



**Gem County Development Services Department  
Office of Planning & Zoning  
109 S. McKinley Avenue  
Emmett, Idaho 83617**

**July 29, 2022**

**Re: Proposed Preliminary Subdivision Plat for El Paso Ranch by El Paso Investments**

**Enclosed is our written correspondence in objection to the Proposed Preliminary Subdivision for El Paso Ranch.**

- 65 page document stating our concerns; including
- ~~75~~ signatures opposing this proposal; and
- 25 letters with additional concerns

**Thank you,**

**Concerned Gem County Residents**

**Petition in Opposition of  
Proposed Preliminary Subdivision  
Located on Land Owned by Kelly Fulfer,  
DBA El Paso Investments, LLC  
(See Attachment 1 for Proposed Preliminary Subdivision Application)**

Residents and Property Owners, directly impacted by the Proposed El Paso Ranch Subdivision, oppose the Proposed Preliminary Subdivision Application, based on the negative effects this Proposed Subdivision will have on the surrounding land.

The Letter of Intent states that El Paso Investments, LLC, Kelly Fulfer has submitted their application per the standards set forth in the Gem County Development Codes. However, the residents and property owners are requesting that this proposal be denied for the following reasons.

**Lots and Construction**

**Summary:**

El Paso Investments states that the proposed homes will be built like the current homes under construction in the El Paso Reserve Minor Subdivision. (See Attachment 2 – Homesnap Listings for El Paso Reserve Minor Subdivision). Gem County Comprehensive Plan states, “The objective is to protect, maintain and improve the quality of established neighborhoods in Gem County. New Construction that maintains the style and surrounding scale should be encouraged.” (See Attachment 3 – Gem County Comprehensive Plan, Chapter 11 – Community Design)

As of July 26, 2022, the median price of new listings is \$469,500 and the median list price is \$589,900 in Emmett, Idaho. While in Caldwell, Idaho the median price of a new listing is \$445,000 and the median list price is \$449,990. (See Attachment 4 – Local Housing Market Report for Emmett and Caldwell, Idaho). The current homes that the developer has for sale in the El Paso Reserve Minor Subdivision, double the current list median list price.

**Requests:**

We are requesting that the construction maintains the style and surrounding scale. These homes being built in neighboring subdivisions, such as El Paso Reserve Minor Subdivision, do not. We would also like to know what plans are in place

with the current property and construction, when the market crashes. The market has already slowed down, the vacant lot on Piper Lane has been active for 93 days and the lots on El Paso that are currently under construction have been active for 69 days, as of July 28, 2022. (See Attachment 2 – Homesnap Listing) We do not want to have half-built homes sitting there or unmaintained construction site.

### **Domestic Well Water**

#### **Summary:**

El Paso Investments states that domestic water logs far exceeds the needs of domestic wells. Stating that most wells are pumping from 150 to 200 feet below ground. However, there is no mention of the long-term impact that these additional 13 wells would bring to the current domestic wells in the area. While these domestic wells might be pumping at 150 feet, they are drilled much deeper than current domestic wells in the area.

Current domestic wells, documented on the Idaho Department of Water Resources, within a mile radius of the Proposed El Paso Subdivision was complied. Showing the average production rate of 44.07462687, static water level of 125.1884058 and casing depth of 228.7318841. (See Attachment 5 – Domestic Well Chart and Summary.)

It should be noted that 44% of Gem County is currently facing severe drought conditions and 56% of Gem County is currently under moderate drought conditions. This results in, well levels declining, low reservoir levels, water shortages and conservation programs in place. (See Attachment 6 – Gem County Comprehensive Plan – Draft July 2022, Page 35)

#### **Requests:**

El Paso Investments needs to provide an in-depth study, showing how adding these additional domestic wells will affect the area in the next 5 to 10 years. What is the expected water level drop for wells over the next 10 years. This information is necessary to ensure resources will not be depleted for current domestic wells due to this proposed subdivision.

## **Septic/Sewer**

### **Summary:**

El Paso Investments states that Southwest District Health has participated in test pits for each lot and that each will be equipped with septic tank and drain fields.

### **Requests:**

We would like to request further information as to how these Proposed 13 homes will affect the area and what these test pits showed.

## **Pressure Irrigation**

### **Summary:**

El Paso Investment states they have made an application with Black Canyon Irrigation District to redistribute water rights for each lot.

### **Requests:**

We would like to know what is being proposed, Black Canyon Irrigation District does not have information available. It was our understanding that only a portion of the approximate 72 acres had water rights and that additional water rights were being applied for to cover all the lots. We would also like confirmation that it will not hinder neighbors in their allotment of irrigation water.

## **Access (Private Lane)**

### **Summary:**

Piper Lane: El Paso Investments states the there are two private lanes that will be used to access the area, Piper Lane and Copperhead Lane. Piper Lane is located on the land mentioned in this Proposed Subdivisions, but will be used to access lots part of the El Paso Reserve Minor Subdivision. It should be noted that El Paso Investments states that Piper Lane was previously approved, however, on the Application Submitted on June 25, 2021, it states it will be created on the adjoining parcel (See Attachment 7 – El Paso Reserve Minor Subdivision Application). We were informed by developer on June 7, 2022, that access for Piper Lane was not yet created and it would be created at this time.



Copperhead Lane: El Paso Investments states that Copperhead Lane meets or exceeds private and county road standards. However, the placement of Copperhead Lane is very concerning. Copperhead Lane is placed at the bottom of a hill when approaching from the North. This creates another blind access point onto El Paso. (See Attachment 8 – Photos of the area). It's encouraged to visit the Proposed Subdivision area in person, to witness the situation.

#### Requests:

Piper Lane: Further clarification as to the status of Piper Lane. There seems to be confusion on whether Piper Lane has been approved.

Copperhead Lane: Request that a new traffic study be complete with the traffic sign placed at the entrance of Copperhead Lane. We would like to know the number of cars passing by this proposed entrance to private lane as well as the speeds. Future fatalities in the area, needs to be prevented and we would like to know what the plan with the County and Developer will be to prevent these.

### **Wildlife**

#### Summary:

El Paso Investments states that they have allowed an additional 10 feet of easement for access to the northeast corner of the development to allow small wildlife to continue to migrate.

#### Request:

The wildlife concern was address by neighbors at the neighborhood meeting on March 21, 2022. We do not believe that an additional 10 feet of easement is sufficient for the wildlife in the area. Large wildlife frequents the area as well. We would like a better plan on protecting all wildlife in the area, including Elk, Deer, Coyote, Fox, Long-Billed Curlew. This proposed development backs up to BLM land, home to all this wildlife.

We reached out to the Intermountain Bird Observatory at Boise State University regarding the Long-Billed Curlew's. We were informed that the population of Curlew's has drastically declining in the area. Southwest Idaho has a direct migration path for these birds. While BLM lands are set up for safe habitat, they also rely on the irrigated agricultural lands for pray and nesting. (See Attachment 9

- Following Curlews across the West: Grasslands, Agricultural Lands and Intertidal Mudflats).

### **Items Not Addressed by El Paso Investments**

It should also be noted that several questions and concerns that were asked by residents at the neighbor meeting on March 21, 2022, have not addressed by El Paso Investments or in this Letter of Intent. This is very concerning, and we are requesting this information be address immediately, prior to any approvals of the Proposed El Paso Ranch Subdivision.

### **Fire Prevention**

#### **Summary:**

El Paso Investments does not provide any information on how they are proposing to develop the land to prevent fires and protect the land and homes around their land. This specific property has property lines that back BLM land, which is covered in Sage Brush. Fire response is a minimum of 30 minutes response time away. It should be noted that the fire from 2017 had a response time of 45 minutes due to Gem County not having a mutual aid agreement with neighboring counties on the West Side of Emmett, (Sand Hollow Rural Fire Department, Caldwell Fire Department, New Plymouth Fire Department)

#### **Request:**

We would like additional impact studies and planning with Gem County and Middleton/Star Fire Department on what is proposed to keep current residents safe, as well are our BLM land. We would also like further information on how this will be enforced, including whether this will be part of the CC&R's, if so, we would like to review a copy of that documentation, prior to the approval of this subdivision.

### **Road Conditions/Traffic**

#### **Summary:**

El Paso Investments does not provide any information on how adding 13 additional homes to the area will affect the traffic on El Paso, Dobie and Dewey Roads. Prior meetings with the developer claims that each new home will bring one extra



vehicle to the roads. However, national studies show that the average household has at least 1 car per driver. (See Exhibit 10 – Bureau of Transportation Statistics). On average, neighbors have a minimum of 4 vehicles per residence in this area.

It should also be noted that the average annual daily traffic has increased on Gem County Roads. According to the Gem County Comprehensive Plan – Draft July 2022, approximately 75% of residents commute outside of Gem County for work. Daily traffic has increased by 4% on Highway 16 and 3% on Highway 52. (See Attachment 11 – Gem County Comprehensive Plan – Draft July 2022, page 31.)

Request:

We are requesting updated traffic studies to be completed on Dewy Road, El Paso Road and Dobie Road. Traffic studies in 2020 showed a significant increase in traffic and speed in the area. After these studies are completed, we would like to know how Gem County and the Developer plan to handle this traffic.

We would also like to know where the Impact Fee's for Road improvements will be implemented in the area. Such as, road maintenance, snow removal, signage. (See Attachment 12 – August 2021 – Impact Fees)

**EMS Response**

Summary:

El Paso Investments has not provided any information on how increasing the growth in the area will affect the EMS services. EMS services in the area is already minimal. There is a minimum response time of 30 minutes to respond to this side of town. Gem County is not equipped to handle the growth of subdivisions in the rural community.

Request:

We are requesting that the Gem County present a plan on how this will be resolved with increasing the growth in this area. Reallocating the August 2021 Impact Fees to better help would be a start. With a population of almost 20 thousand and our lack of resources, is only putting current residents at risk.

## **Schools**

### Summary:

El Paso Investments has stated that they are unaware of how this Proposed Subdivision will have any impact on schools. Due to the schools in the area nearing enrollment compacity and school bus routes being maxed out, this is a very large concern for the area. We would like to know how this Proposed Subdivisions will impact our children education. An e-mail was sent to Superintendent Woods on July 12, 2022, (See Attachment 13 – Email to Superintendent Woods) as of July 28, 2022, we have not received a response.

### Request:

We are requesting that further information be provided, such as a response from Superintendent Woods, prior to the approval of this Proposed Subdivision.

## **Additional Concerns for Gem County Commissioners and Planning & Zoning**

### **Posting of Proposed Planning & Zoning**

### Summary:

Notice of this Proposed Subdivision was sent out to residents within 300 feet on or about July 8, 2022. However, the Notice of Gem County Planning and Zoning sign (See Attachment 14 – Photos of Sign Location) was not placed on property belonging to EL Paso Investments. The sign was placed on a neighbor's property, approximately a quarter mile down the road. (See Attachment 14 – Photos of Sign Location). When running the property search, it shows the property belongs to Youngstrom's, NOT El Paso Investments. Multiple neighbors, including the Youngstrom's, called regarding the incorrect placement of the sign but were advised that it was placed correctly and the land it was placed on belongs to El Paso Investments. While this error was not made by the developer, the developer is aware of the process that Gem County has when it comes to proposing a new subdivision, as he as recently completed this process on his El Paso Reserve Subdivision in July of 2021. Also, developer is frequently in the area, at least a few times a week, and should have noticed that incorrect placement of the sign or lack of sign on his proposed property.



Request:

We are requesting that the notification process be posted again, to make sure everyone in the area has the correct amount of time to respond, if they choose, to this proposed subdivision. And that a further agenda item be placed on the September 12, 2022, calendar.

**Developer Conflict**

Summary:

Part 1: In Summer of 2021, the El Paso Investments developer started removing the center pivot irrigation systems. Shortly after, they started preparing the ground for the Proposed Subdivision. This included removing old trees, dirt work, constructing roads etc. However, the developer failed to check before they started digging and damaged the irrigation lines that supply the property belonging to Ms. Holmquist at 6390 El Paso Road. Ms. Holmquist has been unable to access her allotment of irrigation water due to the fact the developer has destroyed the irrigation pipe running to her property and is refusing to fix it. On any given day, you can drive by the property of El Paso Investments and next to the private road of Copperhead Lane, there is a large pond that has formed. The developer has been notified by Ms. Holmquist and neighbors in the area about the destruction of the irrigation pipe and yet they are unwilling to fix this.

