



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: Charters Estates

SITE INFORMATION:

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

Quarter: SW Section: 04 Township: 06N Range: 01W Total Acres: 10.08
 Subdivision Name (if applicable): Charters Estates
 Site Address: 1461 Jordan Ln Lot: _____ Block: _____
 City: Emmett
 Tax Parcel Number(s): RP06N01W041350 Current Zoning: R2 Current Land Use: cropland

PROPERTY OWNER:

Name: Linda E Charters

Address: 1507 Jordan Ln

City: Emmett State: ID Zip: 83617

Telephone: 208-870-0827

Email: chris@fullsailboise.com

APPLICANT:

Name: Maximilian Biron

Address: 332 N Broadmore Way

City: Nampa State: ID Zip: 83687

Telephone: (208) 442-6300

Email: mbiron@to-engineers.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.

[Signature] 8-11-22
 Signature: (Owner) Date

[Signature]
 Signature: (Applicant) Date

File No. PP-22-011 Received By: MB OFFICE USE ONLY Date: 8/15/22 Fee: 1302.00 Receipt No: 22-362

October 28, 2022

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

RE: Charters Estates – Preliminary Plat & Private Road Application

Dear Gem County Development Services Staff, Planning & Zoning Commission, and Board of County Commissioners,

This letter is to accommodate and describe the intent of Charters Estates Preliminary Plat with a Private Road. Along with this letter, applications & materials have been submitted for the project. We are requesting approval of a Preliminary Plat and a Private Road Application.

Project Overview

- Project Size: ±10.08 acres
- Location: 1461 Jordan Ln., Emmett, ID 83617
- Total Number of Lots: 9 total, 9 buildable
- Average lot size: 1.0 acre
- Minimum lot size: 1.0 acre
- Density: 1.0
- Parcel(s): RP06N01W041350

Current Zoning & Land Use

- On site: County R2 (cropland, single family home)
- East: County R2 (pasture, single family home)
- North: County R2 & A2 (active farm facilities, single family home)
- West: County R2 & A2 (pasture, single family home)
- South: County R2 (pasture, single family home)

Gem County Comprehensive Plan

- On site and all surrounding properties: Area of City Impact

Land Use

The project is within Emmet's Area of Impact, however greater than one mile from city limits. Therefore, the City of Emmett Subdivision Ordinance is not applicable to this project. Proposed subdivision of land to 1-acre parcels is complementary to existing and proposed land uses in this area. This area of Gem County and City of Emmett is transitioning from agricultural land use to low density, single-family residential. It is indicative and supported by the Gem County Comprehensive Plan. R2 zoning is conducive to the transitional

nature of the land use, as there are existing agricultural grounds adjacent and in proximity to the development.

Existing Structures

The existing structures on the property will be removed for the development of this subdivision.

Utilities

Water: Individual private wells will be provided to each buildable lot.

Sewer: Individual septic systems to be provided to each buildable lot.

Irrigation: Individual pressure irrigation services are provided at the rear of each lot and connected to an irrigation pump located on site.

Drainage All post construction drainage will be maintained in the swale along the private drive or in a swale in the rear of the property whichever is most feasible.

Water Rights:

Along the northern boundary of the site there is an existing gravity irrigation lateral that is owned by the Last Chance Ditch Company and the BOR. The lateral has an existing easement we are not intending to relocate or encroach upon. We are proposing to provide pressure irrigation to each internal parcel from the existing pressure irrigation pump location on the northwest corner of the property and supply individual services to the back of each lot. We have contacted the irrigation district and they are in agreement with our proposed design.

Stormwater

As each lot is developed a swale will be required to ensure stormwater from one property is not draining into adjacent properties.

Roadways & Access

A single access approach at Jordan Ln will be provided for internal access to each buildable lot. This roadway will be private and dedicated as an easement and will be maintained via a Road User's Maintenance Agreement shared by the development's homeowners. The access approach will be paved at Jordan Ln, however, the roadway travelling west from Jordan Ln will be gravel. This will be encompassed with a 40-foot-wide private road easement with 24-foot travel lanes. A cul-de-sac designed to County standard will be provided for turnaround. A drive-way permit will be obtained after entitlements are granted for the preliminary plat and during construction drawing review. A survey and legal description are attached to the application for the private roadway. Also, three (3) private road names have been provided for approval with Gem County Development Services.

Upon platting of Charters Estates, a 30-foot half-width right-of-way is to be dedicated to Gem County along Jordan Ln, classified as a local roadway. In addition to the dedicated right-of-way, a 10-foot landscape



easement will be provided along the Jordan Ln frontage. No lots are to have direct access to Jordan Ln, as shown on the plat.

Traffic

Expected traffic impacts are to be minimal to the local and greater transportation system, as only 9 single-family residential homes are to be developed. Limiting access to the private lane with no direct lot access to Jordan Ln will further minimize roadway impacts.

Circulation

Pedestrian circulation within the site will occur on the proposed Charters Lane, which will serve to produce access to each lot. Charters Lane comes with no sidewalk limiting pedestrian foot circulation within the subdivision.

Easements

A 10-foot landscape easement is to be dedicated along Jordan Ln, outside and adjacent to the dedicated right-of-way for Jordan Ln.

