability to do what she does) comes from growing up, working and training in the horse world, including international experience. She knows what horses need to thrive. A reasonably quiet environment is a must.

The addition of a road busy with construction, and then daily use by 7 households, will take away the calm atmosphere Willow Grove is noted for. Horses need to feel safe to respond well to training. There will be no buffer zone between the road and the outdoor arena. Noise and vibration from construction and construction vehicles will be upsetting to the horses. The resulting dust will be bad for horse and rider alike. Riders will also be distracted, disrupting the learning some have travelled far to receive. Linda's business will definitely be hurt. And a private road will also restrict her from access to the back of her property, which can be a definite safety issue.

Please consider Linda Kaye's value to the community as well as the horse world when making a decision.

Sincerely,

Carol A. Voogd

(Electronically signed)



8/28/22

Dear Commissioners.

I am a Director of the Idaho Horse Council and have been a student of Linda Hollingsworth Jones for 6 years. I currently have a green horse in training with her.

Linda Hollingsworth Jones is not your average backyard horse trainer. She is one of the top professional instructors & trainers in the country. She was the first certified instructor in French classical dressage in the United States. She was certified by the former head riding master of the famous Cadre Noir in France. She gives clinics and lessons both on her property and across the United States. She specializes in young and troubled horses. Over the last 30 years she has planned and developed her property for a variety of equine disciplines including carriage driving, dressage, and positive reinforcement in-hand horsemanship. She uses her back pasture for trailer parking for clinics now and plans to expand this area into a carriage course and obstacle course

Training young and problem horses is dangerous. They easily spook at noise and unfamiliar sights such as traffic and machinery which can cause serious injury for the rider. If a horse being trained to pull a carriage spooks it can be life-threatening for both the horse and the driver, let alone the expensive destruction of the carriage.

The amount of traffic on the proposed road to the development will seriously affect the safety and quality of instruction that is currently provided. It will be difficult for students to hear & focus on the instructions being given. Both the visual and the noise of passing machinery & cars will make it difficult to focus both for horse & rider. The dust makes breathing difficult as well. Horses and riders need a peaceful environment to learn and be safe. They need an environment where the traffic is neither seen nor heard for safety. A sound & visual mitigating wall along the entire length of her property will help address this. Without this wall, her business & the safety of both herself and her students are in serious danger.

Sincerely,
Arlynn J Hacker
Director Idaho Horse Council





To whom it may concern,

August 29, 2022.....

We are writing to express grave concern regarding the proposed development of five additional residential homesites behind Willow Grove Ranch located off Little Rock Road in Gem County.

Members of this committee may be unaware that Willow Grove is a multinational equine educational destination facility. Equine instructors, interns, students, and clients travel from all over the United States, Canada, and Europe to study and train under the tutelage of Linda Kaye Jones.

Linda and her husband Steve own Willow Grove Ranch. Both are teachers. Linda's passion for the education of the horse and rider has been a lifelong pursuit culminating with numerous national titles and awards in multiple equine disciplines. Linda was one of ten horse(wo)men selected from the United States into the esteemed program of Legerete, a dressage philosophy founded on the knowledge of the old masters and that emphasizes lightness between horse and rider.

We are all aware of the rate of which both Ada and Canyon counties are growing and the resultant development of farm ground into residential subdivisions. Due to the congestion, many horse training and boarding facilities are opting to close. Horses and equine-related events have a tremendous economic impact on our state that is worth consideration and preservation.

Other concerns include noise pollution due to increased traffic along Little Rock Road and the single access driveway leading to the proposed new homesites. Horse training is most safely conducted without visual or auditory distractions from motorized vehicles, especially during the early years of a horse's education. A fight or flight response from a horse leads to a seriously dangerous environment for both rider and horse.

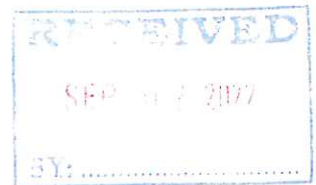
It is our hope that this committee recognizes this premier and highly sought-after equine studies program and chooses to protect the Willow Grove Conservatory of Equine Education for future generations.