Part 2: We want Gem County Planning and Zoning and the county commissioners to be made aware of this issue for multiple reasons. The developer is careless and is already making costly mistakes that are damaging residents' property, not the developer. If this has happened prior to submitting his Letter of Intent and getting the Proposed Subdivision approved, what will continue to happen as they build. How will Gem County and the Developer ensure residents that we will not have to deal with future careless issues. And preventable costly damage.

Request:

We are demanding that the County require the developer to fix this irrigation pipe, immediately, prior to any approvals of the Proposed Subdivision.

## **Impact Funds**

We are requesting that the August 2021 Impact Fees be reevaluated to better serve the residents of Gem County. A large portion of the Impact Fees are directed to the Road Department, but roads are deteriorating and worse than they ever have been. We are asking that these Impact Fees be looked and directed into other areas, such as an additional Sheriff Deputy to help patrol the areas.

We want to thank the Gem County Development Services Department and Gem County Commissioners for understanding the concerns that this Proposed Subdivision brings to the area. For people who do not live in the area, these concerns and issues might not mean anything. But these concerns are very real for the residents it will affect. Over 150 homes will be affected by this Proposed Subdivision in one way or another. Some homes are already being affected by this Proposed Subdivision and it hasn't even been approved yet. That should be very concerning for everyone. Gem County needs to coordinate responsible growth in the county. We need to protect our natural resources and preserve our agricultural lands before it's too late. If we work together, we can find the responsible way to grow our community.

**Attachment 1 -  
Proposed Preliminary Subdivision Application**



**GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT**

109 S. MCKINLEY AVENUE EMMETT, IDAHO 83617

OFFICE OF THE ADMINISTRATOR  
PLANNING & ZONING

PHONE (208) 365-5144

WEB PAGE [www.gemcounty.org](http://www.gemcounty.org)

July 8, 2022

To Whom It May Concern:

The Gem County Zoning Commission will hold a public hearing in the Gem County Courthouse, located at 415 E. Main Street, in addition to ZOOM, on **Monday, August 8, 2022 at 6:00 P.M.** This public hearing is to consider a Preliminary Subdivision Plat (El Paso Ranch) application by El Paso Investments, LLC on land they own. The applicant is proposing to create 13 lots (5.31 average acres each). Proposed access will be via a new private road off of El Paso Road.

The property is located on El Paso Road. T 06N; R 03W; Section 28.

The legal description and complete file is available to view in this office. Please contact via email ([mbarron@co.gem.id.us](mailto:mbarron@co.gem.id.us)) or by phone 208-365-5144.

Written correspondence is highly recommended and must be submitted to the Development Services Office (109 South McKinley Ave., Emmett, ID.) no later than 12:00 P.M. July 29, 2022. We have a mail slot in our door for convenience. Written correspondence will be given to the Zoning Commission for consideration and is the best way to share your comments and concerns.

As a courtesy we are notifying you of this application. You are invited to attend this public hearing virtually or by phone to express any opinions you may have. A time limit of three (3) minutes shall be observed for oral comments.

Sincerely,

*Stephanie Cray* for

Michelle Barron  
Associate Planner

Enclosures





# 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: EL PASO Ranch Subdivision

## SITE INFORMATION:

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

Quarter: NE 4 Section: 28 Township: 6N Range: 3W Total Acres: 72.88  
Subdivision Name (if applicable): \_\_\_\_\_

Site Address: EL PASO ROAD Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
City: \_\_\_\_\_

Tax Parcel Number(s): RPO6N03W 280000 Current Zoning: A-3 Current Land Use: Agriculture

## PROPERTY OWNER:

Name: EL PASO Investments, LLC

Address: 2350 W McMILLIAN Rd.

City: Meridian State: ID Zip: 83646

Telephone: (208) 870-5991

Email: invest1977@yahoo.com

## APPLICANT:

Name: \_\_\_\_\_

Address: SHANE AS OWNER

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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)

5-10-22

Date

[Signature]  
Signature: (Applicant)

5-10-22

Date

## OFFICE USE ONLY

File No.:	Received By:	Date:	Fee:	Receipt No:
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**LETTER OF INTENT  
EL PASO RANCH 13 LOT SUBDIVISION  
Gem County, ID: NE ¼ Sec. 28, T6N, R3W  
El Paso Investments, LLC, Kelly Fulfer**

JUNE 28, 2022

Gem County Development Services  
415 E. Main Street,  
Emmett, ID 83617

Dear Development Services,

It is a pleasure to submit the Preliminary Plat for El Paso Ranch Subdivision, The site is located west of El Paso Road and north of Dobie Road and El Paso Road intersection. The application has been submitted per the standards set forth in the Gem County Development Code.

**SITE AND PRELIMINARY PLAT**

El Paso Ranch includes thirteen lots with the smallest lot being five acres. The current zoning of the development is A-3, Rural Agricultural (5-acre minimum). El Paso Ranch Subdivision is 72.4 acres. The intent is to provide 13 rural residential lots, 5 acres or larger for single family homes. Homes will be custom built like the homes currently being constructed for El Paso Reserve Minor Subdivision.

**Domestic Water and Sewer:** Water and sewer will be served by individual wells and septic systems. Southwest District Health has been on site and participated in test pits for each individual lot. IDEQ limits the flow of individual wells used for residential homes, thus, minimizing the use of groundwater.

**Domestic Water:** Well logs have been reviewed from the area with the water between 50 to 80 feet below ground surface. Most well are pumping from 150 to 220 feet below ground surface. Well yields during the test pumping have been as high as 75 gallons per minute for 180 minutes. This far exceeds the needs of domestic wells.

**Sanitary Sewer:** Sewer will include a septic tank and drain field for each lot. The drain field will drain into a sandy loam material on each lot. This material is acceptable for small residential drain field systems.

**Pressure Irrigation:** Irrigation water will be provided by a pressure irrigation system. The system will be owned and operated by a homeowner's irrigation association. Irrigation water is supplied by Black Canyon Irrigation District. Application has been made with the District to re-distribute water rights for each lot included in the pressure irrigation system. The intent is to minimize the use of the individual domestic wells for land scape, and provide pressure irrigation for landscape, pasture, etc. as required on the individual lot.



**Access (Private Lane):** The development will be accessed from El Paso Road using two private lanes. The southern access, Piper Lane, was approved previously for access of El Paso Reserve Minor Subdivision and will provide access for three lots. The northern access, Copperhead Lane, will provide access for ten lots. Copperhead Lane is approximately 2400 feet long with two cul-de-sacs. This private lane meets or exceeds private and county road standards, including an asphalt surface.

Copperhead Lane exceeds the County Code in length and is required to be accepted by the fire department. The two cul-de-sacs meet the county road standards as well as the fire department requirements. The width meets and exceeds the fire department requirements. Each driveway is an acceptable emergency service vehicle turnaround as well. The Middleton/Star Fire Department has issued letters approving both Piper Lane and Copperhead Lane.

**Stormwater Drainage:** Stormwater will be retained on site. Each lot is required to be landscape to retain stormwater on their individual lots. Copperhead Lane has been designed with swales on each side to provide stormwater retention from the private road.

**Buildings and Setbacks:** All residential structures in the proposed 13 lot subdivision will be located on the individual lots shall meet or exceed the distance and setback requirements of Gem County. Structures heights will be within the County Building Requirements at the time of the building application.

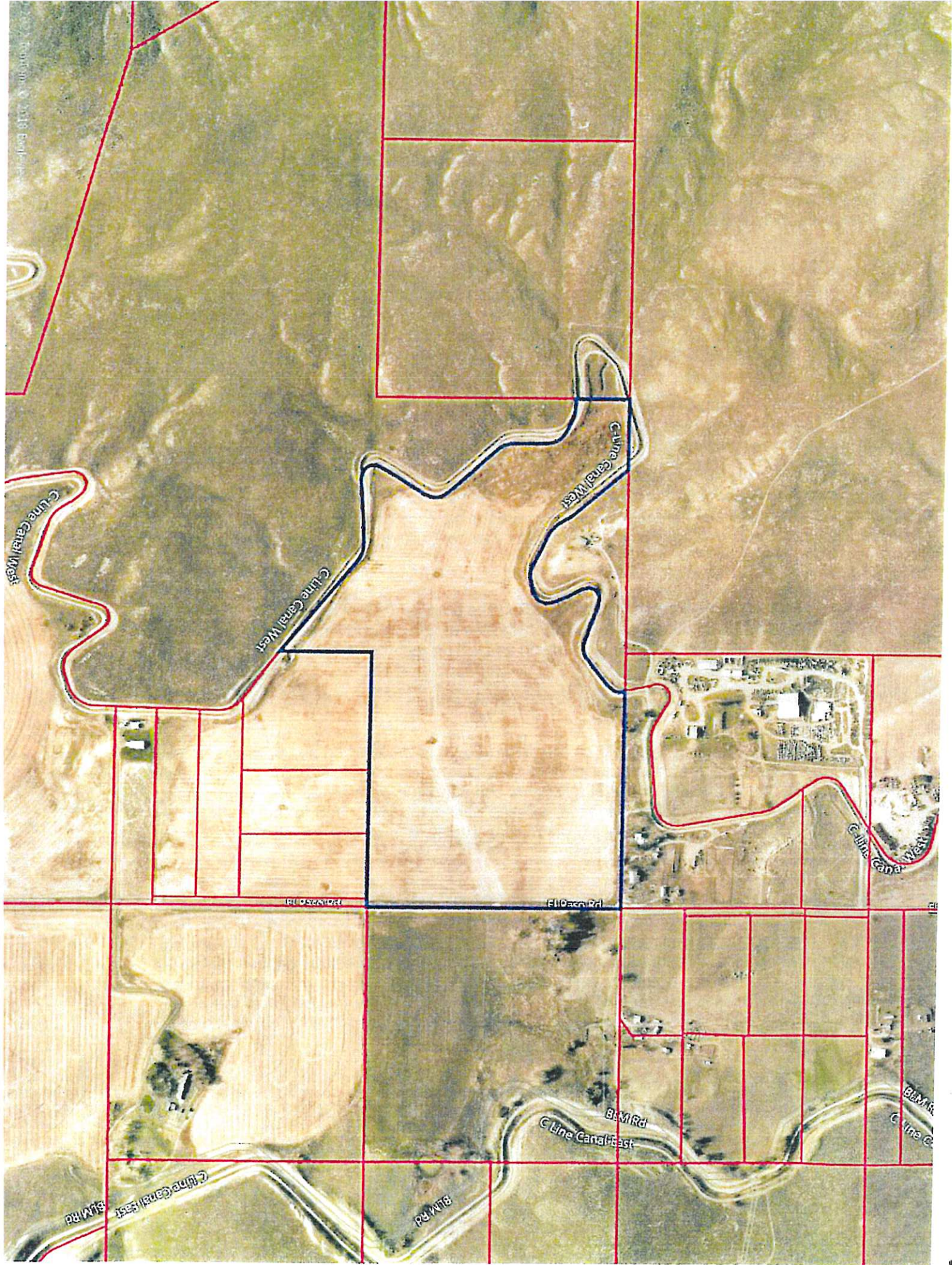
**Declaration of Protective Restrictions/CC&Rs:** The proposed 13-lot El Paso Ranch Subdivision will employ obligations and responsibilities as the Declaration of Protective Restrictions for The El Paso Ranch Subdivision and will be recorded at Gem County, Idaho.

### **Neighborhood Meetings**

The Neighborhood meeting was held on March 21, 2022, at 6:00 PM on site according to Gem County meeting guidelines. Notices were sent to residents within 300 feet of the project at least ten days prior to the meeting. Several questions and concerns were asked by those attending, including weeds control, wildlife, irrigation, existing easements and need for additional access easement, traffic on El Paso Road, groundwater supply & pressure irrigation and building height.