A 40-foot private roadway easement for internal access of all buildable lots.

Fencing

Perimeter 6-foot vinyl fencing will be provided for the development. 5-foot steel/iron view fencing will be provided for back of lots.

Conclusion

Thank you for your consideration for this project. We believe this will be a great, collaborative project for Gem County, the developer, and the design team. We have worked comprehensively on this project to create a distinguishable, well-planned product and kindly ask for approval. If you have any questions and/or comments pertaining to Charters Estates, please contact me with the information below.

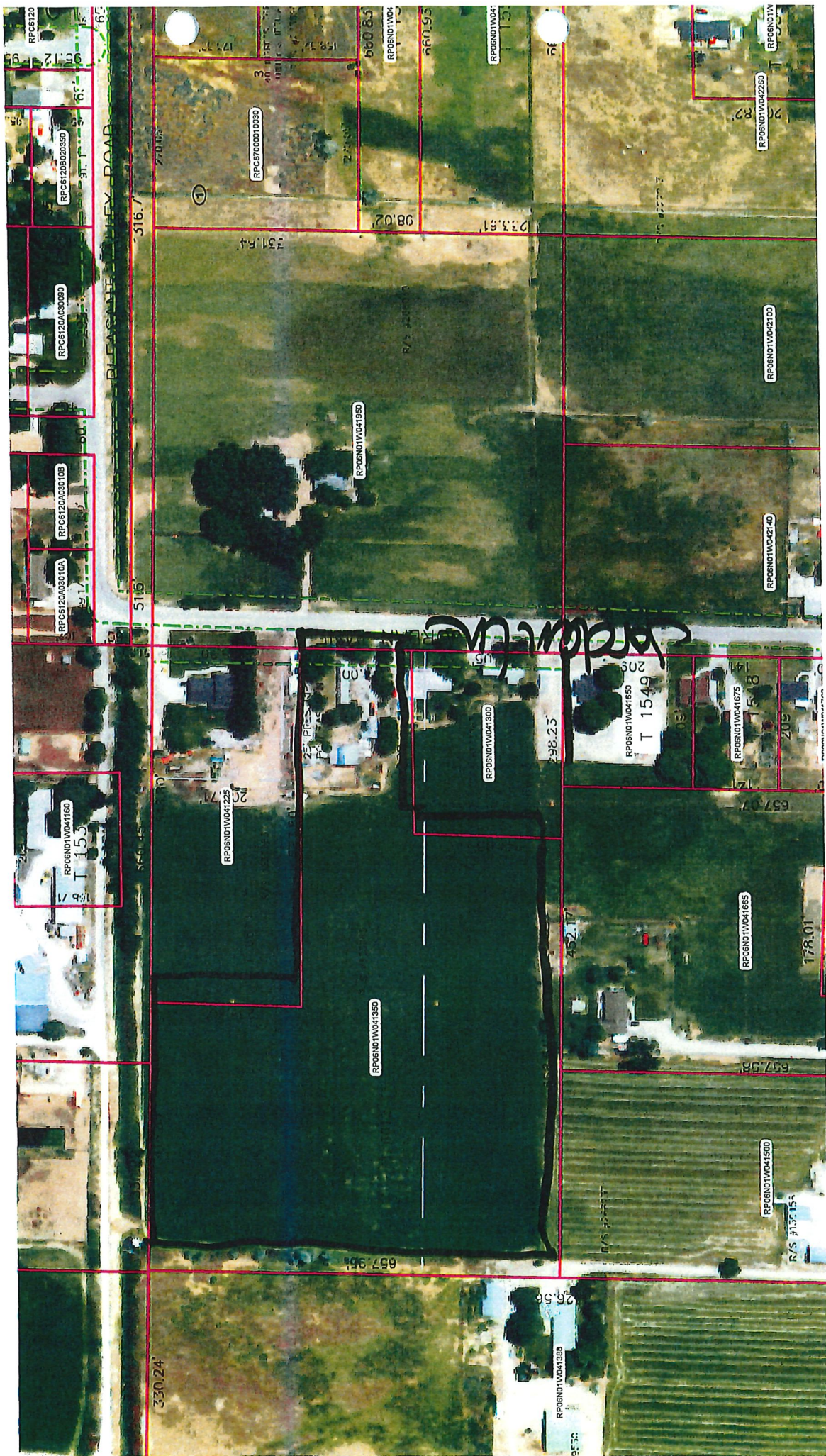
Sincerely,

T-O Engineers

Maximilian Biron
Land Use Planner

mbiron@to-engineers.com

(208) 442 - 6300



PRELIMINARY PLAT FOR
CHARTERS ESTATES

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4
TOWNSHIP 6 NORTH, RANGE 1 WEST, BOISE MERIDIAN
GEM COUNTY, IDAHO
2022

AREA AND LOT SUMMARY	
TOTAL PROPERTY AREA	378.0 AC
RESIDENTIAL AREA	82.0 AC
NON-RESIDENTIAL TO BE REDEVELOPED	41.0 AC
TOTAL LOTS	9
BUILDABLE LOTS	9
CORNER ZONING	R2
PROPOSED ZONING	R2
PROPOSED DENSITY (LOT/AC)	0.9
APPROXIMATE LOT SIZE	41.1 AC
JUDICIAL RESIDENTIAL LOT SIZE	41.0 AC

