



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: Silver Sage Subdivision

SITE INFORMATION:

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

Quarter: L4 SW 1/4 Section: 2 Township: 7N Range: 1E Total Acres: 54.028

Subdivision Name (if applicable): —

Site Address: No Status Kirk Patrick Rd Lot: — Block: —
City: Sweet

Tax Parcel Number(s): R067N01E023000 Current Zoning: A3 Current Land Use: Rural Ag

PROPERTY OWNER:

Name: GG1 Madden LLC

Address: PO Box 520

City: Eagle State: ID Zip: 83616

Telephone: 208-954-3093
Email: james.gibson@sagerew.com

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

Signature: (Owner) Detty Gibson

Date

APPLICANT:

Name: Sawtooth Land Surveying

Address: 2030 S. Washington Ave

City: Emmett State: ID Zip: 83617

Telephone: 208-398-8104
Email: amy@sawtoothls.com

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

Signature: (Applicant) [Signature] Date 7-12-22

File No.: 22-010 Received By: MB OFFICE USE ONLY Date: 7/22/22 Fee: 1200⁰⁰ Receipt No: 22-332



Sawtooth Land Surveying, LLC

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

November 14, 2022

Development Services

RE: Silver Sage Subdivision

To whom it may concern,

On behalf of GGI Madden LLC, we are pleased to submit this Letter of Intent and attached application and supporting documents for the proposed the preliminary plat of Silver Sage Subdivision.

Silver Sage Subdivision comprises of approximately 54.028 acres. The property is located off Kirkpatrick Road. Details on the existing property comprising the project is as follows:

<u>Address</u>	<u>Parcel Number</u>	<u>Acreage</u>
No Situs Kirkpatrick Road	RP08N01E353200	54.028

This property is within Gem County and is currently zoned A3. The attached preliminary plat offers 7 lots, ranging from 5.147 to 22.973 acres.

The subject property lies within the Squaw Creek Irrigation District service area and has no water rights.

Silver Sage 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.

Due to the length of the road and block, a request has been made to Gem County Fire Protection District #2 to wave the restriction.

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

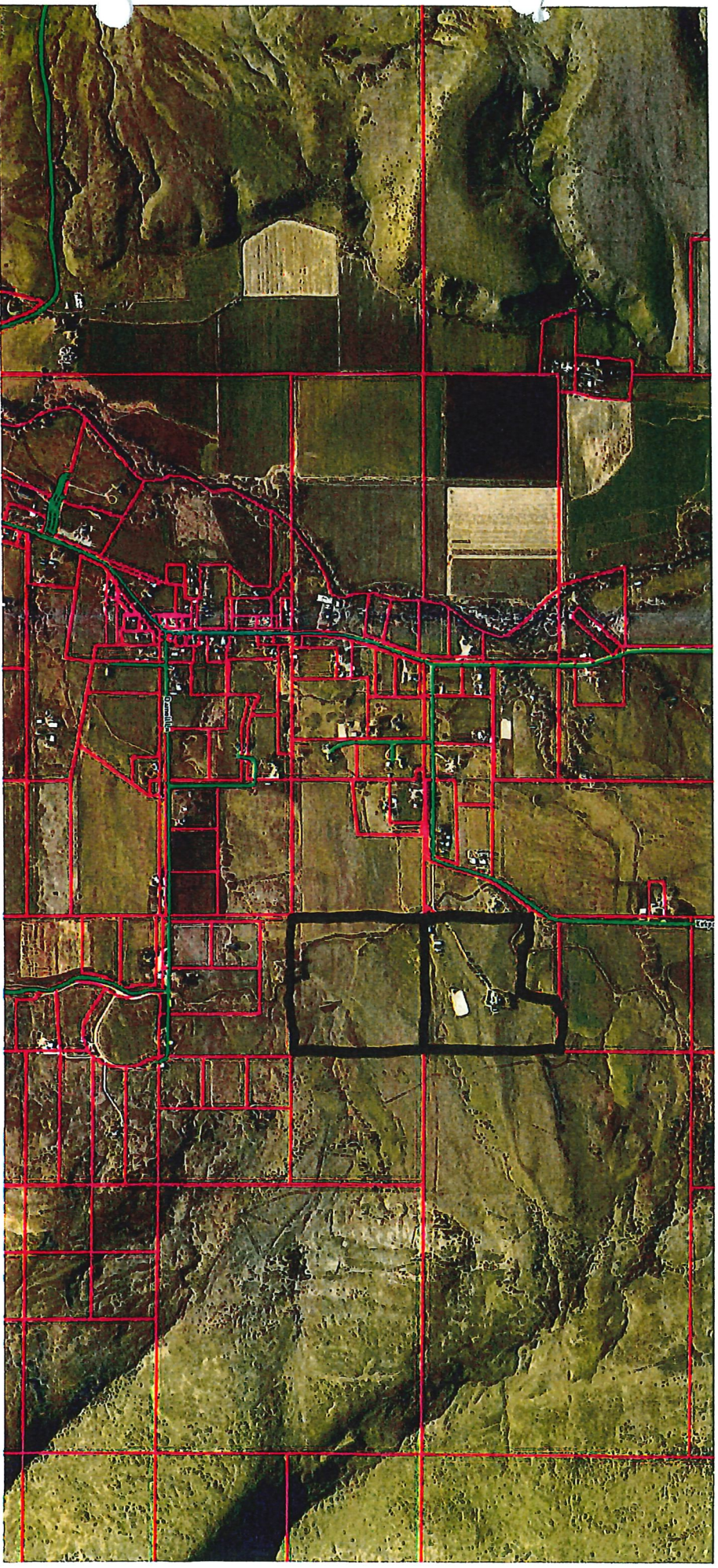
All lots will have their own wells and septic systems.