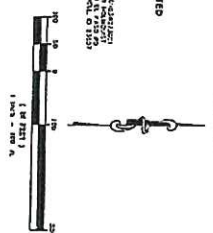
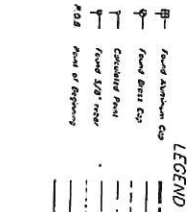
The Owner has agreed to add an additional 10 feet of easement for access to the northeast corner of the development. The development will have CC&R 's to support County Weed Control. The proposed perimeter fence allows for small wildlife to continue to migrate. Landscape of each lot will continue to provide for wildlife cover. A pressure irrigation system will limit the use and need for domestic well water usage. The new homes will comply with gem County building codes at the time of the building permit that limits the height of the homes. Access to El Paso Road from Copperhead Lane meets and exceeds minimum standards for county road access.







DATE OF INFO  
JAN 5 1964  
BY: J. J. J.

[illegible]

**EAGLE LAND SURVEYING, LLC**  
 1000 N. 1st St. Suite 200, Phoenix, AZ 85004  
 (602) 944-7111 [www.eaglesurvey.com](http://www.eaglesurvey.com)

REVISED 11-11-21

**PRELIMINARY PLAT**

SEC. 2, T. 6 N., R. 3 W., D.M.		OF	
DATE	7-1-72	DATE	7-1-72
BY	AM	BY	AM
OF	1	OF	1

To Join the August 8, 2022 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: 832 5202 5660

Passcode: 552139

Or follow this link:

<https://us06web.zoom.us/j/83252025660?pwd=RitnZThhKzhCTERtM0tuY2ovTkZTdz09>

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: 832 5202 5660

Passcode: 552139

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.

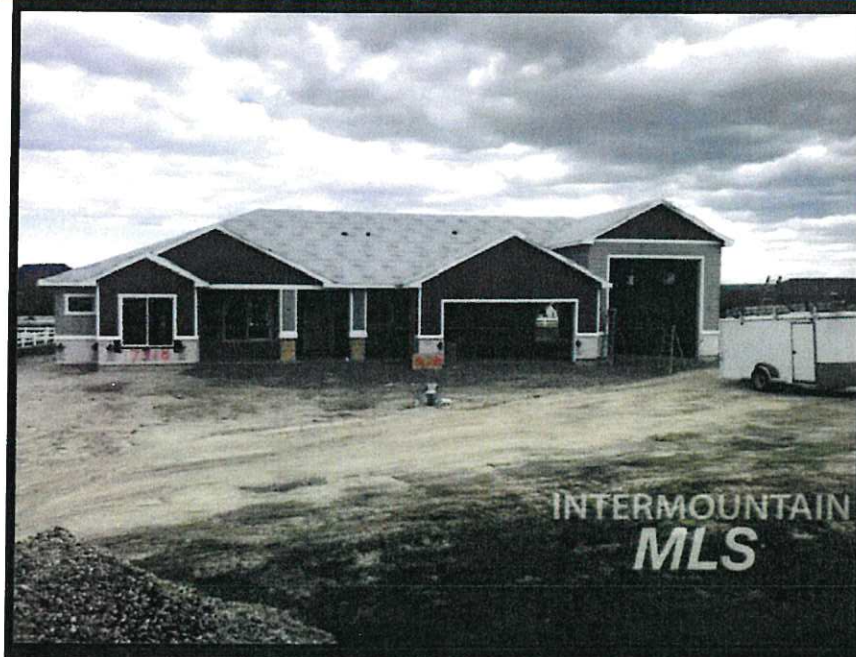


**Attachment 2 -  
Homesnap Listings for El Paso Reserve Minor Subdivision**

[6619 El Paso Road #1, Caldwell, ID 83607 | MLS #98843284 - Homesnap](#)



[6721 El Paso Road #1, Caldwell, ID 83607 | MLS #98843285 - Homesnap](#)





Lot Size: 5.00 ac  
Type: Land, Unimproved Land  
Ownership: Fee Simple  
Subdivision: El Paso Reserve Minor Subdivisio  
MLS #: 98839614

#### Listing History

Date	Event	Price
4/25/2022	For Sale	\$299,000

Build your dream home on this 5 acre lot with view. Paved Rd, Pressurized irrigation, Partial fencing, Animals are welcome see CCR's for any limiting factors. If you are you looking to get out of the busy city and relax on a front porch or create your own area to relax. There are 5 acres to create your setting for privacy. There are limited 5 acres available. Come and check it out. HOA has not been set up yet. CCR's are available. They will be amended to say 24 mon for home to be constructed after closing.

#### Listing Details

Property Sub Type: Unimproved Land  
Prop. Type: Land  
Lot Size Acres: 5  
Lot Size: 661x329  
Road Frontage Type: Private Road  
Road Surface Type: Paved  
Beach Ownership: Fee Simple  
DAYSONMARKET: 65  
Country: US  
County: Gem  
Alt. Street Name: Piper Lane  
  
Street Number: 6513  
Street Number Numeric: 6513  
Unparsed Address: 6513 Piper Lane, Caldwell ID 83607  
Full Subdivision Name: El Paso Reserve Minor Subdivisio  
Geo Latitude: 43.67

#### Schools

Elementary School District: Emmett Independent District #221  
Elementary School: Shadow Butte  
Junior High Dist: Emmett Independent District #221  
High School: Emmett  
Middle Or Junior School: Emmett

#### Tax Info

Tax Year: 2021  
Tax Legal Description: Lot 1 Blk 1 El Paso Reserve Minor Gem County Caldwell, Idaho 83607

#### MLS Schools

Middle Or Junior School District: Emmett Independent District #221

#### Interior Features

Source Lot Size: 5

#### Exterior Features

Waterfront: No  
Fencing: Partial, Wood  
Low List Price: 299000

#### Utilities

Sewer: Septic-Proposed  
Water Source: Proposed Well  
Utilities: Electricity Available, Natural Gas Not Available,  
Electricity Connected

#### Condo/Co-op/Association

Association Fee: 350  
  
Association Fee Frequency: Annually  
Association: Yes

#### Lot Info

Lot Features: 5 Acres - 9.9 Acres, Irrigation, Sloped, Surveyed, Views  
Parcel Number: RPC835A010010  
Map Coordinates: -116.718, 43.67  
Current Use: Single Family  
Lot Size Square Feet: 217800

#### Multi Family

Above Grade Finished Area Units: Square Feet

#### Location Info

City: Caldwell

Directions to Property: N. Highway 30, E on Goodson Rd,  
N on El Paso, past Dobie Rd, sub is on the west side look for sign  
Geo Postal Code: 83607  
State Or Province: ID



6619 El Paso Road #1, Caldwell, ID 83607



Bedrooms: 3  
Bathrooms: 3  
Lot Size: 5.00 ac  
Finished SqFt: 2,424 sq. ft.  
Type: Residential, Single Family w/ Acreage  
Year Built: 2022  
Taxes: \$16 (2021)  
Ownership: Fee Simple, Fractional Ownership: No  
Subdivision: El Paso Road Subdivision  
MLS #: 98843284

Don't Miss this one. Views, Drive Thru RV Bay 19 X49 is attached to the Double car garage and Home. Open and Spacious inside and out. Room for horses, chickens, Cows, and dogs, Large Kitchen boasts of a huge Island, Walk in Pantry, Lots of Storage. Oven/Range and a place for a second wall Oven and Microwave, All 3 Bedrooms have a walk-in closet, Mud Rm with a Bench and hooks, Spacious great room with stone faced fireplace. 40 x12 Covered back porch for you to enjoy evening relaxation in the hot summer. There is a convenient Half Bath off the entry from Garage. Utility with counter and deep sink. This home is well appointed for use, Approximately 10 Minutes from the Middleton Exit off I-84 You will love the area. Partial Landscaping, BTVAI Please verify the schools Construction has begun!!!

#### Listing History

Date	Event	Price
5/19/2022	For Sale	\$1,189,000

#### Listing Details

Year Built: 2022  
ROOMKITCHENLEVEL: Main  
ROOMKITCHENWIDTH: 12  
ROOMKITCHENLENGTH: 20  
Property Sub Type: Single Family w/ Acreage  
Prop. Type: Residential  
Lot Size Acres: 5.005  
Lot Size: 1000x222  
Road Frontage Type: Public Road, Easement  
Road Surface Type: Paved  
Beach Ownership: Fee Simple, Fractional Ownership: No  
DAYSONMARKET: 49

Country: US  
County: Gem  
Alt. Street Name: El Paso Road  
Street Number: 6619  
Street Number Numeric: 6619  
Unparsed Address: 6619 El Paso Road # 1, Caldwell ID 83607  
Full Subdivision Name: El Paso Road Subdivision  
Geo Latitude: 43.838599

Above Grade Finished Area: 2424  
Above Grade Finished Area Source: Plans  
Below Grade Finished Area Source: Plans  
Carport Yn: No  
Garage Yn: Yes  
New Construction: Yes  
Other Parking: Garage: 24x24

#### Garage/Parking

Attached Garage: Yes  
Covered Spaces: 3  
Non Garaged Spaces: 3  
Parking Features: Attached, RV Access/Parking  
Parking Total: 3

#### Condo/Co-op/Association

Association Fee: 350  
Association Fee Frequency: Annually  
Association: Yes

#### Schools

Listing Courtesy Of: Betty Hulton, Homes of Idaho Last Changed: Thursday, July 7, 2022 2:35:53 PM

Homesnap, Inc.  
7200 Wisconsin Avenue Suite  
200  
Bethesda, MD 20814

This information is not guaranteed.

#### Interior Features

Heating: Electric, Forced Air, Heat Pump  
Room Bedroom2 Level: Main  
Room Bedroom3 Width: 12  
Room Bedroom3 Length: 10  
Room Bedroom2 Length: 11  
Room Bedroom3 Area: 120  
Master Bedroom Master Bedroom Level: Main  
Room Bedroom3 Level: Main  
Room Kitchen Area: 240  
Master Bedroom Master Bedroom Length: 17  
Source Lot Size: 5.005  
Appliances: Electric Water Heater, Dishwasher, Disposal,  
Microwave, Oven/Range Built-In, Refrigerator  
Bathrooms Total Integer: 3  
Bedrooms Total: 3  
Fireplace Features: One  
Fireplaces: 1  
Fireplace: Yes  
Flooring: Carpet, Vinyl/Laminate Flooring  
Interior Features: Bath-Master, Dual Vanities, walk-In Closet(s),  
Pantry, Kitchen Island  
Living Area Source: Plans  
Main Level Bedrooms: 3

#### Exterior Features

Roof: Architectural Style  
Fencing: Partial, Wood  
Low List Price: 1189000  
Builder Name: Liberty Enterprises LLC  
Construction Type: Frame, Stone, Other  
Foundation Details: Crawl Space  
Other Structures: Shop with Electricity

#### Utilities

Cooling: Central Air  
Sewer: Septic Tank  
Water Source: Well  
Cooling Yn: Yes  
Heating Yn: Yes

#### Lot Info

6619 El Paso Road #1, Caldwell, ID 83607

ACTIVE (69 Days)  
\$1,189,000

Elementary School District: Emmett Independent District #221

Elementary School: Shadow Butte

Junior High Dist: Emmett Independent District #221

High School: Emmett

Middle Or Junior School: Emmett

#### Commercial Info

Building Area Total: 2424

#### Tax Info

Tax Year: 2021

Tax Annual Amount: 16.84

Tax Legal Description: 06N 03W Sec 28, El Paso Road  
Sub Minor Lot 02 Bk 1 Gem County

#### Location Info

City: Caldwell

Directions to Property: W Thru Middleton, N Old Highway 30,

E Goodson Rd, N El Paso to Sub past Dobie Rd on west side

Geo Postal Code: 83607

State Or Province: ID

Lot Features: 5 - 9.9 Acres, Horses, Irrigation Available,

R.V. Parking, Views, Rolling Slope, Auto Sprinkler System,

Drip Sprinkler System, Pressurized Irrigation Sprinkler System,

Irrigation Sprinkler System

Parcel Number: RPC83500000020

Map Coordinates: -116.693647, 43.838599

Current Use: Single Family

Land Lease: No

Lot Size Square Feet: 218017.8

#### Multi Family

Above Grade Finished Area Units: Square Feet

#### MLS Schools

Middle Or Junior School District: Emmett Independent District #221

#### Unit 1

Unit Number: 1



6721 El Paso Road #1, Caldwell, ID 83607

ACTIVE (69 Days)  
\$1,149,000



Bedrooms: 3  
Bathrooms: 2  
Lot Size: 5.00 ac  
Finished SqFt: 2,405 sq. ft.  
Type: Residential, Single Family w/ Acreage  
Year Built: 2022  
Taxes: \$16 (2021)  
Ownership: Fee Simple, Fractional Ownership: No  
Subdivision: El Paso Road Subdivision  
MLS #: 98843285

Great Appeal and Location, view the Owyhee Mountains, enjoy the Spacious outside and inside. The side entry Garage is 26 X 40 plenty of room! The Kitchen boasts of corner sink, granite island, walk-in Pantry, and beautiful cabinets. Utility Rm with Deep sink, counter, and Mud bench, just off the garage. The master suite has, a soaker tub, large tile walk-in shower, Spacious Walk-in Closet with mirror and bench, double sinks in a long vanity, and Separate Room for the commode. French doors grace the over sized Office/Den with plenty of storage. The great room is set off with a rock fireplace perfectly placed to enjoy both outside views and inside enjoyment. The back Covered Patio is perfect to enjoy hot summer evening and big enough to entertain friends and family, with access to the Kitchen and Dining area. This Great Plan has been very popular. All within about 10 minutes of the I-84 exit to Middleton. Great Value! BTVAI and schools. Construction has begun!!!