Respectfully,

Jody Seely and Deborah Caruso

Lacie Precht

15478 Orchard Avenue
Caldwell, Idaho 83607
208-250-2524
prechtlacie@gmail.com



08/29/2022

**Concerning the Proposed Development Near Willow Grove Ranch in
Emmett, Idaho
Owned by Linda Kaye Hollingsworth-Jones**

Dear Gem County Zoning Commissioners,

I am writing to you, no I am pleading with you to stop the development by Willow Grove Ranch. I am a current client of the services provided by Linda at this safe haven and training center. It is without a doubt that this development would cause a detrimental effect in the environment for myself and my fellow clients.

I own a troubled horse who requires a very specific sensitivity, skill, language, and regime to get him through the training process. Linda not only loves horses with all her soul, but she has taken over 30 years to build this business with extensive education, thorough research, personal experience, determination and motivation to have a positive change in the relationship between each person and their equine companion.

It is my experience that a quiet environment is imperative to this training process. It is not safe for the trainer, client or horse to have things, like cars, moving nearby while trying to bond with our equine companions. Horses can sense our emotions while riding and if I don't feel safe, neither does my horse. If I had such distractions while riding my horse during these sessions I am confident accidents or harm to all parties involved would have been inevitable.

This is not just a place of business. This is a refuge for people, like myself, who can come to learn and safely enjoy the beauty of a true loving connection between a person and their horse. Truly, it is all because of people like Linda and Willow Grove Ranch. That in itself is priceless.

Sincerely,

Lacie Precht



To whom it may concern,

I am a former intern and student of Linda's, who would like to take this opportunity to present the merits of the Willow Grove ranch, as it exists in its current state. I recently was made aware of the development going in on Little Rock Rd. which will back up on Willow Grove Ranch. My understanding is the new development will all but share a driveway with Willow Grove so I wanted to write this letter to encourage that the proper precautions are taken to ensure the safety and wellbeing of the ranch employees, the horses, and the students.

The years of education Linda has obtained, and her practical and hands-on experience are unparalleled by anyone else I have come across. She exists in a much-needed but extraordinary role, that prompted me to move across the country to learn. Linda has played a pivotal role in launching the careers of several trainers and instructors, as well as providing education and employment for numerous young people in the area. The Willow Grove ranch is a family-owned business, which has been in operation for decades, and the need to protect businesses such as this is a duty we all must share.

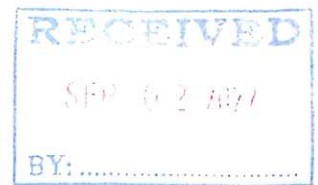
The privacy and security of a facility like Willow Grove allowed Linda to educate my horse (among others!) safely, and then educate me, a far less experienced rider. In any other situation, this could have posed considerable risks, to anyone involved. However, due to Linda's knowledge and the security of a farm set up for young horses, we were able to learn and grow together, in safety. I have seen firsthand what can happen when horses are startled or spooked by their environment. Even the most experienced of trainers are not always able to mitigate this, and will therefore take precautions in the set up of their facility, just as Linda has for the last 30 years.

Another unique aspect of the Willow Grove ranch is Linda's willingness and ability to work with kids and other amateur riders. I have personally seen the huge variety of students that Linda careers to, and always has over her decades of operation. From children as young as 3 to adults well into their 70s, the facility at Willow Grove can accommodate all riders, from all backgrounds. As always when working with horses, safety MUST be paramount. The addition of traffic and unknown activity in an environment where children (and adults!) are learning to ride would create exponentially more risks and adverse reactions from the horses, placing younger and less experienced riders at risk.

Development around Willow Grove seems inevitable due to the expansion of Idaho. I only ask and pray that others be given the same opportunity as me- to learn, to grow, to ride in safety and security. For all types of horses, and all sorts of riders, from all over the world.

Thank you,

Katherine Sutliff



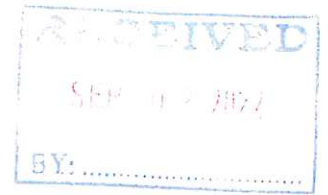
To whom it may concern,

As a lifelong horse person, and a past student of Willow Grove, I would like to speak to the irreplaceable value Linda Kaye Hollingsworth-Jones provides through her equestrian facility. Having a trainer to help break a horse is available all around us in this area. Linda offers far more than just breaking and training. Her intensive and extensive pursuit of deeper horsemanship skills has culminated in a truly world-class opportunity right in our backyard. Linda provides a deep understanding of horses of all sizes and disciplines. She has carefully and thoughtfully curated and maintained Willow Grove as an equine haven. Keeping Willow Grove as a quiet place will allow horsemen in the region to continue helping their troubled horses through Linda's unique touch.