[illegible]

ENGINEER
ZACHRY GROUP, INC.
333 N. RICHMOND AVE.
NEW YORK, N.Y.
PR 10017-4200

DIRECTOR
P.L.A. INC.
221 N. RICHMOND AVE.
NEW YORK, N.Y.
PR 10017-4200

LAND USE PLANNER
MAYNARD
221 N. RICHMOND AVE.
NEW YORK, N.Y.
PR 10017-4200

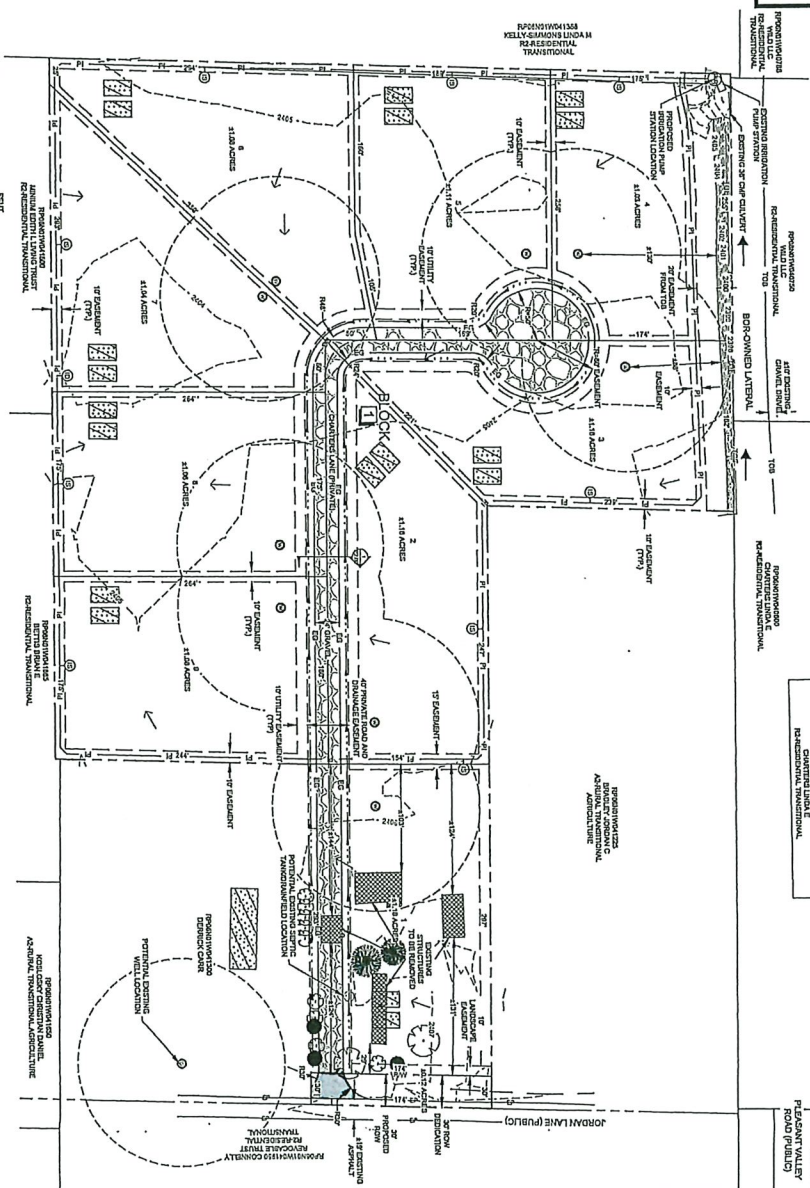
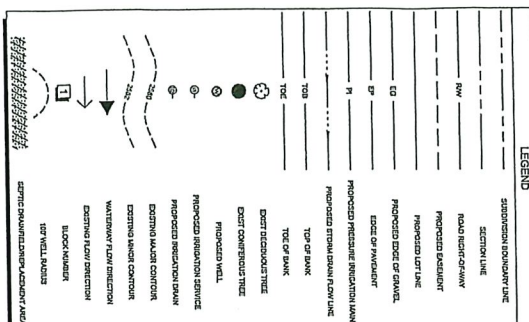
EDUCATION AND RESEARCH
SCHOOL DISTRICT
BUILT FOR EDUCATION
TRAINING AND STRATEGY
DISTRICTS SENIOR FOR REGIONAL
THUNDERBOLT INC. FOR REGIONAL
THUNDERBOLT
PROFIT
221 N. RICHMOND AVE.
NEW YORK, N.Y.
PR 10017-4200

LABORATORY DISTRICT
LABORATORY DISTRICT
LABORATORY DISTRICT

1000

LEGEND

SUBDIVISION BOUNDARY LINE
 SECTION LINE
 ROAD RIGHT-OF-WAY
 PROPOSED EASEMENT
 PROPOSED LOT LINE
 PROPOSED EDGE OF GRAVEL
 EDGE OF PAVEMENT
 PROPOSED PRESERVE INVARIANT MARK
 PROPOSED STORM DRAIN FLOW LINE
 TOP OF BANK
 TOE OF BANK