#### Listing History

Date	Event	Price
5/19/2022	For Sale	\$1,149,000

#### Listing Details

Year Built: 2022  
ROOMKITCHENLEVEL: Main  
ROOMKITCHENWIDTH: 12  
ROOMKITCHENLENGTH: 15  
Property Sub Type: Single Family w/ Acreage  
Prop. Type: Residential  
Lot Size Acres: 5  
Lot Size: 970x223  
Road Frontage Type: Public Road  
Road Surface Type: Paved  
Beach Ownership: Fee Simple, Fractional Ownership: No  
DAYSONMARKET: 20  
Country: US  
County: Gem  
Alt. Street Name: El Paso Road  
Street Number: 6721  
  
Street Number Numeric: 6721  
Unparsed Address: 6721 El Paso Road # 1, Caldwell ID 83607  
Full Subdivision Name: El Paso Road Subdivision  
Geo Latitude: 43.836476  
Above Grade Finished Area: 2405  
Above Grade Finished Area Source: Plans  
Below Grade Finished Area Source: Plans  
Carport Yn: No  
  
Garage Yn: Yes  
New Construction: Yes  
Other Parking: Garage: 26x40

#### Exterior Features

Roof: Architectural Style  
Fencing: Partial, Wood  
Low List Price: 1149000  
Builder Name: Liberty Enterprises LLC  
Construction Type: Frame, Masonry, Other  
Foundation Details: Crawl Space

#### Utilities

Cooling: Central Air  
Sewer: Septic Tank  
Water Source: Well

Listing Courtesy Of: Betty Holton, Homes of Idaho Last Changed: Wednesday, June 8, 2022 8:31:01 PM

Homesnap, Inc.  
7200 Wisconsin Avenue Suite 200  
Bethesda, MD 20814

This information is not guaranteed.

#### Interior Features

Heating: Electric, Forced Air, Heat Pump  
Room Bedroom2 Level: Main  
Room Bedroom3 Width: 13  
Room Bedroom2 Width: 14  
Room Bedroom3 Length: 11  
Room Bedroom2 Length: 11  
Room Bedroom3 Area: 143  
Master Bedroom Master Bedroom Level: Main  
Room Bedroom2 Area: 154  
Room Bedroom3 Level: Main  
Room Kitchen Area: 180  
Master Bedroom Master Bedroom Length: 16  
Master Bedroom Master Bedroom Width: 15  
Room Master Bedroom Area: 240  
Source Lot Size: 5  
Appliances: Electric Water Heater, Dishwasher, Disposal,  
Microwave, Oven/Range Freestanding  
Bathrooms Total Integer: 2  
  
Bedrooms Total: 3  
Fireplace Features: One  
Fireplaces: 1  
Fireplace: Yes  
Flooring: Carpet  
Interior Features: Bath-Master, Split Bedroom, Dual Vanities,  
Walk-In Closet(s), Pantry, Kitchen Island  
Living Area Source: Plans  
Main Level Bathrooms: 2  
Main Level Bedrooms: 3

#### Garage/Parking

Attached Garage: Yes  
Covered Spaces: 3  
Non Garaged Spaces: 3  
Parking Features: Attached, RV Access/Parking  
Parking Total: 3

#### Condo/Co-op/Association

Association Fee: 350  
Association Fee Frequency: Annually  
Association: Yes



6721 El Paso Road #1, Caldwell, ID 83607

ACTIVE (69 Days)  
\$1,149,000

Cooling Yn: Yes  
Heating Yn: Yes

#### Lot Info

Lot Features: 5 - 9.9 Acres, Horses, Irrigation Available,  
R.V. Parking, Views, Chickens, Auto Sprinkler System,  
Drip Sprinkler System, Partial Sprinkler System  
Parcel Number: RPC83500000030  
Map Coordinates: -116.69365, 43.836476  
Current Use: Single Family  
Land Lease: No  
Lot Size Square Feet: 217800

#### Multi Family

Above Grade Finished Area Units: Square Feet

#### MLS Schools

Middle Or Junior School District: Emmett Independent District #221

#### Unit 1

Unit Number: 1

#### Schools

Elementary School District: Emmett Independent District #221  
Elementary School: Shadow Butte  
Junior High Dist: Emmett Independent District #221  
High School: Emmett  
Middle Or Junior School: Emmett

#### Commercial Info

Building Area Total: 2405

#### Tax Info

Tax Year: 2021  
Tax Annual Amount: 16.86  
Tax Legal Description: 06N 03W Sec 28 El Paso Road Sub Lot 3 Bk 1 Gem County

#### Location Info

City: Caldwell  
Directions to Property: W Thru Middleton, N on Old Highway 30,  
E Goodson RD, N on El Paso RD, past Dobie Sub on W side  
Geo Postal Code: 83607  
State Or Province: ID

**Attachment 3 -  
Gem County Comprehensive Plan, Chapter 11, Section 4**

**Policies**

- 11.3.1 Once the design review committee is established, ordinances should be prepared for entryways into the Gem community.
- 11.3.2 The community should consider implementing design standards for: building design, landscape, signage, lighting, trash, weed control and other necessary standards.
- 11.3.3 Entrance corridors shall be adequately signed to appropriately welcome visitors to the community and direct them to points of interest and community events.
- 11.3.4 Minimize overhead utility lines where possible to enhance scenic vistas.
- 11.3.5 Gem County will actively work with Idaho Transportation Department (ITD) to establish entryway corridor standards.

**4.0 Established Neighborhoods**

Future development should recognize the vitality of established neighborhood areas. Downtown residential neighborhoods contribute to the viability of commercial activities should be encouraged.

The objective is to protect, maintain and improve the quality of established neighborhoods in Gem County. New construction that maintains the style and surrounding scale should be encouraged.

**Policies**

- 11.4.1 Improve roadways and sidewalks in older neighborhoods. New construction may include a balanced transportation system, including bicycle lanes and safe sidewalks.
- 11.4.2 Promote a street tree program to encourage the beautification of the community. Trees adjacent to the street should be replaced as old trees are removed, as ordinances require.
- 11.4.3 Within the City of Emmett, continue to upgrade the existing local government complex so it remains a viable government center in the East Main Street neighborhood. Government operations should remain in downtown areas.
- 11.4.4 Infill (replacement of existing housing) should blend well, have rear parking where available, and have architectural design that is complementary to existing structures, minimizing garages, and orient living space to the street.
- 11.4.5 Encourage residential housing above commercial establishments in the City of Emmett downtown.
- 11.4.6 Encourage multi-unit housing with adequate parking in established downtown areas.



**Attachment 4 -  
Local Housing Market Report for Emmett and Caldwell, Idaho  
as of July 26, 2022**

# LOCAL HOUSING MARKET REPORTS - ADA, CANYON, BOISE, OWYHEE, GEM & PAYETTE COUNTIES.

Please contact your local Business Development Representative with any questions.



## CALDWELL, ID

### Single-Family Homes

This week the median list price for Caldwell, ID is \$449,990 with the market action index hovering around 40. This is less than last month's market action index of 48. Inventory has increased to 365.

#### MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



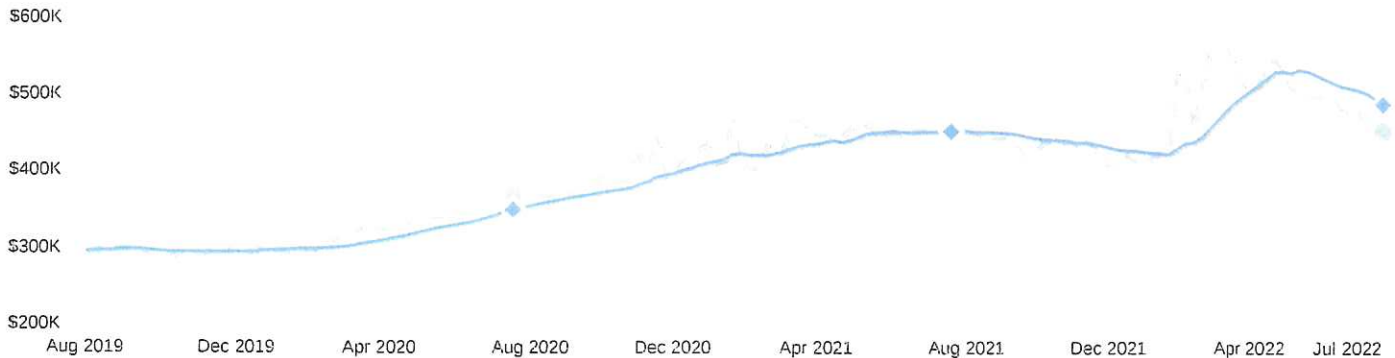
The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. We're already seeing prices move lower as a result. Expect this trend to continue especially if the index falls to the Buyer's zone. Watch for a persistent up-turn in Market Action to signal prices rising again.

#### REAL-TIME MARKET PROFILE

Median List Price	\$449,990
Median Price of New Listings	\$445,000
Per Square Foot	\$258
Average Days on Market	48
Median Days on Market	35
Price Decreased	68%
Price Increased	4%
Relisted	5%
Inventory	365
Median Rent	\$1,975
Market Action	40

**Slight Seller's Advantage**

#### MEDIAN LIST PRICE



7-Day Average — 90-Day Average

#### MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$899,990	2,572	1 - 2.5 acres	4	3	6	9	7	42
\$489,900	2,332	8,000 - 10,000 sqft	4	3	1	10	7	42
\$429,803	1,800	6,500 - 8,000 sqft	3	2	1	14	7	35
\$377,990	1,405	6,500 - 8,000 sqft	3	2	13	8	9	28

Wed Jul 27 2022

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# LOCAL HOUSING MARKET REPORTS - ADA, CANYON, BOISE, OWYHEE, GEM & PAYETTE COUNTIES.

Please contact your local Business Development Representative with any questions.



## EMMETT, ID Single-Family Homes

This week the median list price for Emmett, ID is \$589,900 with the market action index hovering around 38. This is less than last month's market action index of 40. Inventory has increased to 101.

### MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



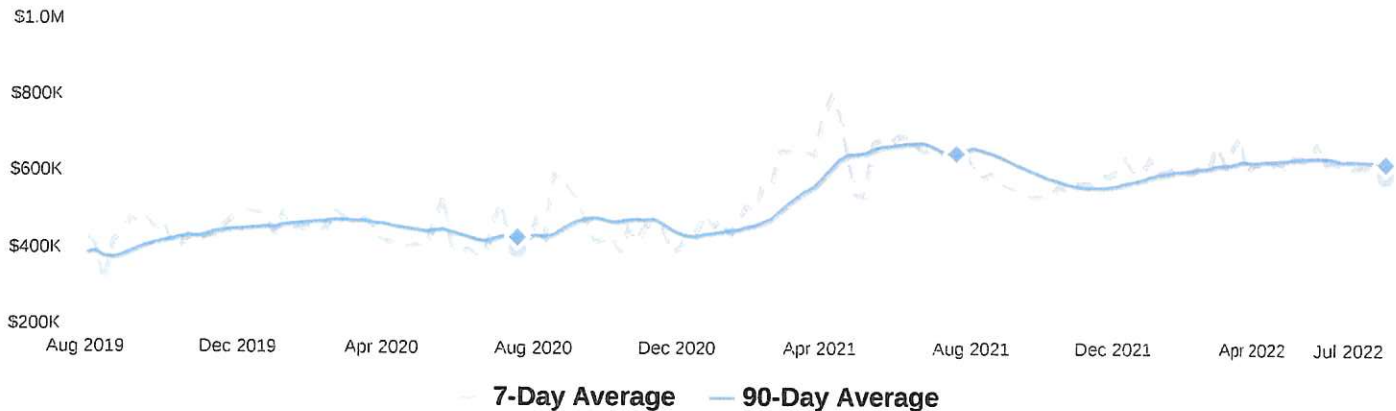
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

### REAL-TIME MARKET PROFILE

Median List Price	\$589,900
Median Price of New Listings	\$469,500
Per Square Foot	\$289
Average Days on Market	53
Median Days on Market	28
Price Decreased	38%
Price Increased	4%
Relisted	14%
Inventory	101
Median Rent	\$2,550
Market Action	38

**Slight Seller's Advantage**

### MEDIAN LIST PRICE



### MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,200,000	2,707	5 - 10 acres	4	3	4	0	2	42
\$679,500	2,277	0.25 - 0.5 acre	4	3	0	2	1	28
\$515,000	1,842	8,000 - 10,000 sqft	3	2	0	3	1	28
\$374,500	1,412	8,000 - 10,000 sqft	3	2	45	3	1	14

Tue Jul 26 2022

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**Attachment 5 -  
Domestic Well Chart and Summary**



Information provided by [www.IDWR.Idaho.gov/Wells/find-a-well-map](http://www.IDWR.Idaho.gov/Wells/find-a-well-map)

Well ID	Metal Tag No.	Construction Date	Production Rate:	Static Water Level	Casing Depth
455212	D0082784	6/27/2019	70	10	141
353572		7/24/1978		19	96
343722	D0019364	10/26/2001	50	20	90
301083		8/16/1993	20	25	363
461885	D0087939	3/15/2021	60	29	96
335160	D0012358	1/19/2000	50	40	120
383374		1/20/1978	100	40	175
410137	D0046482	5/10/2006	40	47	118
434197	D0064290	2/26/2013	27	50	269
297764		11/13/1996	0	56	133
453909	D0082443	1/29/2019	70	60	169
341833	D0018766	7/11/2001	80	60	165
454799	D0082665	5/22/2019	35	65	150
452000	D0078626	7/24/2018	50	65	201
452033	D0078651	6/26/2018	45	66	185
411968		9/10/1982	30	70	252
460891	D0085468	10/8/2020	75	74	187
300227		3/3/1994	75	75	209
299431		10/5/1994	100	76	208
387496		6/1/1974		80	185
297656		8/11/1993	16	81	110
443159	D0069158	11/19/2015	48	82	158
299369		9/22/1994	22	85	198
403647	D0038926	5/11/2005	60	85	175
405992	D0041806	9/6/2005	35	90	240
300085		8/30/1994	22	91	217
446122	D0086855	7/21/2020	40	92	205
406189	D0041808	9/1/2005	100	93	242
405733	D0041646	8/18/2005	37	105	200
297546		8/26/1996	30	110	194
297202	D0000227	11/16/1997	45	130	187
299281		5/1/1995	15	135	158
405789	D0039553	8/12/2005	40	135	250
423707	D0053338	11/3/2008	40	136	217
467193	D0093670	11/15/2021	55	138	265
467407	D0093669	11/30/2021	75	138	265
301294		10/24/1993	20	140	334
345899		7/31/1984	40	140	274
466963	D0093678	11/1/2021	55	140	238
408267	D0042253	12/11/2005	40	143	258
297300		4/22/1997	25	144	314
299350		6/1/1995	22	148	179
295434	D0009331	4/19/1999	20	150	269
295388	D009297	4/6/1999	30	150	248
294689	D0009332	5/10/1999	40	150	253

460694	D0086970	10/5/2020	75	155	305
468480	D0093999	3/16/2022	25	160	254
429340	D0057801	9/16/2010	30	160	252.5
433728	D0064109	10/29/2012	35	160	276
463752	D0089061	4/14/2021	35	163	297
302690		8/8/1992	45	163	260
374956	D0029641	6/25/2003	50	170	238
410579	D0046613	6/1/2006	30	171	255
404153	D0039168	6/1/2005	35	171	252
342964	D0019077	9/11/2001	20	180	250
294524	D0012246	11/30/1999	40	180	306
455585	D0082928	7/26/2019	45	180	234
306799		12/9/1986	15	190	220
380211	D0030862	12/14/2003	25	190	248
341180	D0018447	5/29/2001	80	190	278
359277		10/22/1978		192	257
345081	D0019529	1/21/2002	75	198	323
439960	D0067561	11/18/2014	20	209	310
440261	D0067408	1/25/2015		210	
297021		1/1/1997	10	225	289
456956	D0083366	10/30/2019	60	232	412
351245	D0025048	7/4/2002	50	234	375
299327		5/21/1995	60	244	346
459037	D0085535	6/8/2020	68	253	
301740		6/30/1993	30		106
298825		8/28/1995	46		279
469922	D0095527	1/1/2022			
469967	D0095528	1/1/2022			
			44.07462687	125.1884058	228.7318841



Well Summary:		
Production Rate:	Static Water Level:	Casing Depth:
44.07462687	125.1884058	228.7318841

This information has been developed from approximately 73 wells, within a mile-radius of the Proposed El Paso Subdivision. , availble for review on [www.IDWR.Idaho.gov/Wells/find-a-well](http://www.IDWR.Idaho.gov/Wells/find-a-well) map.

**Attachment 6 -  
Gem County Comprehensive Plan – Draft July 2022, Page 35**



## Drought

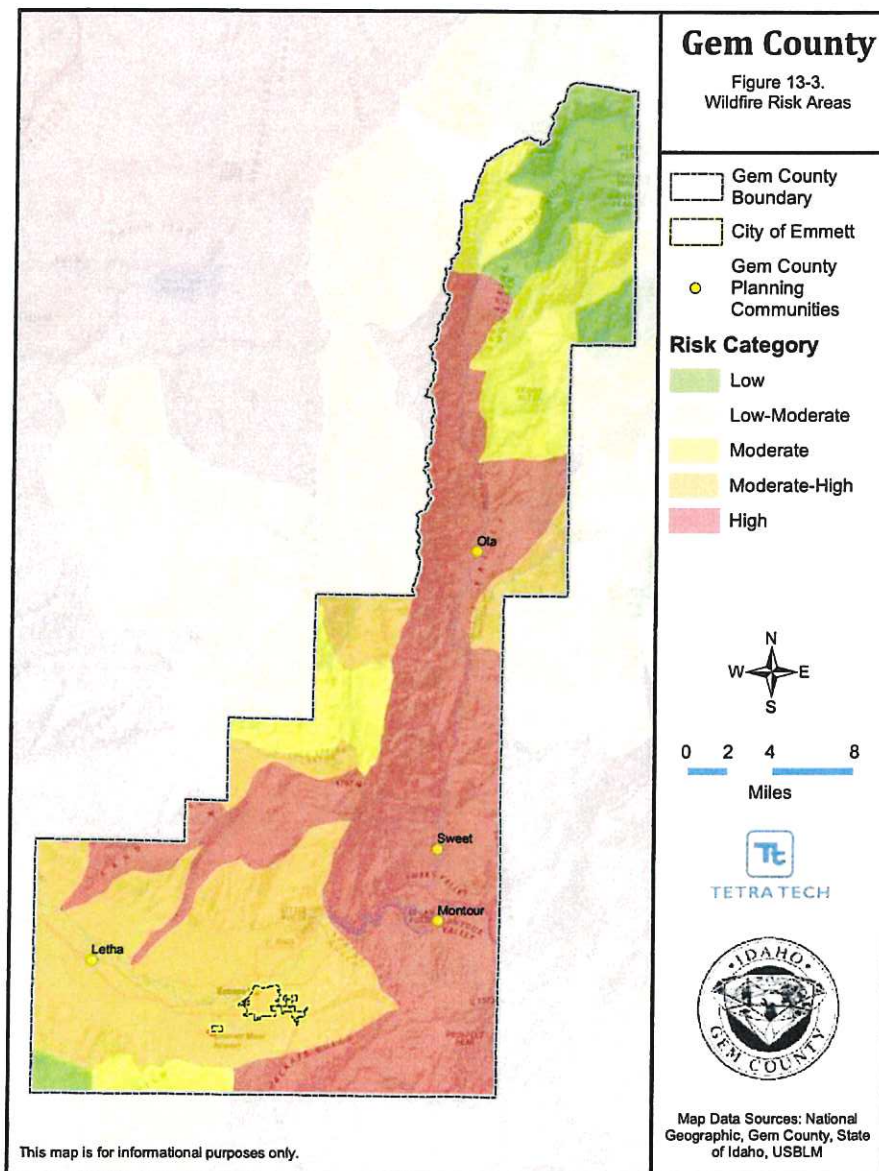
Approximately 44% of Gem County is currently facing severe drought conditions. These conditions are concentrated in the northern portion of the county and impact the area in the following ways:

- the grazing season is shortened
- vegetation is sparse
- crops are left unharvested
- feedlots are not profitable
- river levels are very low which means hydroelectric power is down and irrigation water allotments are significantly curtailed.

The remaining 56% of the county is still under moderate drought conditions which results in the following:

- dryland hay and grain crop yields are low
- other crops and pasture are in poor condition
- well levels decline
- reservoir levels are low
- water shortages occur
- water conservation programs are in place
- fire risk is elevated and fires spread easily

## Gem County Wildfire Risk Areas



## Wildfire

Due to current drought conditions in the area, risk for wildfires is high and if sparked, can spread quickly. As Gem County has a considerable agricultural presence, wildfires can severely impact the economic prosperity of the community members.

Source: 2019 Hazard Mitigation Plan

**Attachment 7 -  
Application for El Paso Reserve Minor Subdivision**





## GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT

109 S. MCKINLEY AVENUE EMMETT, IDAHO 83617

OFFICE OF THE ADMINISTRATOR  
PLANNING & ZONING

PHONE (208) 365-5144

WEB PAGE [www.gemcounty.org](http://www.gemcounty.org)

July 15, 2021

Dear affected property owner:

Enclosed is an application for a minor subdivision plat (El Paso Reserve Subdivision) that is being proposed within 300 feet of your property. The applicant, Kelly Fulfer, is proposing to create 3 residential buildable lots (which includes any existing buildings on the property), on land owned by EL Paso Investments, LLC. Access will be off of El Paso Road.

This plat is provided as a courtesy to you and we encourage your review and comments on the proposed development.

You may submit any objections, concerns or comments regarding the proposed subdivision to the Gem County Development Services Department at 109 S. McKinley. Please submit any comments or concerns in writing by noon on **August 4, 2021**. The application is scheduled for a meeting with the Administrator and will be followed by a final review by the Board of County Commissioners.

If we do not receive a response by the above date, you will be considered to have "NO COMMENT" on this application.

Should you have further questions concerning this matter, please feel free to come in or call this office.