Expanding the current driveway traffic without any sight or noise mitigation efforts will force Willow Grove to take drastic measures to continue providing the level of service currently available. Horses are flight animals, and often even the most dependable mount will spook or be distracted by moving traffic. Relocating an arena is not just as simple as moving fences. There is substantial and expensive work to provide proper, safe footing for the equine athletes she serves.

Providing sight and noise barriers to the proposed development will allow Linda to continue providing Willow Grove as a safe place for people and horses to learn and grow, along with the clinicians she hosts, bringing people and horses from farther afield. As she states in her presentation, these clinicians and their students bring revenue to the local businesses. Please support our horse community, by providing some reasonable mitigation for this property as the area grows.

Sharon Dudley



August 27, 2022

Dear Commissioners:

I have been using Willow Grove and Linda's training for over 6 years with three different horses. This facility and Linda's knowledge has been the foundation that I have built my riding skills around. This facility has also been the environment my horses have needed to learn and practice the skills to become the great riding partner I want. This facility has been the gathering place to some of the best French legerete instructors and instructors in training, providing me and my horses the highest level of training we have had. To think this level of training could cease to exist due to the added traffic and noise is devastating. I can't image how my riding and learning future will exist without Linda and the Willow Grove facility.

I have first hand experience with my horse and large construction equipment. To a horse (a prey animal) a large vehicle coming towards you or up from behind is very scary, the horse will attempt to run away, for a rider this would be a very dangerous situation. Large equipment also make random noises that can startle a horse again making any riding experience very dangerous.

I would ask that the developer to engage and develop an understanding of the consequences this development will have on Willow Grove and help mitigate has much as possible the dangerous environment that will be created.

Thank you
Sincerely
Dave Dinger



To those with deciding power at Gem County Development Services,

I'm writing on behalf of Steve and Linda Kaye Jones with the request for mitigation regarding the proposed construction behind their home and business.

I met Linda two years ago when a group of fellow horseback riders had brought her to California to teach a clinic. I am a horse trainer and instructor myself with over 15 years of experience. I have met very few trainers capable of successfully working with traumatized horses and creating lasting positive changes in the way she does. Throughout her career, Linda has studied under world renown trainers. She has also spent countless hours researching and compiling methods to train horses that consider the science behind how horses think and move. This gives her a unique approach to dealing with difficult and untrained horses.

Horses are prey animals with extremely high flight instincts, who naturally react negatively to loud noises and oncoming threats. These instincts keep horses safe in the wild but cause domestic horses to react negatively to triggers such as large moving objects and loud noises. The increased traffic and proposed construction behind Steve and Linda's property will create a stressful environment for the horses they care for. These types of stressors make training not only difficult, but potentially dangerous. A horse under stress can react by kicking, biting, rearing, bolting or bucking. Long term stress can even cause lasting health issues for the horses such as weight loss, weakened immune systems and gastric ulcers.

Linda Kaye Jones and her family have built her business from the ground up on principles of respect and kindness to horses and humans alike. The new construction and traffic patterns will undoubtedly negatively affect Linda, her family, her clients and the horses she cares for. I strongly request you consider a solution to mitigate the potential damage of this proposed construction for the wellbeing of Willow Grove Ranch as a whole.