- NOTES

1. **REASONABLE** means that the proposed project is not a waste of public resources and that the project is feasible in light of the current and projected economic conditions of the community.
2. **ALTERNATIVE** means that the project is a viable alternative to other projects that are being considered by the community.
3. **PROJECT AREA** means that the project is located within the boundaries of the community and is not a project that is located outside the community boundaries.
4. **THE BEST AND MOST KNOWN** means that the project is the best and most known project that is being considered by the community.
5. **PROJECT AREA** means that the project is located within the boundaries of the community and is not a project that is located outside the community boundaries.
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REVISIONS

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	BORD
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DATE

17861
STATE OF IDAHO
ZANE CRADIC

PRELIMINARY PLAT FOR:
CHARTERS ESTATES



DATE:	November 22, 2022
PROJECT:	22042
SHEET:	P0.00



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 CHARTERS ESTATES
SUBDIVISION

FILE NUMBERS: PP-22-011

PLANNING AND ZONING COMMISSION HEARING DATE: JANUARY 9, 2023

APPLICANT: TO ENGINEERS
332 N BROADMORE WAY
NAMPA, ID 83687

PROPERTY OWNER: LINDA E CHARTERS
1507 JORDAN LANE
EMMETT, ID 83617

STAFF PLANNER: JENNIFER KHARRL

1. APPLICATION SUMMARY & OVERVIEW

The applicant, T-O Engineers, on property owned by Linda E Charters, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to construct a single-family residential development on approximately 10.08+/- acres on Jordan Lane. The PP application proposes 9 building lots. The average building lot size is 1.11 acres. Individual wells and septic systems are proposed for each lot. A private road is proposed through the development. The existing structures on the subject property will be removed and/or demolished. The property is zoned R-2, Residential Transitional (1-acre min.). The site is designated Area of City Impact on the Joint Comprehensive Plan Future Land Use Map.

Because this subdivision is located within the Emmett Area of City Impact, any subdivision in the Impact Area must follow the City of Emmett's Subdivision Ordinance (per the Area of City Impact Agreement between Gem County and City of Emmett). Gem County remains the jurisdiction with final approval authority, including signatures on the Final Plat. The main difference here is the requirement to construct curb, gutter, sidewalk and stormwater improvements to be prepared for future annexation into the city limits. As shown in Exhibit D, the applicant received a waiver from Emmett City on requirements normally pertinent to the Area of City Impact. The property is not eligible to request annexation into the City of Emmett because the existing city limits are not contiguous.

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 - 5 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 1461 Jordan Lane. The property is located in Section 4 of Township 6N, Range 1W.

B. Current Owner(s): Linda E Charters

C. Applicant(s): T-O Engineers, Maximilian Biron

D. Present Zoning: R-2, Residential Transitional (1-acre min. lot size)

E. Present Comprehensive Plan Designation: Area of City Impact

F. Property Size: Approx. 10.08 acres

3. APPLICATION PROCESS FACTS

A. Pre-Application Conference & Neighborhood Meeting:

In accordance with Gem County Code 12-3-2, a pre-application conference was held on the PP application with the Development Services Department on October 6, 2021. A Notice to Proceed was issued on October 13, 2021. No neighborhood meeting is required for a 9 lot subdivision.

B. Application Submittal:

The complete Preliminary Subdivision application for this item was received by the Development Services Department on November 23, 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 December 21, 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 December 9, 2022. The physical property was posted for the public hearing on December 15, 2022. Requests for all impact agencies' reviews were mailed on December 9, 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 Planning and 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. The Board of County Commissioners approved a rezone from A-2 to R-2 in 2007.

F. Companion Applications: Private Road Application.

4. LAND USE

A. Existing Land Use(s): Irrigated pasture land.

B. Description of Character of Surrounding Area: The immediate vicinity includes a combination of agricultural uses and single-family residential properties. The entire vicinity contains irrigated and/or irrigatable lands (Last Chance Ditch Company).

C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Area of City Impact	R-2 Residential Transitional	Irrigated agricultural land; rural residential; Bureau of Reclamation lateral
South of site	Area of City Impact	R-2 Residential Transitional	Rural residential
East of site	Area of City Impact	R-2 Residential Transitional	Irrigated agricultural land; rural residential
West of site	Area of City Impact	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential

D. Physical Constraints and Opportunities:

1. Wastewater & Domestic Water: The applicant intends to provide individual wells and septic systems within the development.
2. Vegetation: Grasses and pasture.
3. Floodplain: The parcel falls within zone "X" on FEMA's Flood Insurance Rate Map, Community Panel Number 160127 0339 B, which indicates no floodplain. No flood insurance is required in Zone X areas.
4. Canals/Ditches/Irrigation/Creeks: The property lies within the boundaries of the Last Chance Ditch jurisdiction. Last Chance Ditch submitted a letter with a few conditions if the subdivision is approved.
5. Hazards: The **Bureau of Reclamation Lateral** runs along a portion of the subject property. Two of the 9 proposed building lots abut the lateral. The application does indicate that there will be fencing along the perimeter of the subdivision. No measures are required by ordinance, but the Commission and Board should give special consideration to the ditch (given its size and impact on the site). This and any other potential hazards should be addressed by the applicant at the public hearing.
6. Streets and/or Access Information: All Lots will have access via the 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 Area of City Impact.