Sincerely,

*L. Olson for Michelle Barron*

Michelle Barron  
Associate Planner

Enclosures



# MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 South McKinley, Emmett, Idaho 83617 www.co.gem.id.us phone: (208) 365-5144 fax: (208) 365-2499

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

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> APPEAL                            | <input type="checkbox"/> REZONE                        | <input type="checkbox"/> SUBDIVISION, MODIFICATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> SPECIAL USE PERMIT            | <input type="checkbox"/> VACATION                  |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT  | <input type="checkbox"/> SUBDIVISION, PRELIMINARY      | <input type="checkbox"/> VARIANCE                  |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT, FINAL   | <input type="checkbox"/> SUBDIVISION, FINAL            | <input type="checkbox"/> ZONING TEXT AMENDMENT     |
| <input type="checkbox"/> PLANNED COMMUNITY                 | <input checked="" type="checkbox"/> SUBDIVISION, MINOR |  |
|  | <input type="checkbox"/> SUBDIVISION, COMBINED         |  |

PROJECT NAME: EL PASO RESERVE MINOR PLAT

## SITE INFORMATION:

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

Quarter: NE Section: 28 Township: 6N Range: 3W Total Acres: 18.89

Subdivision Name (if applicable): EL PASO ROAD SUB MINOR

Lot: 1 Block: 1

Site Address: 0 EL PASO ROAD

City: CROWLEY

Tax Parcel Number(s): RPL8350000010 Current Zoning: \_\_\_\_\_ Current Land Use: AG

## PROPERTY OWNER:

Name: El Paso Investments LLC

Address: 2350 W. McMillan Rd.

City: Meridian State: ID Zip: 83646

Telephone: (208) 870 5991 Fax: \_\_\_\_\_

## APPLICANT:

Name: Kelly Fulfer

Address: 2350 W. McMillan Rd.

City: Meridian State: ID Zip: 83646

Telephone: (208) 870 5991 Fax: \_\_\_\_\_

Email: Kelly @ Supermeridian.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.

Kelly Fulfer

Signature: (Owner)

6-3-2021 Kelly Fulfer

Date Signature: (Applicant)

6-3-2021

Date

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPLICABLE CHECKLIST (S).

File No.: <u>MM-21-013</u>	Received By: <u>JV</u>	OFFICE USE ONLY	Date: <u>6/4/21</u>	Fee: <u>505.00</u>	Receipt No: <u>1056</u>
----------------------------	------------------------	-----------------	---------------------	--------------------	-------------------------

El Paso Investments, LLC  
2350 W McMillian Road  
Meridian, ID 83646

June 25, 2021

To Whom it May Concern,

We are requesting a subdivision to split Lot 1 Block 1 of El Paso Road into three lots.

Lots will be served by individual wells.

Lots will be served by individual septic and drainfields.

There are no hazards identified.

The zoning of this parcel is A-3, which allows for 5 acre minimum lot sizes.

El Paso Reserve Minor 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.

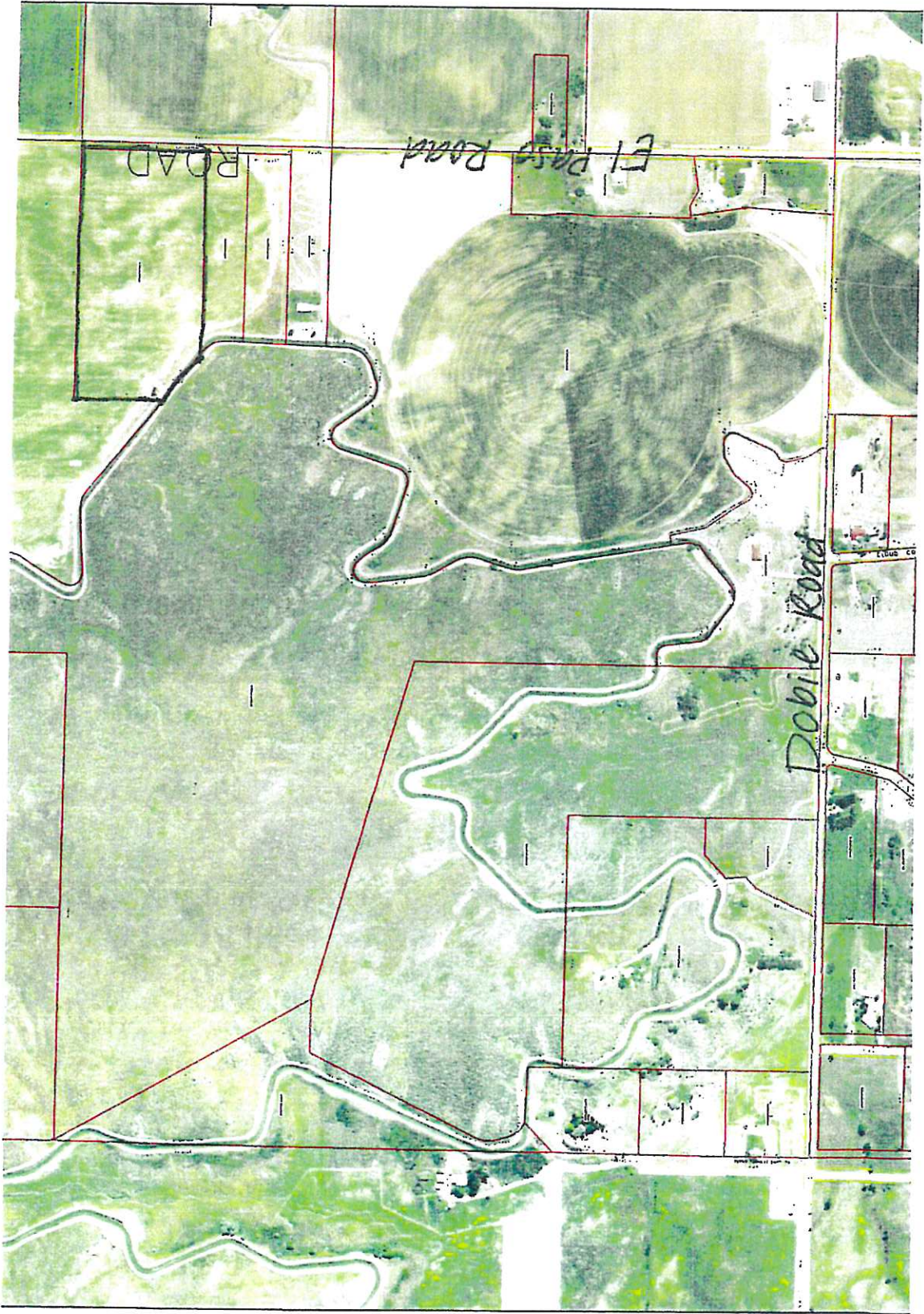
This subdivision will comply with all standards.

An ingress/egress/utility easement is being created on our adjoining parcel to allow access to lots 2 and 3. Lot 1 will access directly from El Paso Road.

Sincerely,

Kelly Fulfer  
El Paso Investments, LLC





Document Path: J:\Work\GIS Ds

cm







## Attachment 8 - Photos of Area







**Attachment 9 –  
Following Curlews across the West: Grasslands, Agricultural Lands and  
Intertidal  
Mudflats**

## **Following Curlews across the West: Grasslands, Agricultural Lands and Intertidal Mudflats**

By Stephanie Coates and Jay Carlisle

Intermountain Bird Observatory, Boise State University

The fate of a wildlife species is at times dependent on its ability to persist across a large landscape that may be losing priority habitat, or experiencing degradation. The Long-billed Curlew, a migratory North American shorebird, is one such species that has declined throughout its range. Grasslands are dwindling where curlews breed while wetlands and other foraging habitats may be disappearing on their wintering grounds.

In the late 1970s, Roland Redmond and colleagues conducted seminal research on a curlew breeding area near Boise, Idaho, an area now designated as the Long-billed Curlew Habitat Area of Critical Environmental Concern. This area has again been studied since 2007 in a collaboration between the Boise State University's Intermountain Bird Observatory, Idaho Department of Fish and Game, and Bureau of Land Management. After documenting stark population decreases - estimates fell from 2000 to 200 individuals in less than 40 years (*this site is likely facing more anthropogenic threats than elsewhere*: <http://ibo.boisestate.edu/blog/silver-lining/>) - we expanded the project across the Intermountain West in a collaborative effort to more fully explore annual life history and issues vital for conservation.

As part of Stephanie's Master's thesis, in 2015 we began examining habitat variables, predator communities, and disturbance regimes at six breeding sites across the Intermountain West. Adding to satellite transmitter data collected in 2013-2014, we also deployed an additional 15 satellite transmitters in Idaho, Wyoming, and Montana and we are currently tracking a total of 19 curlews from as they move about their wintering grounds in southern California and northwestern Mexico (<http://ibo.boisestate.edu/curlewtracking/locations/>). One of the most striking patterns we're seeing is that curlews from many breeding areas are converging on a region including southeastern California and northwestern Mexico, using both inland and coastal areas during the non-breeding season. Many individuals are using intertidal mudflats while many others are using agricultural and/or grassland areas.

One common thread we are observing between breeding and wintering grounds is the importance of working lands, and specifically, flood-irrigated fields. Curlews maintain and defend territories during the breeding season, and usually return to the same territory they held in the previous year. It was evident from transmitter data at our site near Boise that while not on incubation duty, adults often left their dry grassland territories presumably to forage for insects and other prey in nearby agricultural lands. At some sites, we monitored many curlews nesting in flood-irrigated pastures. For example, though flooding did sometimes lead to nest failure/abandonment, private pastures in southwestern Wyoming are supporting the highest known population of curlews in the state.

Even more obvious is the use of agricultural fields on the wintering grounds. For some individuals, transmitter data maps trace their paths frequently, and sometimes exclusively, through areas with a patchwork of crops. In fact, in the time since we began tracking them, most individuals wintering in California's Central and Imperial Valleys have never visited the coast.



Recently, we were excited to see three curlews with satellite transmitters (one each from Idaho, Montana, and Wyoming) transmitting signals from the exact same agricultural field in California's Imperial Valley southeast of the Salton Sea! On the ground, this type of event represents a spectacular sight. When one of our collaborators with California Department of Fish and Wildlife recently checked on a transmitter location in the Central Valley, he found an estimated 2,100 curlews foraging in a single alfalfa field! While it is not uncommon to see flocks of several hundred curlews concentrated within patches of dense resources, that many is phenomenal.

Our study is not unique in observing birds using flood-irrigated fields. Multiple observations on curlews as well as research on other species of waterbirds support the notion that this type of land-use can be beneficial for birds. In light of the on-going drought in the West, managing water resources to mutually benefit people and wildlife will likely become increasingly difficult. However, by providing adequate functional equivalents to native habitats like seasonally flooded wetlands that no longer exist, working lands offer a compromise. Understanding the Long-billed Curlew's compatibility with modified landscapes could be a stepping-stone for conservation efforts.

To learn more, visit the [Intermountain Bird Observatory's website on curlew tracking here](#).

The Intermountain West Joint Venture is dedicated to furthering working wetlands conservation for priority birds, with a focus on flood-irrigated habitats. We will continue to work to help agricultural producers sustain and enhance water management practices that mimic historic floodplain functions and hydrologic processes in a way that provides wetland bird habitat, potentially native fish and other wildlife benefits, while also supporting ranching sustainability, resiliency to climate change, and other stressors.



CAPTION: Stephanie Coates collects data from a curlew for her thesis project. Photo by Jay Carlisle.



CAPTION: Long-billed Curlew in a flooded pasture in southwestern Wyoming. Photo by Mikki Brinkmeyer.



CAPTION: Long-billed Curlew migration paths in 2013, 2014 and 2015. Map courtesy of Rob Miller.