Sincerely,

Andromedia Sweeney
Paso Robles, CA



ATLAS

LIMITED GEOTECHNICAL INVESTIGATION

LITTLE ROCK SUBDIVISION

3409 Little Rock Road
Emmett, ID

PREPARED FOR:

Mike and Holly Terpstra
845 South Lake Pointe Way
Eagle, ID 83616

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

May 16, 2022
B220915g



2791 South Victory View Way
Boise, ID 83709
(208) 376-4748 | oneatlas.com

May 16, 2022

Atlas No. B220915g

Mike and Holly Terpstra
845 South Lake Pointe Way
Eagle, ID 83616

Subject: Limited Geotechnical Investigation
Little Rock Subdivision
3409 Little Rock Road
Emmett, ID


Dear Mr. and Mrs. Terpstra:


In compliance with your instructions, Atlas has conducted a limited soils exploration for the above referenced development. Fieldwork for this investigation was conducted on April 25, 2022. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,


Ethan Salove, PE
Geotechnical Engineer




Elizabeth Brown, PE
Geotechnical Services Manager

Distribution: Michael Engebritson, Engebritson Land Surveys, PLLC (PDF Copy)



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Appendix I	Warranty and Limiting Conditions
Appendix II	Vicinity Map
Appendix III	Site Map
Appendix IV	Geotechnical Investigation Test Pit Log
Appendix V	Geotechnical General Notes
Appendix VI	Important Information About This Geotechnical Engineering Report



1. INTRODUCTION

This report presents results of a geotechnical investigation. Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Revisions in plans or drawings for the proposed development from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

1.1 Project Description

The proposed development is west of the City of Emmett, Gem County, ID, and occupies a portion of the S½NE¼ of Section 33, Township 7 North, Range 3 West, Boise Meridian. This project will consist of construction of a 5-lot subdivision that will be accessed via a private drive and new cul-de-sac. An existing home on the site will remain as one of the lots. The site to be developed is approximately 31.647 acres in size. Individual septic systems will be constructed to service each lot. Atlas has not been informed of the proposed grading plan.

1.2 Authorization

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Mike Terpstra to Ethan Salove of Atlas Technical Consultants (Atlas), on May 3, 2022. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between and Atlas. Our scope of services for the proposed development has been provided in our proposal dated April 13, 2022 and repeated below.

1.3 Scope of Investigation

The scope of this investigation included review of geologic literature and existing available geotechnical studies of the area, visual site reconnaissance of the immediate site, subsurface exploration of the site, field and laboratory testing of materials collected. Our scope of work did not include foundation design recommendations, pavement section design, or earthwork recommendations.

2. SITE DESCRIPTION

2.1 Regional Geology

The subject site is located within the Emmett Valley, which trends roughly east to west, and consists of a moderately thick sequence of predominately pluvial laid sediments. These sediments are composed of clay, silt, sand, and gravel locally deposited on basaltic rock of the Columbia River volcanics. These sediments have been mapped as Caldwell and Nampa sediments, and were deposited at a time of increased rainfall associated with the glaciation of the late Pleistocene (0.01 to 1.6 million years ago). Gravel clasts are commonly composed of subrounded to rounded fragments of rhyolite, quartzite, quartz monzonite, quartz diorite, granodiorite, arkose, sandstone, and basalt. Generally, these deposits tend to be well sorted to poorly graded, thinly stratified beds of fines to gravels.

2.2 General Site Characteristics

The site to be developed is approximately 31.647 acres in size. Currently, a residence and gravel driveway are present in the southeastern portion of the site. The remainder of the site consists of open livestock pasture. Noble Canal runs east to west along the southern edge of the property, and various smaller unnamed irrigation ditches border the livestock pasture on-site. Properties adjacent to the site consist of agricultural land and associated rural residences.

Vegetation on the site consists primarily of native grasses. Landscape trees and grasses are present in the vicinity of the residence. The site is relatively flat and level. Regional drainage is north and west toward the Payette River. Stormwater drainage for the site is achieved by percolation through surficial soils. The site is situated so that it is unlikely that it will receive any drainage from off-site sources. Stormwater drainage collection and retention systems are not in place on the project site and do not currently exist within the vicinity of the project site.

3. SOILS EXPLORATION

3.1 Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within ten feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction of overlying structures.

In addition, samples were obtained from representative soil strata encountered. Samples obtained have been visually classified in the field by professional staff, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. Atlas recommends that these logs not be used to estimate fill material quantities.



3.2 Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM) specifications, and results of these tests are to be found in the Appendix. The laboratory testing program for this report included: Hydrometer with Sieve Analysis – ASTM D422/C117/C136.

3.3 Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Appendix**.

Lean clay with sand soils were encountered at ground surface. These soils were brown, slightly moist, and stiff to very stiff, with fine-grained sand. Organic materials were measured to depths of roughly 0.5 foot.