“Area of City Impact is expected to be the most urbanized area of Gem County. Build out residential densities are expected to be higher in the Area of City Impact than the other two planning areas. Until municipal services are extended to out-lying parcels in the Area of City Impact, properties are encouraged to remain at lower densities. This will allow for a more efficient and cost-effective network of sewer and water lines to be constructed upon future annexations. . . The purpose of this policy is to keep properties as low density until city services are extended to properties within this area. . .”

This property is located in R-2 zone and within the Area of City Impact designation of the Future Land Use Map. The property contains 10.08 acres and the nine proposed lots will meet the minimum zoning requirement.

Supporting Policies/Goals

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

- 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.
- Natural Resources, 6.11 – Prevent contamination of groundwater from sewage and wastewater through appropriate planning, treatment and through regulations.

The proposed plan appears to conform with SWDH standards, as preliminarily determined by SWDH staff during on-site visits for this application. Ground water monitoring is required as wells as a Subdivision Engineering Report to ensure compliance.

- 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.
- Transportation, 10.1.4 – Encourage a clustering of access points along arterial and section line roads where applicable.
The plat has a new single point of access to Jordan Lane which will be a private road.

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

Purpose Statement of Zone: Gem County Code 11-4-4A lists the purpose of the R-2 zone as follows: “Purpose: To provide lands for the development of single-family dwellings, in areas that can be served by individual well and septic systems as approved by the health department.” The R-2 zone has a one (1) acre minimum lot size requirement.

The property is found to comply with the intent and purpose of the R-2 zone to allow single-family uses on 1-acre lots.

Attached Exhibits

- Exhibit A – Required Findings
- Exhibit B – Proposed Conditions of Approval
- Exhibit C – Proposed Preliminary Plat
- Exhibit D – City of Emmett Waiver Approval

EXHIBIT A

REQUIRED FINDINGS FOR STANDARD SUBDIVISION PERMIT Charters Estates Subdivision (File #PP-22-011)

ECC 10-2-3.H (City of Emmett Subdivision Ordinance) states the following objectives of Title 10 must be considered when approving a subdivision application. (The City findings are used/referenced by the County because this application lies within the Emmett Area of City Impact and Gem County Code 12-1-3 requires Gem County to use Emmett's subdivision ordinance in this area.) There are five (5) required findings. Each of these is listed below with Staff comments and analysis shown in *italics* below each one. Each finding must be found to be either in favor or not in favor of the application.

1. The conformance of the subdivision with the comprehensive development plan.

The Future Land Use Map of the 2007 Gem Community Joint Comprehensive Plan designates this property as "Area of City Impact."

The Area of City Impact description of the Comprehensive Plan states that "any new development within the Emmett Area of City Impact will be subject to the requirements set forth by the adopted agreement between the County of Gem and City of Emmett. That agreement is being followed in the review and evaluation of this application."

2. The availability of public services to accommodate the proposed development.

The following public service agencies submitted written comments in response to this application: Last Chance Ditch Co, Keller Associates, Gem County Road and Bridge and Gem County Treasurer. Review of their comments indicates that these service agencies are in support of the application and do not have any concerns with providing service to the new lots. Southwest District Health is requiring ground water monitoring and a subdivision engineering report for the proposed septic systems.

No public water or sewer facility will serve the subdivision unless and until it is annexed to Emmett City.

No utility or public agency has indicated that they cannot serve the subdivision.

3. The continuity of the proposed development with the capital improvement plan.

The City of Emmett has not adopted a capital improvement plan.

4. The public financial capability of supporting services for the proposed development.

At this time, the only public services that appear necessary to serve this subdivision are public roads and emergency services (fire, law enforcement). The anticipated increase of nine residences from what already exists may cause a financial burden on these public services. In order to mitigate other impacts on these public services, the Board adopted an Impact Fee Ordinance which establishes impact improvement costs required for any new residence or non-residential building (commercial or industrial). This fee is required at the time of building permit issuance of a new residence. The utilities to serve the subdivision are private, so there is no public financial outlay. Emergency services are available to serve the subdivision.

5. **The other health, safety or environmental problems that may be brought to the commission's attention.**

Staff is not aware of any known environmental problems.

EXHIBIT B

STAFF RECOMMENDED CONDITIONS OF APPROVAL CHARTERS ESTATES SUBDIVISION (#PP-22-011)

General Conditions

1. The Preliminary Plat for “Charters Estates Subdivision” by T-O Engineers, Zane Cradic, PLE, 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 (12/28/22) (*this condition does not technically apply until Final Plat*)
 - b. Keller Associates (County Engineer (12/20/22)
 - c. Gem County Road and Bridge (12/19/22)
 - d. Last Chance Ditch Company (1/3/23)
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 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 - 9, Block 1 of Charters Estates Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the plat.
6. Property lies within Emmett Area of City Impact and must follow Emmett Subdivision Ordinance standards and/or terms.
7. Create a 10-foot landscape easement along Jordan Lane for street buffer that shall be landscaped prior the Final Plat approval.
8. Access rights shall be relinquished along Jordan Lane, except for the Private Road, and shown as such on the plat.
9. The developer shall submit engineered construction drawings for the required improvements including a storm water drainage plan to be reviewed by the County Engineer.
10. Prior to submittal of construction drawings, applicant shall meet with and submit a written statement from Southwest District Health Department indicating compliance with all SER requirements.