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

Sincerely,

Sawtooth Land Surveying, LLC

GGI Madden LLC





GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT

109 S. MCKINLEY AVENUE EMMETT, IDAHO 83617

**OFFICE OF THE ADMINISTRATOR
PLANNING & ZONING**

PHONE: (208) 365-5144

WEB PAGE: GEMCOUNTY.ORG

STAFF REPORT

DESCRIPTION: STANDARD SUBDIVISION PERMIT FOR SILVER SAGE SUBDIVISION

FILE NUMBERS: PP-22-010

PLANNING AND ZONING COMMISSION HEARING DATE: JANUARY 9, 2023

**APPLICANT: SAWTOOTH LAND SURVEYING, LLC
3020 S WASHINGTON AVENUE
EMMETT, ID 83617**

**PROPERTY OWNER: GGI MADDEN, LLC
PO BOX 520
EAGLE, ID 83616**

STAFF PLANNER: JENNIFER KHARRL

1. APPLICATION SUMMARY & OVERVIEW

The applicant, Sawtooth Land Surveying, LLC, on property owned by GGI Madden, LLC, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to construct a single-family residential development on approximately 54.02 acres on Kirkpatrick Road. The property is currently bare. The property is zoned A-3, Rural Agriculture. The site is designated Agriculture/Natural Resources on the Joint Comprehensive Plan Future Land Use Map.

The PP application proposes 7 building lots. The average building lot size is 7.72 acres. Individual wells and septic systems are proposed for each lot. One new private road is proposed through the development.

The applicant is also requesting two exceptions to the Subdivision Ordinance (as allowed per Section 1-12) –to allow a block length over 1,000 feet without a secondary access and to allow a private road length over 1,200 feet without a secondary access. The applicant will be required to submit a letter from the Fire District regarding allowing one access. The Commission must make a recommendation to the Board regarding whether to grant or deny the exception – only the Board may grant exceptions to the Subdivision Ordinance.

Application Review Process

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

Board within 45 days after the public hearing.

Staff Recommendation

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

2. APPLICATION & PROPERTY FACTS

A. Site Address/Location:

The property is located on Kirkpatrick Road. The property is located in Section 2 of Township 7N, Range 1E and Section 35 of Township 8N, Range 1E.

B. Current Owner(s): GGI Madden, LLC

C. Applicant(s): Sawtooth Land Surveying, LLC

D. Present Zoning: A-3, Rural Agriculture (5-acre min. lot size)

E. Present Comprehensive Plan Designation: Agriculture/Natural Resources

F. Property Size: Approx. 54.02 acres

3. APPLICATION PROCESS FACTS

A. Pre-Application Conference & Neighborhood Meeting:

In accordance with Gem County Code 12-3-2, a pre-application conference was held on the PP application at the Development Services Department on April 13, 2022. A Notice to Proceed was issued on April 27, 2022.

B. Application Submittal:

The complete Preliminary Subdivision application for this item was received by the Development Services Department on November 23, 2022.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the Gem County Zoning Commission was published in accordance with requirements of Title 67, Chapter 65, Idaho Code and Gem County Code 11-15-5 on December 21, 2022. Notice of this public hearing was mailed to property owners within 300 feet of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Gem County Code 11-7-6 on December 9, 2022. The physical property was posted for the public hearing on December 15, 2022. Requests for all impact agencies' reviews were mailed on December 9, 2022.