Sandy silt soils were encountered beneath surficial lean clays. Sandy silt soils were brown, slightly moist, and medium stiff to hard, with fine-grained sand. Calcium carbonate cementation and calcic veining was noted in this horizon within test pit 4. Sandy silt soils graded to silty sand sediments. Silty sand sediments were noted to be brown to light brown, slightly moist, and loose to medium dense, with fine-grained sand.

At depth, silty sand with gravel sediments were exposed in test pits 1 through 3. Silty sand with gravel sediments were brown, slightly moist to saturated, and medium dense to dense, with fine to coarse-grained sand and fine gravel. Within test pit 4, poorly graded gravel with silt and sand sediments were encountered. These sediments were brown, slightly moist to saturated, dense, with fine to coarse-grained sand, fine to coarse gravel, and 6-inch minus cobbles.

During excavation, test pit sidewalls were generally stable. However, moisture contents will affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

4. SITE HYDROLOGY

Existing surface drainage conditions are defined in the **General Site Characteristics** section. Information provided in this section is limited to observations made at the time of the investigation. Either regional or local ordinances may require information beyond the scope of this report.



4.1 Groundwater

During this field investigation, groundwater was encountered in test pits at depths ranging from 9.7 to 12.1 feet bgs. Soil moistures in the test pits were generally slightly moist within surficial lean clay soils and sandy silt/silty sand soils. Within the silty sand with gravel sediments and poorly graded gravel sediments, soil moistures graded from slightly moist to saturated as the water table was approached and penetrated. In the vicinity of the project site, groundwater levels are controlled in large part by residential and agricultural irrigation activity and leakage from nearby canals. Maximum groundwater elevations likely occur during the later portion of the irrigation season.

According to Idaho Department of Water Resources (IDWR) well data within approximately ½-mile of the project site, groundwater was measured at depths ranging between 3 and 12 feet bgs.

For construction purposes, groundwater depth can be assumed to remain greater than 3 feet bgs throughout the year. Since this is an estimated depth and seasonal groundwater levels fluctuate, actual levels should be confirmed by periodic groundwater data collected from piezometers installed in test pits. If desired, Atlas is available to perform this monitoring.

5. GENERAL COMMENTS

Based on the subsurface conditions encountered during this investigation and available information regarding the proposed development, the site is adequate for the planned construction.



6. REFERENCES

American Society for Testing and Materials (ASTM) (2017). Standard Test Method for Materials Finer than 75- μ m (No. 200) Sieve in Mineral Aggregates by Washing: ASTM C117. West Conshohocken, PA: ASTM.

American Society for Testing and Materials (ASTM) (2014). Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates: ASTM C136. West Conshohocken, PA: ASTM.

American Society for Testing and Materials (ASTM) (2007). Standard Test Method for Particle-Size Analysis of Soils: ASTM D422. West Conshohocken, PA: ASTM.

American Society for Testing and Materials (ASTM) (2017). Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System): ASTM D2487. West Conshohocken, PA: ASTM.

Idaho Department of Water Resources. [Online] Well Construction & Drilling, Find a Well Mapping Tool. <<http://www.idwr.idaho.gov/wells/find-a-well.html>> (2021).

Othberg, K. L. and Stanford, L. A., Idaho Geologic Society (1993). Geologic Map of the Boise Valley and Adjoining Area, Western Snake River Plain, Idaho. (scale 1:100,000). Boise, ID: Joslyn and Morris.



Appendix I WARRANTY AND LIMITING CONDITIONS

Atlas warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Materials Testing and Inspection ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, Atlas should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and Atlas should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.



Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

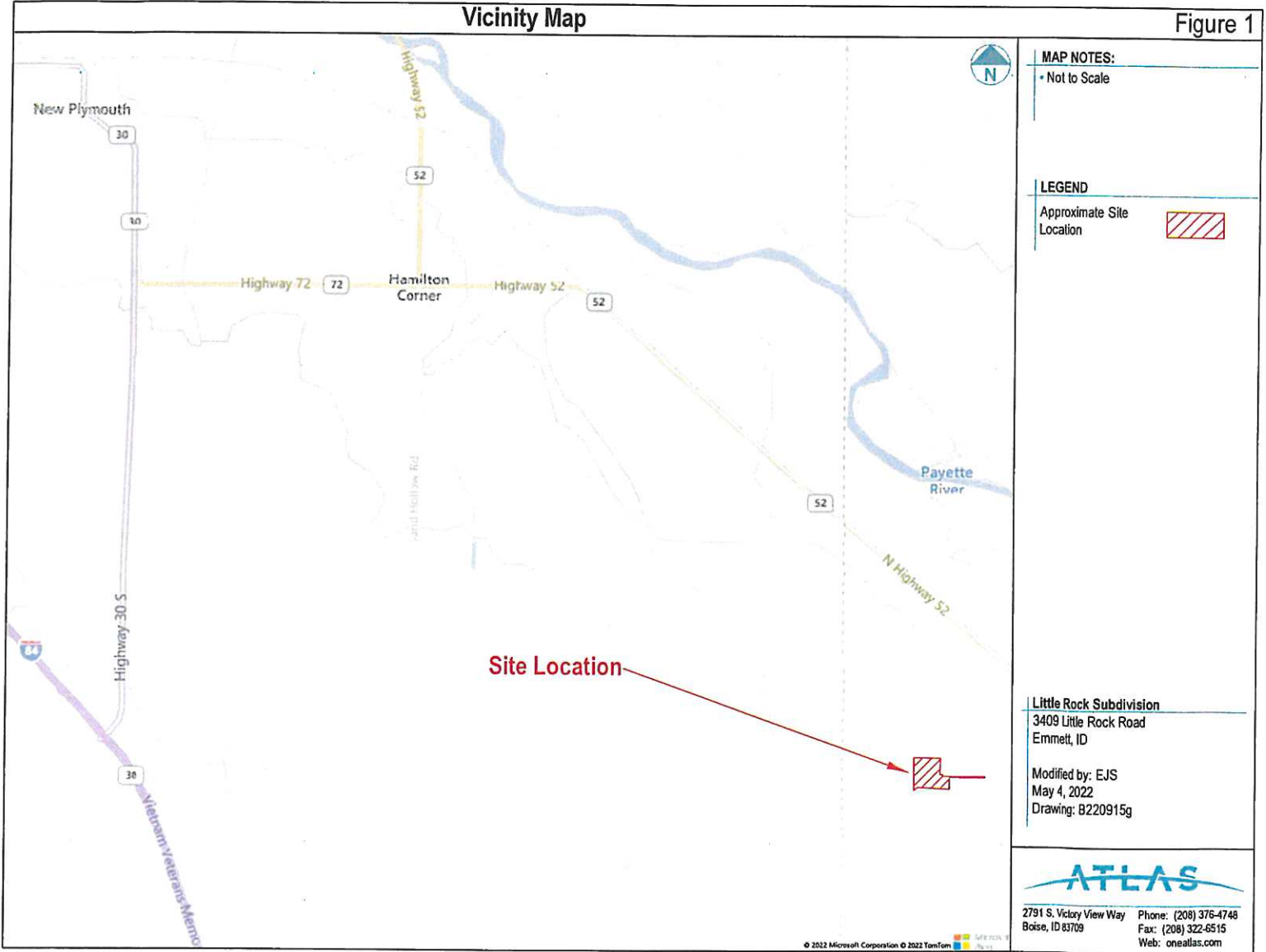
This report is also limited to information available at the time it was prepared. In the event additional information is provided to Atlas following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, Atlas can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

