



**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 A1 (40 acre minimum - Prime Agriculture) to A2 (Rural Transitional Agricultural)

Applicants Name:

Colton and Michelle Ethington

Location/Address of Property or Project:

1812 W. Black Canyon Hwy

<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=Y3B1bm5NSDJJJaUx4aEpHL2hqQ041UT09>

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: _____

SITE INFORMATION:

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

Quarter: SW & SW Section: 25 Township: 7N Range: 2W Total Acres: 17.1550

Subdivision Name (if applicable): _____

Lot: N/A Block: N/A

Site Address: 1812 W. Black Canyon Hwy

City: Emmett

Tax Parcel Number(s): RP07N02W256000

Current Zoning: A-1 Current Land Use: _____

PROPERTY OWNER:

Name: Colton Ettington + Michelle Ettington

APPLICANT:

Name: Same

Address: 1812 W. Black Canyon Hwy

Address: _____

City: Emmett State: ID Zip: 83601

City: _____ State: _____ Zip: _____

Telephone: 208-369-6526

Telephone: _____

Email: mettington633@gmail.com

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.

Mutelli 7.08.22
Signature: (Owner) Date

Mutelli 7.08.22
Signature: (Applicant) Date

R2-22-010

OFFICE USE ONLY

File No.: _____

Received By: MH

Date: 7-8-22

Fee: 710.00

Receipt No: 2022-00315

00316

LETTER OF INTENT

We are pleased to submit this letter of Intent, attached application, and supporting documents for the rezone of our current residence.

Our property is approximately 17.1550 acres and is located north off W Black Canyon Hwy and west of Jackson Ave. Details on the existing individual property comprising the project is as follows:

<u>Address</u>	<u>Parcel Number</u>	<u>Acreage</u>
1812 W Black Canyon Hwy	RP07N02W256000	17.1550

Our intent is to rezone this property from A-1 Prim Agricultural to A-2 Rural Transitional zoning and develop a Minor Subdivision with 3 building lots sized 5.15 acres more or less. We purchased the property with the intent of developing a Minor subdivision. We are not necessarily in a hurry to sell the lots once developed. My husband was in a work-related accident which left him permanently disabled, and we want to have the lots available to sell in the event that we need to sell them.

Our property is in Priority Growth area and located within County Residential Area on to the FUTURE LAND USE MAP ADOPTED BY BOARD OF COMMISSIONERS.

The property irrigation is served by Emmett Irrigation.

The property is an area with mixed lot sizes and land uses. Neighboring Lot sizes range from 2.314 acres to 53 acres. Neighboring properties have recently been rezoned and developed into Minor Subdivision with smallest lot size of 4.318 acres.

There is no know social, economic, or physical issues that currently exist to our knowledge or that developing these lot would cause to exist.