Private Road Application

11. The proposed Private Road name of "Charters Lane" is approved by the Street Naming Committee and shall be shown on the plat.
12. Applicant shall hire an engineer to design constructions drawings for the private road to be reviewed by the County Engineer.
13. 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.
14. Applicant shall purchase and install a blue private road sign and a stop sign at the intersection of the private road and Jordan Lane.
15. 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.
16. 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.

GEM COUNTY

OFFICE OF
Megan Keene
TREASURER
TAX COLLECTOR
PUBLIC ADMINISTRATOR



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

December 28, 2022

Gem County Development Services Department
Attn: Justin Vanderbilt, Interim Associate Planner
109 S. McKinley Avenue
Emmett, ID 83617

RE: Charters Estates (Standard Subdivision)
Loc: 1461 Jordan Lane, Emmett, Idaho
PIN: RP06N01W041350

Dear Justin,

After reviewing the application for the Charters Estate Standard Subdivision, Preliminary Plat, the following are my comments regarding the subject parcel:

Parcel RP06N01W041350 has 2022 taxes owing in the amount of \$394.14. This parcel or sub parcel(s) will have 2023 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, 2023 in order to show up in the 2023 Assessment Roll and 2023 Tax Roll. Anything recorded after that date will be valued and taxed based on how the property was as of January 1, 2023.***

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".
Megan Keene
Gem County Treasurer



100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

December 20, 2022

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

Re: Charters Estates Subdivision Preliminary Plat Application

Dear Jennifer:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Charters Estates dated November 22, 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. Provide a metes and bounds description.
2. The potential existing septic tank/drain field shown on Lot 1 and partially in the street easement must be abandoned or relocated as part of the construction plans. It cannot remain in the street easement area.
3. Charters Lane exceeds 750' which requires Fire Department approval, per County Code. Please provide approval when available.
4. Charters Lane is required to have a recorded, permanent perpetual easement and permanent road users' association or maintenance agreement prior to approval of the final plat.
5. Approval from Bureau of Reclamation is required for work within their easement prior to approval of construction plans.
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 requirements of the local highway district.
9. Plat shall comply with irrigation district requirements.
10. Plat shall comply with Southwest District Health requirements.

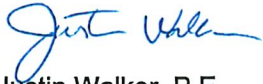
We recommend that the preliminary plat be **APPROVED with the conditions listed above**. Any variance or waivers to the Gem County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above referenced preliminary plat does not relieve

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.



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

December 19, 2022

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

RE: Charters Estates

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the application for Charters Estates Subdivision, a proposed 9 lot minor subdivision, located adjacent to Jordan Lane. Jordan Lane is a local roadway under the Gem County Functional Class Map. This roadway was constructed at a width of approximately 22 feet. The proposed subdivision shows a right of way dedication awarded to Gem County of approximately 0.12 +/- Acres.

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.