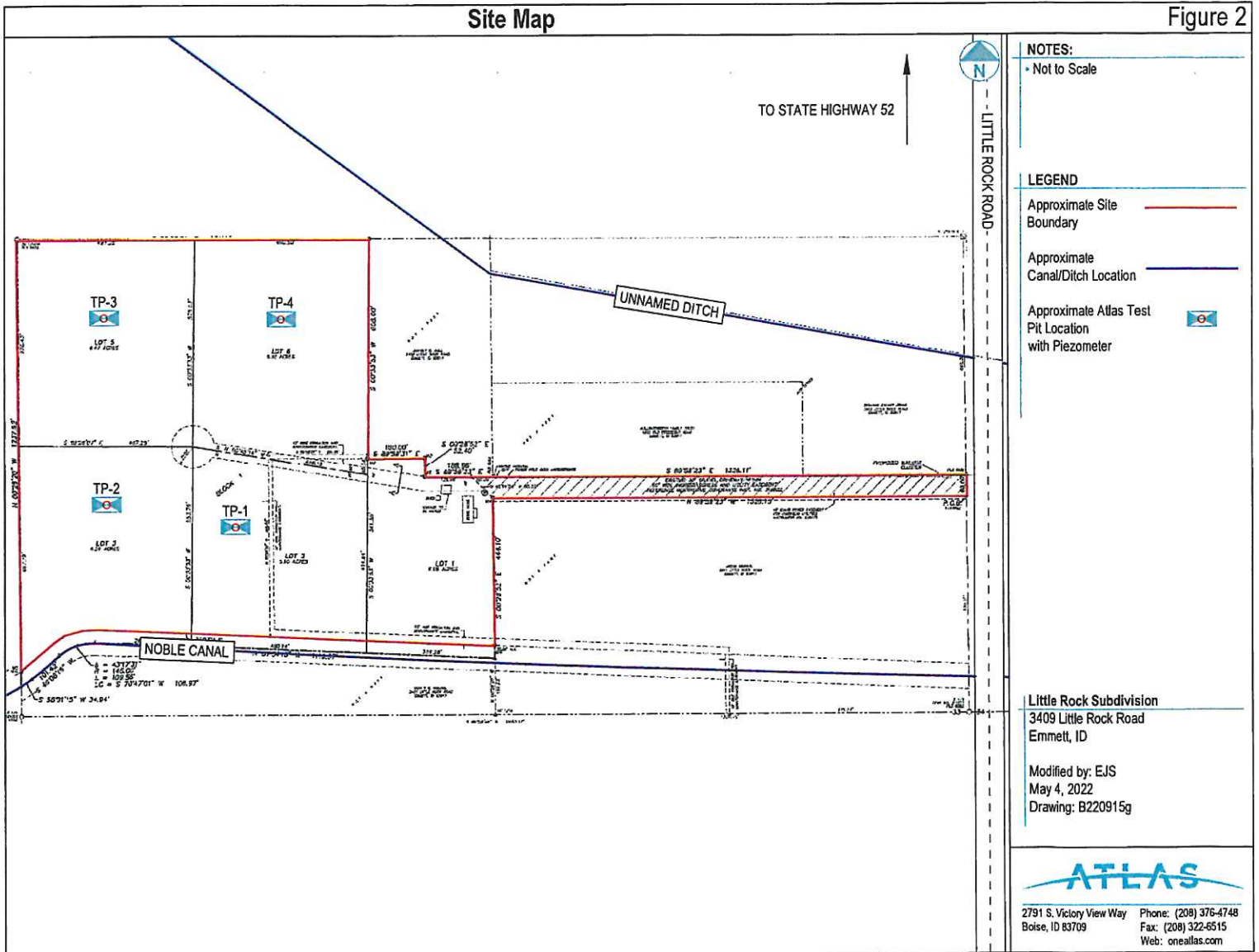
Vicinity Map

Figure 1



Site Map

Figure 2





Appendix IV GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-1
Date Advanced: April 25, 2022
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.903172
Longitude: -116.699963
Depth to Water Table: 9.7 feet bgs.
Total Depth: 11.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.5	Lean Clay with Sand (CL): Brown, slightly moist, stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			2.0	
1.5-11.0	Sandy Silt (ML): Brown, slightly moist, medium stiff, with fine-grained sand. --Sand grain size increased with depth.	Silty Loam B-2	GS	4.0-5.0 8.0-9.0		A B
11.0-11.5	Silty Sand with Gravel (SM): Brown, slightly moist to saturated, dense, with fine to coarse-grained sand and fine gravel.	Sandy Loam B-1				

Notes: See Site Map for test pit location.
 Piezometer installed to a depth of 11.5 feet bgs.