**Attachment 10 –  
Bureau of Transportation Statistics**

[http://www.bts.gov/bts/bts/archive/publications/highlights of the 2001 national household travel survey/section 01](http://www.bts.gov/bts/bts/archive/publications/highlights%20of%20the%202001%20national%20household%20travel%20survey/section%2001)

## Table A-3 Mean Number of Personal Vehicles by Number of People in the Household

(see Figure 1 in text)

Excel | CSV

	Mean	SE
One person	1.01	0.010
Two people	1.98	0.011
Three people	2.31	0.023
Four people	2.39	0.023
Five people	2.48	0.040
Six people	2.50	0.074
Seven or more people	2.76	0.113



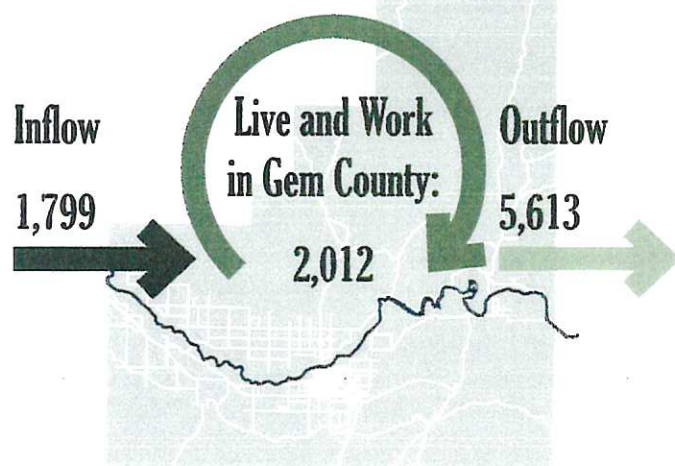
**Attachment 11 –  
Gem County Comprehensive Plan – Draft July 2022, Page 31**

# Transportation

A well designed and maintained transportation system plays a critical role in safe and efficiency mobility. In Gem County, the transportation network is shared by private vehicles, agricultural equipment, freight vehicles, pedestrians, equestrians, and cyclists. The Idaho Transportation Department (ITD) District 3 and the Gem County Road and Bridge Department are the primary public entities responsible for planning and maintaining the transportation network in Gem County. In 2021, Gem County created a Development Impact Fee Program as a new method for funding necessary transportation network improvements. To better understand the type and location of desired improvements, Gem County is currently working on a Transportation Master Plan update.

## Travel Patterns

Gem County residents primarily work in other counties, with nearly 75% of residents commuting outside the County for work, mostly in Ada and Canyon Counties. Most of the residents who remain in Gem County for employment work in Emmett (i.e., 20% out of 25%). Similarly, 48% of employees working in Gem County live outside the County, mostly in Ada and Canyon Counties.



Source: US Census Bureau LEHD (2019)

## Roads

Gem County Road and Bridge Department currently maintains 345 local road miles and 43 bridges, while ITD District 3 maintains two state highways. State highways are key routes, connecting Gem County communities with neighboring counties—Ada County via SH-16, Boise County via SH-52 eastbound, and Payette County via SH-52 westbound.

ITD traffic volume data shows continued growth in Gem County. Along SH-16 traffic volumes have grown steadily at about 4% per year between 2011–2019, with average annual daily traffic (AADT) of 10,779 in 2019. At both the SH-52 counters, traffic volumes grew at around 3% per year between 2011–2019, with an AADT of 2,489 at the Letha counter and an AADT of 1,780 at the Ola counter, in 2019.

## Roadway Improvements

As identified in the *2014 Gem Community Comprehensive Plan*, highway and arterial connections to Ada County and Interstate 84 are necessary for the economic prosperity and quality of life in Gem County. The SH-16 / I-84 interchange, also known as the Central Valley Expressway, is currently in design through ITD. Additionally, ITD has dedicated funding towards the Environmental Assessment for SH-16 between SH-52 and SH-44 in 2026 (ITD Key ORN23175). Other Gem County projects included in the Draft Idaho Transportation Improvement Program (ITIP) 2022–2028 include local signing improvements in 2023 and SH-52 roadway resurfacing in 2028. Gem County, through their Transportation Master Plan, is currently investigating the impacts of a new north-south arterial between Substation Rd and Plaza Rd.

## Freight

In the *2014 Gem Community Comprehensive Plan*, designating key freight routes was a key strategy for improving goods movement in Gem County. To date, these routes have not yet been designated, but freight movement remains a top priority for Gem County. In addition to truck movement, Gem County is home to an active rail line of the Idaho North & Pacific Railroad (INPR) between Payette and Horseshoe Bend, that connects through Emmett, with weekly service.

**Attachment 12 –  
August 2021 Impact Fees**



## **Gem County Development Impact Fee FAQ's**

**If I have a completed building permit application submitted for review before August 19, 2021, will I be subject to the new Impact Fees? No.**

**What constitutes a completed building permit application?** A building permit application is complete when all required submittals are included in the application.

**Is there a grace period for people with building permit applications that are waiting for the end of monitoring wells through SWDH for their septic?** Yes. If there is a septic permit that is waiting to finish water monitoring, as long as the complete building permit application is submitted, including documentation from SWDH about the water monitoring, prior to August 19, 2021, they will be exempt from the new Impact Fees.

**If I purchase a Lot that has a recorded Road Mitigation Agreement and CIP fee associated, do I have to pay the Impact Fees also?** If the parcel is subject to a CIP fee via a recorded Road Mitigation Agreement, that fee will take the place of the Road and Bridge portion of the Impact fee. There is a Sheriff and an EMS fee that will be added to that amount and possibly a Fire District Fee depending on the location. If you are in GCFD #1 or Middleton Fire District (MFD), you will need to pay the Fire fee.

**Example:** CIP fee \$5,000 + GCFD #1 \$1,407 + EMS \$401 + Sheriff \$277 = \$7,085

**Example:** CIP fee \$5,000 + MFD \$849 + EMS \$401 + Sheriff \$277 = \$6,527

**How are the Impact Fees for a single-family residence broken down?**

### **GCFD#1**

Road and Bridge	\$ 7,326
Sheriff	\$ 277
EMS	\$ 401
GCFD #1	<u>\$ 1,407</u>
Total	\$ 9,411

### **Middleton Fire District**

Road and Bridge	\$ 7,326
Sheriff	\$ 277
EMS	\$ 401
Middleton FD	<u>\$ 849</u>
Total	\$ 8,853

### **GCFD#2 or Eagle Fire District**

Road and Bridge	\$ 7,326
Sheriff	\$ 277
EMS	<u>\$ 401</u>
Total	\$ 8,004

**Attachment 13**  
**Email to Superintendent Woods**



[REDACTED]

## Subdivision Development

1 message

[REDACTED]  
To: cwoods@isd221.net  
[REDACTED]

Tue, Jul 12, 2022 at 2:11 PM

Dear Mr. Woods,

I am a local resident living off El Paso Rd., the location of potential development of three subdivisions which will be within the Emmett School District jurisdiction. The residents in this area have concerns with regard to the impact this will have.

I am reaching out to make you aware and give you the opportunity to voice concerns you may have regarding this escalated development which we, as residents, can present to the up and coming commission meeting in August.

First, would you provide some insight as to how the increase of potentially 40 homes might impact our district and its resources? What are your greatest concerns? What are some of the benefits?

Secondly, if concerns outweigh benefits, how might you propose the developers mitigate these concerns to support the community they are developing?

I appreciate your time and attention to this matter. Though I understand that nothing stays the same and development is to be expected, it is concerning to me that corporations of developers are making a living off of intruding into our community with little responsibility to the impact they are making on our infrastructure. If we start asking our commission to hold these developers responsible for their impact, the rate of development will slow to what is respectful to the community. Thank you for your help in this matter.

--  
[REDACTED]

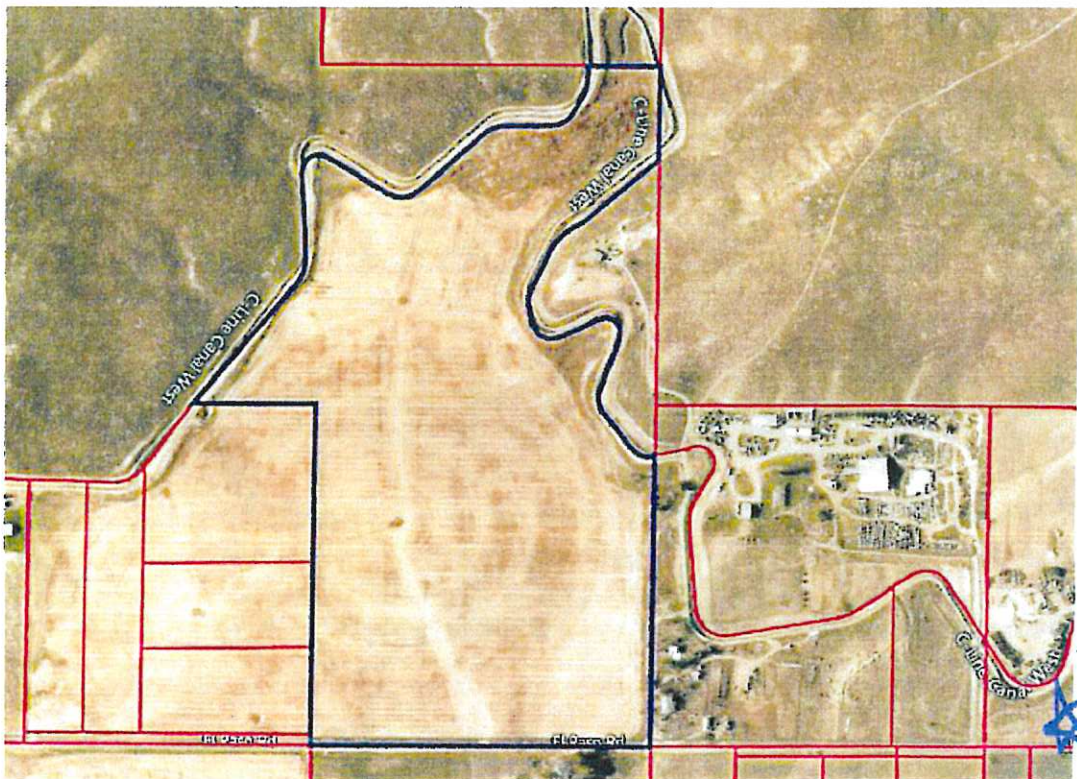
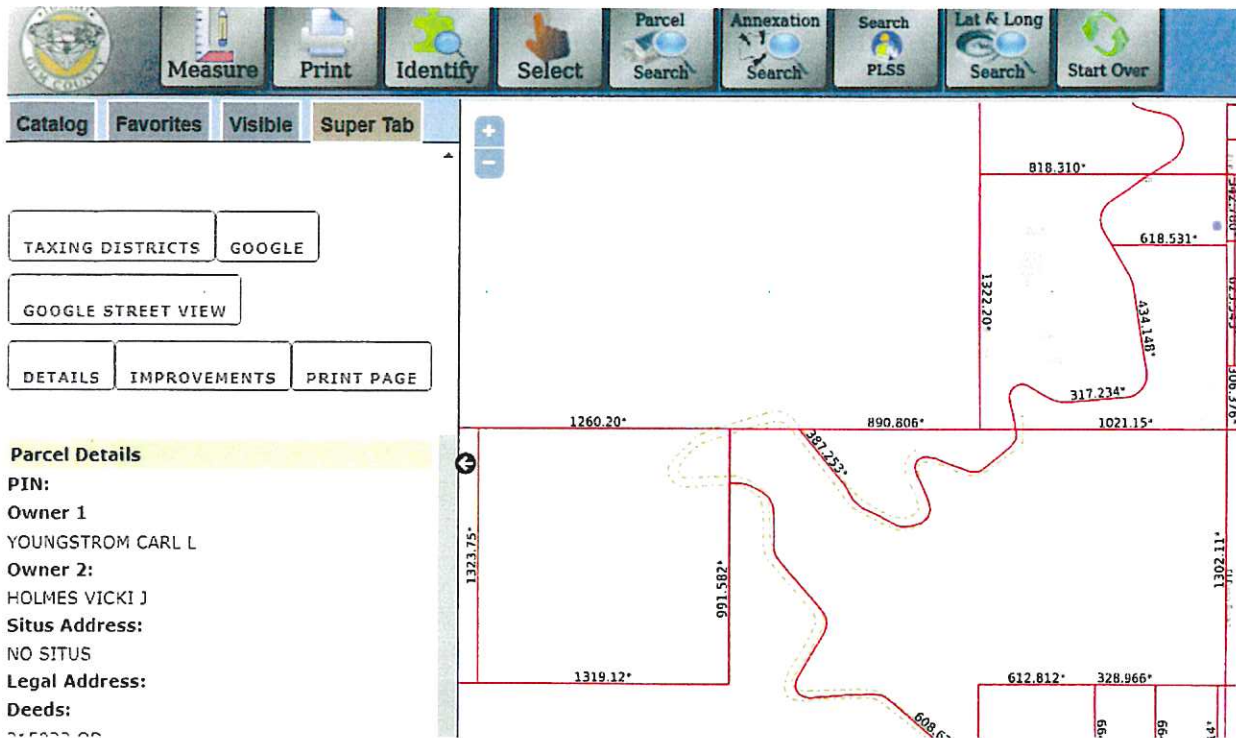