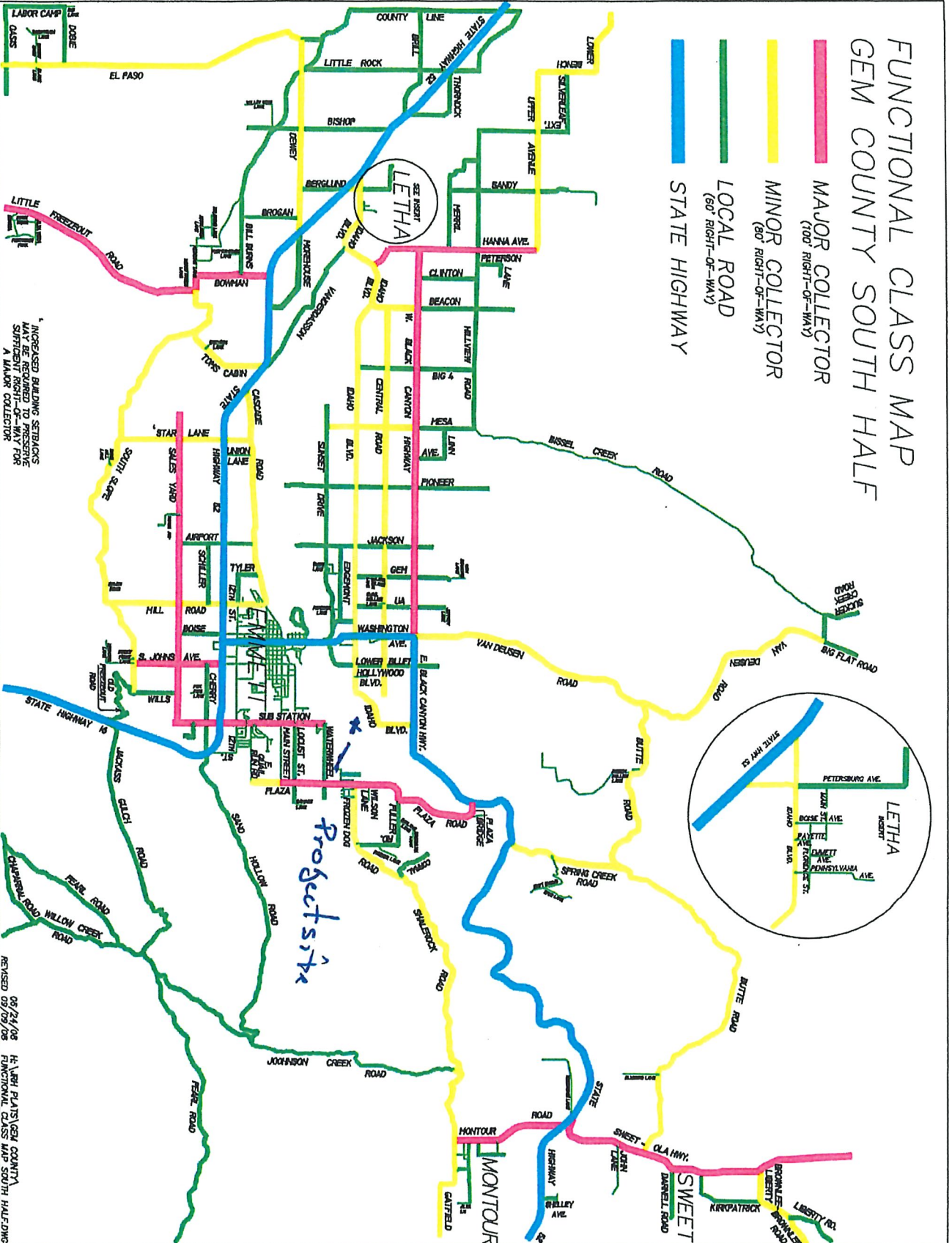
Thank you,

A blue ink signature of Neal Capps, written in a cursive style.

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



INCREASED BUILDING SETBACKS
MAY BE REQUIRED TO PRESERVE
SOUTH HALF 16-17 FOR
A MAJOR COLLECTOR

Table 4-1. Guidelines for Total Roadway Width for New Construction of Low-Volume Roads in Rural Areas

U.S. Customary							
Total Roadway Width (ft) by Functional Subclass ¹							
Major Access Road by Design Volume Level (veh/day)							
Design Speed (mph)	400 or Less	401 to 2,000	Minor Access Road	Recreational and Scenic Road	Industrial/Commercial Access Road	Resource Recovery Road	Agricultural Access Road
15	18.0	23.0 ²	18.0	18.0	20.0	20.0	22.0
20	18.0	23.0 ²	18.0	18.0	20.0	20.0	24.0
25	18.0	23.0 ²	18.0	18.0	21.0	21.0	24.0
30	18.0	23.0 ²	18.0	18.0	22.5	22.5	24.0
35	18.0	23.0 ²	18.0	18.0	22.5	22.5	24.0
40	18.0	23.0 ²	18.0	20.0	22.5	—	24.0
45	20.0	25.0	20.0	20.0	23.0	—	26.0
50	20.0	25.0	20.0	20.0	24.5	—	—
55	22.0	25.0	—	22.0	—	—	—
60	22.0	25.0	—	—	—	—	—

Metric							
Total Roadway Width (m) by Functional Subclass ¹							
Major Access Road by Design Volume Level (veh/day)							
Design Speed (km/h)	400 or Less	401 to 2,000	Minor Access Road	Recreational and Scenic Road	Industrial/Commercial Access Road	Resource Recovery Road	Agricultural Access Road
20	5.4	7.0 ²	5.4	5.4	6.0	6.0	6.6
30	5.4	7.0 ²	5.4	5.4	6.0	6.0	7.2
40	5.4	7.0 ²	5.4	5.4	6.4	6.4	7.2
50	5.4	7.0 ²	5.4	5.4	6.8	6.8	7.2
60	5.4	7.0 ²	5.4	5.4	6.8	6.8	7.2
70	6.0	7.6	6.0	6.0	7.0	—	8.0
80	6.0	7.6	6.0	6.0	7.4	—	—
90	6.6	7.6	—	6.6	—	—	—
100	6.6	7.6	—	—	—	—	—

Note: Total roadway width includes the width of both traveled way and usable shoulders.

¹ All low-volume roads with design volumes greater than 400 veh/day should be treated as major access roads.

² For roads in mountainous terrain with design volumes up to 600 veh/day, use 20.0-ft (6.0-m) total roadway width.

Small differences in the existing or proposed dimensions from those shown in Table 4-1 may be completely acceptable. For example, on roads used by trucks or wider agricultural equipment, designers should have the discretion to consider the actual widths of vehicles expected to use a particular road and modify the width guidelines in Table 4-1 accordingly.

LAND USE APPLICATION

DATE: 12-19-2022

PROJECT: Charters Estates

ROAD:

Jordan Lane

MAJOR/MINOR COLLECTOR:

Local

ROAD PROJECTS:

N/A

ROAD SURFACE:

Asphalt

ROAD WIDTH:

Approximately 20 Ft.

ROAD LENGTH:

Approximately .5 miles

RIGHT OF WAY - DISTANCE:

30 feet form center of Jordan Lane

APPROACH PERMIT:

Need to obtain permit.