Lab Test ID	Hydrometer Analysis		
	Sand	Silt	Clay
A	22.2	67.8	4.3
B	41.2	45.9	5.3



GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-2
Date Advanced: April 25, 2022
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.903289
Longitude: -116.701397
Depth to Water Table: 9.8 feet bgs.
Total Depth: 10.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			2.0	
1.2-9.8	Sandy Silt (ML): Brown, slightly moist, medium stiff, with fine-grained sand. -- Sand grain size increased with depth.	Silty Loam B-2				
9.8-10.5	Silty Sand with Gravel (SM): Brown, slightly moist to saturated, dense, with fine to coarse-grained sand and fine gravel.	Sandy Loam B-1				

Notes: See Site Map for test pit location.
Piezometer installed to a depth of 10.5 feet bgs.

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

conspicuously that you've included the material for information purposes only. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.* Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists.*



**GEOPROFESSIONAL
BUSINESS
ASSOCIATION**

Telephone: 301/565-2733

e-mail: info@geoprofessional.org www.geoprofessional.org

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-3

Date Advanced: April 25, 2022

Excavated by: Turn of the Century Homes

Logged by: Colby Meyer, GIT

Latitude: 43.904647

Longitude: -116.701489

Depth to Water Table: 10.0 feet bgs.

Total Depth: 10.3 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.0	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			2.5-3.0	
1.0-4.8	Sandy Silt (ML): Brown, slightly moist, medium stiff, with fine-grained sand. --Minor indurated beds.	Silty Loam B-2				
4.8-8.6	Silty Sand (SM): Brown, slightly moist, medium dense, with fine-grained sand and minor fine gravel.	Sandy Loam B-1	GS	8.0-8.6		C
8.6-10.3	Silty Sand with Gravel (SM): Brown, slightly moist to saturated, medium dense to dense, with fine to coarse-grained sand and fine gravel. -- Sand grain size increased with depth.	Sandy Loam B-1				

Notes: See Site Map for test pit location.

Piezometer installed to a depth of 10.3 feet bgs.

Lab Test ID	Hydrometer Analysis		
	Sand	Silt	Clay
C	71.0	26.4	1.2



GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-4
Date Advanced: April 25, 2022
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.904709
Longitude: -116.699541
Depth to Water Table: 12.1 feet bgs.
Total Depth: 12.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			2.5	
1.2-4.1	Sandy Silt (ML): Brown, slightly moist, very stiff to hard, with fine-grained sand. --White streaking, weak calcium carbonate cementation throughout.	Silty Loam C-1*				
4.1-8.0	Silty Sand (SM): Light brown, slightly moist, loose to medium dense, with fine-grained sand.	Silty Loam B-2				
8.0-12.2	Poorly Graded Gravel with Silt and Sand (GP-GM): Brown, slightly moist to saturated, dense, with fine to coarse-grained sand, fine to coarse gravel, and 6-inch minus cobbles. -- Sand grain size increased with depth.	Loamy Sand B-1**				

Notes: See Site Map for test pit location.

Piezometer installed to a depth of 12.2 feet bgs.

*Soil has been lowered one subgroup because of the presence of cementation.

**Soil has been lowered one subgroup because it is very gravelly.

Appendix V GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		Symbol	Soil Descriptions
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	SPT Blow Counts (N)
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	SPT Blow Counts (N)
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Moisture Content and Cementation Classification	
Description	Field Test
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	Field Test
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q _p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf

Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it.* A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

CERTIFICATE OF MAILING

I hereby certify that on the 12th day of August 2022, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Big Sky Investments
3409 Little Rock Road

Gregory Lamoure
3183 Little Rock Rd
Emmett, ID 83617

Monty Kharrl
3421 Little Rock Road
Emmett, ID 83617

Jacob Watts
3411 Little Rock Rd
Emmett, ID 83617

Steven Richard Jones
3403 Little Rock Road
Emmett, ID 83617

Roxana L Allen Contract
3410 Little Rock Road
Emmett, ID 83617

Michael Woods
3369 Little Rock
Emmett, ID 83617

Richard Canon
3233 Little Rock Road
Emmett, ID 83617

David Schunke
1515 N 19th Street
Boise, ID 83702

Maynard & Rebecca Potter Family Trust
3740 County Line Road
Emmett, ID 83617

Jeffrey Hull
3405 Little Rock
Emmett, ID 83617

By depositing a copy thereof in the United States mail, with first class postage prepaid.


Michelle Barron
Associate Planner