D. Relevant Ordinances and Required Actions:

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

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

F. Companion Applications: Private road application.

4. LAND USE

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

B. Description of Character of Surrounding Area: The immediate vicinity includes a combination of pasturelands and low-density single-family residential properties.

C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Agriculture/Natural Resources	A-3, Rural Agriculture	pastureland; rural residential
South of site	Agriculture/Natural Resources	A-3, Rural Agriculture	pastureland; rural residential
East of site	Agriculture/Natural Resources	A-3, Rural Agriculture	pastureland; rural residential
West of site	Agriculture/Natural Resources	A-3, Rural Agriculture	pastureland; Squaw Creek Ditch

D. Physical Constraints and Opportunities:

1. Wastewater & Domestic Water: The applicant intends to provide individual wells and septic systems within the development.
2. Vegetation: Pastureland
3. Floodplain: Staff has determined the property is located outside of any FEMA mapping.
4. Canals/Ditches/Irrigation/Creeks: The Squaw Creek Ditch runs along the property. The property has no water rights.
5. Hazards: The **Squaw Creek Ditch** runs along a portion of the property. 4 of the 7 proposed building lots abut the canal. The application does not indicate how the canal will be addressed for any child safety measures. No measures are required by ordinance, but the Commission and Board should give special consideration to the ditch (given its size and impact on the site). This and any other potential hazards should be addressed by the applicant at the public hearing.

F. Streets and/or Access Information: The plat proposes to construct a private road. All Lots will access the private road off of Kirkpatrick Road.

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

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

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

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

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

This property is located in A-3 zone and within the Agriculture/Natural Resources designation of the Future Land Use Map. The property contains 54.02 acres all proposed lots will meet the minimum zoning requirement.

Supporting Policies/Goals

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

- Natural Resources, 6.11 – Prevent contamination of groundwater from sewage and wastewater through appropriate planning, treatment and through regulations.
The proposed plan appears to conform with SWDH standards. This will be determined during the Subdivision Engineering Report (SER) process.
- Housing, 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.
- Housing, 3.1.3 – Encourage compatible infill development, which will complement existing neighborhoods.
- Housing, 3.1.8 Rural residential and small ranchette type development shall be encouraged in areas where it is compatible with existing agricultural and ranching development.
- Natural Resources, 6.10 – Manage storm water generation and disposal consistent with best-available technology to prevent degradation of water quality and natural resources.
The developer will be required to contain all stormwater run-off on site. An engineered plan is required to be submitted as part of the construction drawings to be reviewed by the County Engineer.
- Transportation, 10.1.4 Encourage clustering of uses and access points along arterials where applicable by land use
- Land Use, 12.2.1 – Encourage the provision of quality and diverse housing, as well as creative subdivision designs, of all price ranges for present and future residents.

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

Gem County Code 11-4-3.A lists the purpose of the A-3 zone as follows: “Lands lying within those unincorporated portions of Gem County that are restrained by topography and/or vehicular access and are intended to remain rural in nature without urban development. The regulations governing this zone are designed to protect long-term agricultural pursuits” The A-3 zone has a five (5) acre minimum lot size requirement.

The property is found to comply with the intent and purpose of the A-3 zone to allow single-family uses on 5-acre lots.

Attached Exhibits

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

EXHIBIT A

REQUIRED FINDINGS FOR STANDARD SUBDIVISION PERMIT Silver Sage Subdivision (File #PP-22-010)

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

1. **Adequate provisions have been made for a domestic water supply system that meets or exceeds the adopted water quality standards within Gem County and the State of Idaho.**

The applicant is proposing private, individual domestic wells for each lot, which is permitted under Gem County Code for lots in the A-3 zone. Gem County Code doesn’t require a public drinking water system in the A-3 zone. This means the subdivision is not subject to the DEQ rules for a public drinking water system, which is defined by DEQ in the Idaho Administrative Code as having at least 15 service connections or serving 25 individuals daily at least 60 days out of the year. Gem County does not have any adopted water quality standards separate from the State of Idaho (DEQ or IDWR). Neither the SWDH or DEQ have testing requirements for private wells, so it is incumbent upon each property owner to have their individual wells tested. SWDH recommends testing at least one time per year, especially since contaminant levels can fluctuate. It is unlikely that each property owner will have their wells tested this often.