SAFETY IMPROVEMENTS:

N/A

TRAFFIC COUNTS:

N/A


SIGNATURE:


DATE:

LAST CHANCE DITCH COMPANY

PO BOX 428 / 118 N Commercial Ave
Emmett ID 83617

President: Paul Derig
Treasurer: Karen Fraley
Secretary: Valerie Padgett
Director: Ron Kay
Director: Blake Hasbrouck

Phone: (208) 365-1902
Fax: (208) 365-1903
Email: lastchanceditch@gmail.com

January 3, 2023

GEM COUNTY DEVELOPMENT SERVICES
ATTN: JJENNIFER KHARRL, DEVELOPMENT SERVICES COORDINATOR
109 S MCKINLEY AVE
EMMETT ID 83617

Re: Charter Estates_PP-22-001

To Whom It May Concern:

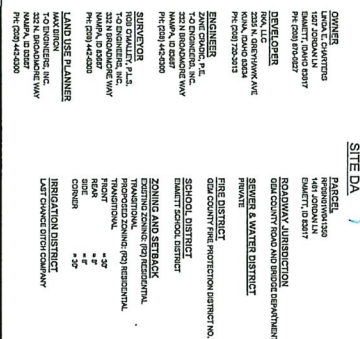
Upon review of the proposed rezone, Last Chance Ditch has no objections to the application but will require the following conditions be met upon subdividing 3+ splits:

- Engineer-generated plans for a pressurized irrigation system detailing system specification, capacities, etc. The system shall ensure adequate water delivery to all parcels.
- The establishment of a water user's association.
- No structures, trees/vegetation, or other interferences within 20' of any irrigation drains and water delivery laterals to allow for ditch right of way for management and maintenance matters.
- Plans must be submitted to the Board of Directors for approval **prior** to the implementation of the system.
- Water shares must be updated and brought current with Last Chance Ditch

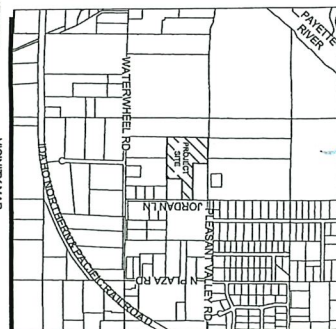
Additional questions should be directed to me at 208-890-7331 or via email to lastchanceditch@gmail.com.

Respectfully,

Doyle Fackler,
Ditch Manager



PRELIMINARY PLAT FOR
CHARTERS ESTATES
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION
TOWNSHIP 6 NORTH, RANGE 1 WEST, POISE MERIDIAN
GEM COUNTY, IDAHO
2022

[illegible]

REVISIONS			BORER SIZE
NO.	DESCRIPTION	DATE	
			DESIGNED
			DRAWN A
			CHECKED JL
			20
			APPROVED
			20

PRELIMINARY PLAT FOR:
CHARTERS ESTATES

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NANFA, IDAHO 83657
208-442-6300 | WWW.T-O-ENGINEERS.COM

PRIVATE ROAD TYPICAL SECTION ①

P0.00



CITY OF EMMETT
Building & Zoning Department
601 E. 3rd Street
Emmett, Idaho 83617

Building & Zoning Department

Brian Sullivan:
bsullivan@cityofemmett.org
Alishia Elliott:
aelliott@cityofemmett.org
Ph: (208) 365-9569

November 17, 2021

Gem County Development Services:

The acting agent for RKA LLC, Chris Proctor, is requesting a waiver to Emmett Subdivision Ordinance 10-4-2, curb, gutter, sidewalks, and storm drainage facilities for a 9-10-lot subdivision with approximately 175 foot of road frontage on Jordan Lane. The property is on the west side of Jordan Lane approximately 1.74 miles from city limits, and is located in Section 4, T. 6 N, R. 1 W., B.M., Gem County, Idaho with the parcel number of RP06N01W041350. The property lies within the current Emmett Area of City Impact. Emmett City Ordinance O2007-15 allows these improvements to be waived if approved by Emmett City Council prior to any application being submitted to Gem County.

After City Council reviewed the application and heard staff comments on November 16, 2021, the application was approved for a waiver to the installation of curb, gutter, sidewalk, and storm drainage facilities.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Sullivan", is written over a horizontal line.

Brian Sullivan
Building / Zoning Administrator

CERTIFICATE OF MAILING

I hereby certify that on the 9 day of December 2022, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Charters

T06N, R01W, Section 04

Herschel A York
1347 Jordan Ln
Emmett, Id 83617

Daniel Koslosky
P.O. Box 154
Horseshoe Bend, Id 83629

Brian Bettis
2582 Waterwheel Rd
Emmett, Id 83617

Edith Minium Living Trust
2528 Waterwheel Rd.
Emmett, Id 83617

Linda Simmons Kelly
2512 Waterwheel Rd
Emmett, Id 83617

Wild LLC
1840 N. Lakes Place
Meridian, Id 83646

Bradley Jordan
1501 Jordan Ln
Emmett, Id 83617

Derrik Carr
1445 Jordan Ln
Emmett, Id 83617

Steven Kaiser
2702 Waterwheel Rd
Emmett, Id 83617

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

Justin Vanderbilt
Interim Associate Planner