



**TRANSMITTALS TO AGENCIES FOR COMMENTS ON
DEVELOPMENT PROJECTS AND LAND USE CHANGES WITH GEM COUNTY**

To insure that your comments and recommendations will be considered by
the **Gem County Planning and Zoning Commission** please submit your
comments and recommendations to Gem County Development Services Office located at 109 S McKinley.

Attn: Stephanie Crays, Development Services Coordinator, by: **November 7, 2022 by noon**

Transmittal Date: **October 20, 2022**

Hearing Date: **November 14, 2022**

Application Type:

Rezone - from A2 (5 acre minimum - Rural Transitional Agriculture) to R2 (1 acre minimum Residential Transition)

Applicants Name:

Edgemont Estates

Location/Address of Property or Project:

Edgemont Road

<input checked="" type="checkbox"/> Gem County Road Department	<input type="checkbox"/> Qwest
<input type="checkbox"/> Gem County Mosquito Abatement	<input type="checkbox"/> Idaho Power Co.
<input checked="" type="checkbox"/> Gem County School District #221	<input type="checkbox"/> Digline
<input type="checkbox"/> Gem County Assessor	<input checked="" type="checkbox"/> Emmett Irrigation District
<input checked="" type="checkbox"/> Gem County Mapper	<input type="checkbox"/> Federal Aviation Administration
<input type="checkbox"/> Gem County Sheriff	<input type="checkbox"/> Cable One
<input type="checkbox"/> Gem County Treasurer	<input type="checkbox"/> Idaho Department of Environmental Quality
<input type="checkbox"/> Environmental Protection Agency	<input type="checkbox"/> Idaho Department of Water Resources
<input type="checkbox"/> Emmett Post Office	<input type="checkbox"/> Bureau of Reclamation
<input type="checkbox"/> Southwest District Health	<input type="checkbox"/> Idaho State Department of Agriculture
<input type="checkbox"/> Letha Sewer District	<input checked="" type="checkbox"/> Idaho Department of Transportation
<input type="checkbox"/> Squaw Creek Soil Conservation	<input checked="" type="checkbox"/> Gem County Rural Fire District #1
<input type="checkbox"/> Intermountain Gas Company	<input type="checkbox"/> Last Chance Ditch
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Gem County Drainage District #1
<input type="checkbox"/> Gem County Engineer and Surveyor	<input type="checkbox"/> Middleton Fire Protection District
<input type="checkbox"/> Black Canyon Canal	<input type="checkbox"/> City of Emmett

The application is provided as a courtesy to your agency and we encourage your review and comments on the proposed project.
If we do not receive a response by the above date, your agency will be entered into the record as "NO COMMENT"

To Join the November 14, 2022 Planning & Zoning Commission Zoom Meeting (6:00 pm)
use the following link information:

Join Zoom Meeting **by computer/tablet/smartphone:**

- Go to: <https://zoom.us>
- Click: "JOIN A MEETING"
- Enter the following information:

Meeting ID: 874 6652 4321

Passcode: 133853

Or follow this link:

<https://us06web.zoom.us/j/87466524321?pwd=Y3B1bm5NSDJJaUx4aEpHL2hqQ041UT09>

Join Zoom Meeting **by phone:**

Dial by your location

+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
833 548 0282 US Toll-free
877 853 5257 US Toll-free
888 475 4499 US Toll-free
833 548 0276 US Toll-free

Meeting ID: 874 6652 4321

Passcode: 133853

Tips for joining the meeting:

- If you join by phone: Dial the number, enter the meeting id then #, # for the next question, passcode then #
- You will be muted upon entry to the meeting. To unmute when asked to, press *6.



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 checked="" 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 type="checkbox"/> SUBDIVISION, PRELIMINARY | |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> SUBDIVISION, MODIFICATION | |

PROJECT NAME: Edgemont Rezone

SITE INFORMATION:

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

Quarter: L4 Section: 6 Township: 6N Range: 1W Total Acres: 4.963

Subdivision Name (if applicable):

Lot: Block:

Site Address: No Situs Edgemont Rd City: Emmett

Tax Parcel Number(s): RPO6N01W0603300 Current Zoning: A2 Current Land Use:

PROPERTY OWNER:

Name: Edgemont Estates LLC

Address: PO Box 719

City: Emmett State: Zip:

APPLICANT:

Name: Same

Address:

City: State: Zip:

Telephone: 208 970 8075

Email: Kyle@EdgemontEstates.com

Telephone:

Email:

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]
Signature: (Owner)

Date Signature: (Applicant)

Date

B2-22-012

OFFICE USE ONLY

File No.: Received By: SK Date: 7-20-22 Fee: 710⁰⁰ Receipt No:

2022-00326



Sawtooth Land Surveying, LLC

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

July 12, 2022

Development Services

RE: Rezone No Situs Edgemont Road

To whom it may concern,

On behalf of Edgemont Estates LLC, we are pleased to submit this Letter of Intent and attached application and supporting documents for the proposed Rezone on No Situs Edgemont Road.

Address	Parcel Number	Acreage
No Situs Edgemont Road	RP06N01W063300	4.985

This property is within Gem County and is currently zoned A2. We are looking to have the property zoned R2. The future plan is to subdivide the property into five, 1 acre lots. This appears to coincide with the future land use map, as this parcel is under county residential area. The comprehensive plan states in chapter 12, that area is for primarily single family and multi-family use. 3.1.1 Encourage the provision of quality and diverse housing, as well as creative subdivision designs, of all price ranges for present and future residents

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

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

All lots will have their own wells and septic systems.

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

Sincerely,

Amy Rosa
Project Manager
Sawtooth Land Surveying, LLC