Domestic wells (those used for homes and other drinking purposes, used to irrigate no more than a ½ acre of land, and where no more than 13,000 gallons per day is used) are exempt from having to obtain a water right under Idaho statute.

The Department of Water Resources was sent a copy of the plat application but no response was received regarding the water supply.

The proposed subdivision complies.

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

Southwest District Health received a copy of the preliminary plat but provided no written comment on the application. Upon submittal of the Final Plat application, the applicant will need to comply with SWDH requirements including hiring an engineer to supply a Subdivision Engineering Report (SER) and septic permits must be issued before any building permits are released by Gem County. DEQ standards shall be required as administered by Southwest District Health Department (SWDH).

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

The plat proposes to construct a private roads to serve the subdivision. The primary off-site public road that would serve this subdivision is already built: Kirkpatrick Road.

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

4. **All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.**

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

5. **The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in the Gem County Code and the Comprehensive Plan.**

The subject property is zoned A-3, Rural Agriculture, and is within the Agriculture/Natural Resources designation on the Gem County Comprehensive Plan Future Land Use map. The A-3 zone allows for the development of single-family dwellings on minimum 5-acre lot sizes.

This minimum lot size is met with the Silver Sage Subdivision application and the plat states the proposed use is only single-family residential.

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

6. **The applicant has made adequate plans to ensure that Gem County and its citizens will bear no more than their fair share of costs to provide services, by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within Gem County.**

In order to mitigate other impacts on the Gem County Road and Bridge system and other public facilities, the Board adopted an Impact Fee Ordinance which establishes impact improvement costs required for any new residence. This fee is required at the time of building permit issuance of a new residence.

The developer is also be responsible, at their cost, to ensure all proposed utilities are available to the subdivision. Future lot owners are responsible to pay for private wells, private septic systems and extending the utilities from the subdivision boundary to their house.

Other than these items, no other requests for public facilities have been made by other agencies and/or departments.

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

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

- a) Natural Feature Areas – *The Squaw Creek Irrigation Ditch borders the property*
- b) Utilities – *the subdivision developer is responsible to extend power, phone and other proposed utilities to the subdivision boundary and provide utility easements to ensure each lot has legal access to said utility. Utilities will be more specifically designed at the time of Final Plat construction drawing submittal.*
- c) Domestic Water Supply – *individual domestic wells; to be constructed at time of future building permit – see Finding #1 above*
- d) Irrigation – *No water rights*
- e) Sewage Disposal – *individual septic systems to be approved via the SER; to be constructed at time of future building permit – see Finding #2 above*
- f) Public & Private Streets – *The subject property doesn't have frontage on a County Road (Kirkpatrick Road) so there is no required right-of-way dedication for this plat. The proposed private road meets the required standards and will be reviewed by the County Engineer at time of construction drawing submittal.*
- g) Lots – *The A-3 zone requires a five (5) acre minimum lot size. As the applicant is proposing 5.00+ acre parcels, this standard has been met.*
- h) Remainder lots – *n/a*
- i) Blocks – *n/a*
- j) Drainage – *suitable drainage facilities required; will be reviewed by County Engineer at time of construction drawing submittal*
- k) Park or School Site Dedication – *n/a*
- l) Public Access Easements – *n/a*
- m) Easements – *All required easements will be more specifically designed for the Final Plat*

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

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

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

Staff finds that the following standards have not been met at this time:

- *Gem County Code, Title 12-6-1.F.4.c states that if the private road is more than 1,000 feet in length, a secondary emergency access must be provided. This is something the Board of County Commissioners can waive if they agree to it.*
- *Gem County Code, Title 12-6-1.M.2 states that any residential block length greater than 1,200 feet in length shall provide the necessary mitigation as required by the fire authority having jurisdiction. Final mitigation requirements shall be determined during the Board review and made conditions of approval. This is something the Board of County Commissioners can waive if they agree to it.*

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

EXHIBIT B

STAFF RECOMMENDED CONDITIONS OF APPROVAL SILVER SAGE SUBDIVISION (#PP-22-010)

General Conditions

1. The Preliminary Plat for “Silver Sage Subdivision” by Sawtooth Land Surveying, LLC, Fritz Brownell, PLS, is approved with conditions, as noted below.
2. The applicant shall comply with the conditions/comments of the following impact agencies:
 - a. Gem County Treasurer (12/28/22) (*this condition does not technically apply until Final Plat*)
 - b. Keller Associates (County Engineer (12/23/22)
 - c. Gem County Road and Bridge (12/19/22)
3. The Final Plat application shall be filed in accordance with the timeframes and format as required in Chapter 3 and 4 of the Subdivision Ordinance for Gem County.