**Attachment 14 -  
Photos of Planning & Zoning Sign**

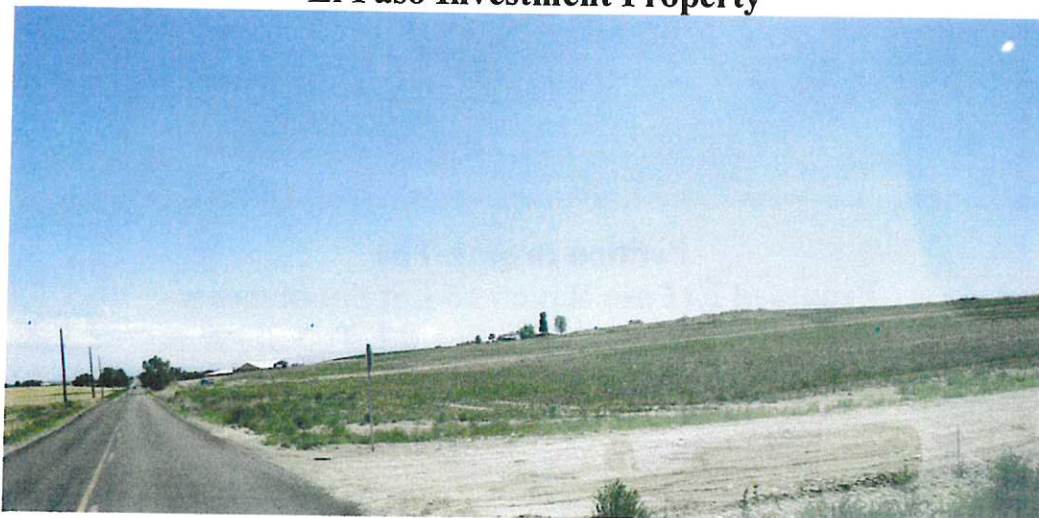
**Sign placed by Planning & Zoning on Property belonging to Youngstrom's**







## El Paso Investment Property





**Petition to Stop The  
Proposed El Paso Ranch 13 Lot Subdivision  
Gem County, ID: NE ¼ Sec. 28, T6N R3W  
El Paso Investments, LLC, Kelly Fulfer**

**Petition to Stop The  
Proposed El Paso Ranch 13 Lot Subdivision  
Gem County, ID: NE ¼ Sec. 28, T6N R3W  
El Paso Investments, LLC, Kelly Fulfer**

**Cont.**

NAME:	ADDRESS:	SIGNATURE:
jamie michaelis	28273 Harney Rd Caldwell, ID 83607	jamie michaelis
Tabatha Lamberson	10755 Dobie Rd Caldwell, ID 83607	Tabatha Lamberson
Jacqui Beatty	7010 Pleasant View Caldwell, ID 83607	Jacqui Beatty
Roger Beatty	7010 Pleasant View Dr Caldwell, ID 83607	Roger Beatty
Amy Bail	7125 Pleasant View Dr Caldwell, ID 83607	Amy Bail
Richard S. Bail	7125 Pleasant View Dr Caldwell, ID 83607	Richard S. Bail
Patrick Fry	7769 Cloud Ct Caldwell, ID	Patrick Fry
Crystal Siegm	5860 El Paso Rd Caldwell, ID 83607	Crystal Siegm
Katherine Siegm	5860 El Paso Rd Caldwell, Idaho 83607	Katherine Siegm
SONYA ROMAN	10400 DOBIE CALDWELL	Sonya Roman
Donald Kraft	7372 Cloud Ct. Caldwell, ID	Donald H. Kraft
Jessica Hardman	9980 Blanc Ln Caldwell, ID	Jessica Hardman

**Petition to Stop The  
Proposed El Paso Ranch 13 Lot Subdivision  
Gem County, ID: NE ¼ Sec. 28, T6N R3W  
El Paso Investments, LLC, Kelly Fulfer**

Cont.

NAME:	ADDRESS:	SIGNATURE:
Karen Youngstrom	6355 El Paso P. Caldwell	Karen Youngstrom
Jamie Turner	5500 El Paso Rd.	Jamie Turner
Dicki Holmes	6345 El Paso Rd	Dicki Holmes
Kathy Atchey	9980 Blanc Ln	Kathy Atchey
Kari Rose	9950 Blanc Ln	Kari Rose
Josh Atchey	9980 Blanc Ln	Josh Atchey
Maria Castaneda	7350 Sagelawn Ln Caldwell	Maria Castaneda
Robert O Bindrup	9980 Blanc Ln	Robert O Bindrup
Brittney Ketcherside	7353 Cloud Ct	Brittney Ketcherside
James Ketcherside	7353 Cloud Ct	James Ketcherside



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El Paso Investments, LLC, Kelly Fulfer**

Cont.

NAME:	ADDRESS:	SIGNATURE:
David Youngstrom	6365 El Paso Rd	<i>David Youngstrom</i>
Alice Stephens	6365 El Paso Rd	<i>Alice Stephens</i>
Gracie Youngstrom	6365 EL PASO Rd	<i>Gracie Youngstrom</i>
<del>Jacqueline Boock</del> CARL Youngstrom	1675 El Paso Rd.	<i>Jacqueline Boock</i>
<i>Carl Youngstrom</i>	6345 EL PASO Rd	<i>Carl Youngstrom</i>
Michael Ransom <i>MR</i>	5997 El Paso Rd	<i>MR</i>
Becky Schoolcraft	5951 EL PASO RD	<i>Becky Schoolcraft</i>
BRIAN SCHOOLCRAFT	5951 EL PASO RD	<i>Brian Schoolcraft</i>

**Petition to Stop The  
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El Paso Investments, LLC, Kelly Fulfer**

**Cont.**

NAME:	ADDRESS:	SIGNATURE:
STEVEN STARMER BRENDA EDENS	7250 PLEASANT VIEW DRIVE	<i>[Signature]</i> Brenda Edens
FRANK FILLER HERMALYN FILLER	7500 PLEASANT VIEW DR CALDWELL, ID 83607	<i>[Signature]</i> Hermalyn Filler
KEN BUSKIRK	30030 Farmway Rd Caldwell, Id 83607	<i>[Signature]</i> Ken Buskirk Linda Buskirk
Paul Bell James Bell	30032 Farmway Rd. Caldwell, 83607	<i>[Signature]</i> Paul Bell James Bell
ROGER KOSTENKO	7900 FARMWAY RD CALDWELL, ID	<i>[Signature]</i> Roger Kostenko
Tami & Mike Perry	7450 Pleasant View Dr Caldwell ID 83607	<i>[Signature]</i> Mike Perry
Tom & Glade Doranmas Carole	7400 Pleasant View Dr Caldwell - Id.	<i>[Signature]</i> Carole Doranmas

**Petition to Stop The  
Proposed El Paso Ranch 13 Lot Subdivision  
Gem County, ID: NE ¼ Sec. 28, T6N R3W  
El Paso Investments, LLC, Kelly Fulfer**

**Cont.**

NAME:	ADDRESS:	SIGNATURE:
Stephanie Attebery	9980 Blanc Ln Caldwell	Stephanie Attebery
Dorinda Hoover	9930 Blanc Ln Caldwell	Dorinda Hoover
GUADALUPE DEHOGEAN	7315 EL PASO RD	
Matt Zimmerman	9880 Blanc Lane	Matt
Theresa Dannenbring	9900 Blanc Lane	Theresa
BRANDON JOHNSON	7125 EL PASO Rd	Brandon Johnson



**Petition to Stop The  
Proposed El Paso Ranch 13 Lot Subdivision  
Gem County, ID: NE ¼ Sec. 28, T6N R3W  
El Paso Investments, LLC, Kelly Fulfer**

**Cont.**

NAME:	ADDRESS:	SIGNATURE:
Julie Hapiuk	7354 Cloud Ct. Caldwell, ID 83607	Julie Hapiuk
Robert Hapiuk	7354 Cloud Ct. Caldwell, ID 83607	Robert Hapiuk
David Hapiuk	7354 Cloud Ct. Caldwell, ID 83607	David Hapiuk
Heather Hapiuk	7354 Cloud Ct. Caldwell, ID 83607	Heather Hapiuk
CHRISTOPHER McADAMS	7354 CLOUD CT CALDWELL, ID 83607	Chris McAdams

Petition to Stop The  
Proposed El Paso Ranch 13 Lot Subdivision  
Gem County, ID: NE ¼ Sec. 28, T6N R3W  
El Paso Investments, LLC, Kelly Fulfer

Cont.

NAME:	ADDRESS:	SIGNATURE:
Sharell Newman	7380 Tuning Pl	<i>[Signature]</i>
Israel Valdez	10777 Doble Rd	<del>Israel Valdez</del>
Laura Valdez	10777 Doble Rd	<i>[Signature]</i>
Jesus Valdez	10777 Doble Rd	<i>[Signature]</i>

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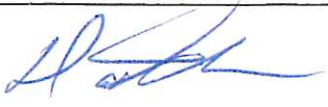

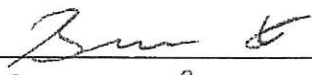

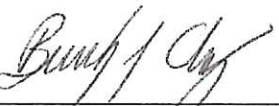


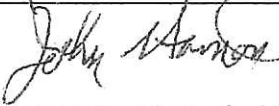
**Cont.**

NAME:	ADDRESS:	SIGNATURE:
DEBORAH WEAVER	4185 County Line EMMETT, ID	<i>Deborah Weaver</i>
JAMES WEAVER	✓	<i>James Weaver</i>



**Petition to Stop The  
Proposed El Paso Ranch 13 Lot Subdivision  
Gem County, ID: NE ¼ Sec. 28, T6N R3W  
El Paso Investments, LLC, Kelly Fulfer**

Cont.

NAME:	ADDRESS:	SIGNATURE:
DAH TROCHE	4300 COUNTY LINE RD EMMETT ID	
WANDA HILDEBRANT	4200 County Line Rd Emmett, ID 83617	Wanda Hildebrant
Carlos ORTEGA	4200 County Line Rd Emmett, ID. 83617	
Bernice Troche	4300 County Line Rd Emmett	
PHIL CHANEY	10338 Bill Burns Emmett	
Bev Chaney	10338 Bill Burns Emmett, ID 83617	
Lisa Grage	10444 Burns Rd Bill Emmett, ID 83617	
Ron Jay	10444 Bill Burns Emmett, ID 83617	
John Harmon	10444 Bill Burns Rd Emmett Id	
Cheryl Harmon	10444 Bill Burns Emmett, ID 83617	Cheryl Harmon

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**Cont.**

NAME:	ADDRESS:	SIGNATURE:
Rignell DenBeste	6805 El Paso Road Caldwell, ID 83607	Rignell DenBeste
Debra Chavez	4250 County Line Rd, Emmett	Debra C. Chavez
Ralph Chavez	4250 County, 83617 Emmett Idaho	Ralph Chavez
Chance Hamilton	6805 El Paso rd. Caldwell, ID, 83607	Chance Hamilton
Kim Klein	7060 Koi Lane Caldwell ID 83607	Kim Klein
Melody DenBeste	22473 Duff Lane Middleton ID 83644	Melody DenBeste
Fekashia DenBeste	22473 Duff Lane Middleton ID 83644	Fekashia DenBeste