Subdivision Improvement & Mitigation Conditions

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

Private Road Application

9. The proposed Private Road name of “Pheasant Lane” is approved by the Street Naming Committee and shall be shown on the plat.
10. Applicant shall hire an engineer to design constructions drawings for the private road to be reviewed by the County Engineer.

11. Applicant shall comply with all Gem County Fire District #2 requirements for emergency turnarounds on the private roads. Submit a letter of approval from Gem County Fire District #2 prior to the Board signature of the Mylar.
12. Applicant shall purchase and install a blue private road sign and a stop sign at the intersection of the private road and Kirkpatrick Road.
13. Per GCC 12-6-1.F.4.d, the developer shall construct the private road as a subdivision improvement. The road shall be upgraded to 20' wide and obtain a final inspection prior to the Board signature of the Mylar.
14. Submit a signed and ready-to-record Maintenance Agreement for the private road to the Development Services Department prior to the Board signature of the Mylar.

OFFICE OF
Megan Keene
TREASURER
TAX COLLECTOR
PUBLIC ADMINISTRATOR

GEM COUNTY



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

December 28, 2022

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

RE: Silver Sage Subdivision (Standard Subdivision)
Loc: Kirkpatrick Road, Sweet, Idaho
PIN: RP07N01E023000

Dear Justin,

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

Parcel RP07N01E023000 has the 2022 taxes paid in full. This parcel or sub parcel(s) will have 2023 taxes due at a future date.

Any split/combined/property boundary adjustment/minor sub parcels must have all taxes paid in full.

*****Please note--Splits, Combos, PBAs, Platted Subdivisions, and Manufactured Homes Declared Real need to be correctly recorded by no later than May 1, 2023 in order to show up in the 2023 Assessment Roll and 2023 Tax Roll. Anything recorded after that date will be valued and taxed based on how the property was as of January 1, 2023.***

If you have any questions, please feel free to contact the Treasurer's office.

Sincerely,

A handwritten signature in black ink that reads "Megan Keene". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.
Megan Keene
Gem County Treasurer



December 23, 2022

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

Re: Silver Sage Subdivision Preliminary Plat Application

Dear Jennifer:

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

1. Please provide date on the PLS stamp.
2. Add notes stating each lot will have their own well and septic system. Depict approximate locations.
3. Provide private road name.
4. Provide typical section for private road meeting Type B private road requirements set forth in section 11-6-3 of the County Code.
5. Provide executed easement from neighboring property from which the access easement is being requested prior to final plat approval.
6. Provide approval for private road length from Fire Department when available.
7. All shared private roads/driveways will be required to have a recorded, permanent perpetual easement and permanent road users' association or maintenance agreement prior to final plat approval.
8. The intersection of driveway and Kirkpatrick Road should be reconfigured with at or near 90 degree intersection angles as part of the construction plans. Minimum corner radii on the private road shall comply with County requirements.
9. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
10. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
11. Plat shall comply with requirements of the local highway district.
12. Plat shall comply with irrigation district requirements. Modifications to Squaw Creek Irrigation Ditch shall be approved by the Owner prior to construction plan approval.

100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

13. Plat shall comply with Southwest District Health requirements.

We recommend that the **conditions 1 through 4 listed above be addressed prior to approval of the Preliminary Plat**. Any variance or waivers to the Gem County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

Sincerely,

KELLER ASSOCIATES, INC.



Justin Walker, P.E.
County Engineer

cc: File

Gem County
Road & Bridge Dept.
402 N. Hayes Ave.
Emmett, ID 83617



Neal Capps, Director
Phone: 208-365-3305
Fax: 208-365-2530
Email: gcrb@co.gem.id.us

December 19, 2022

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

RE: Silver Sage Subdivision

Dear Jennifer,


Gem County Road & Bridge (GCRB) has reviewed the application for Silver Sage Subdivision, a proposed 7 lot minor subdivision, located adjacent to Kirkpatrick Road. Kirkpatrick Road is a local roadway under the Gem County Functional Class Map. This roadway was constructed at a width of approximately 20 feet and is a low volume roadway that has had improvements made to accommodate the traveling public. This proposed subdivision will add approximately 70 (ADT) Average Daily Trips to the said roadway, (10 trips per household national average).

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

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

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

Thank you,

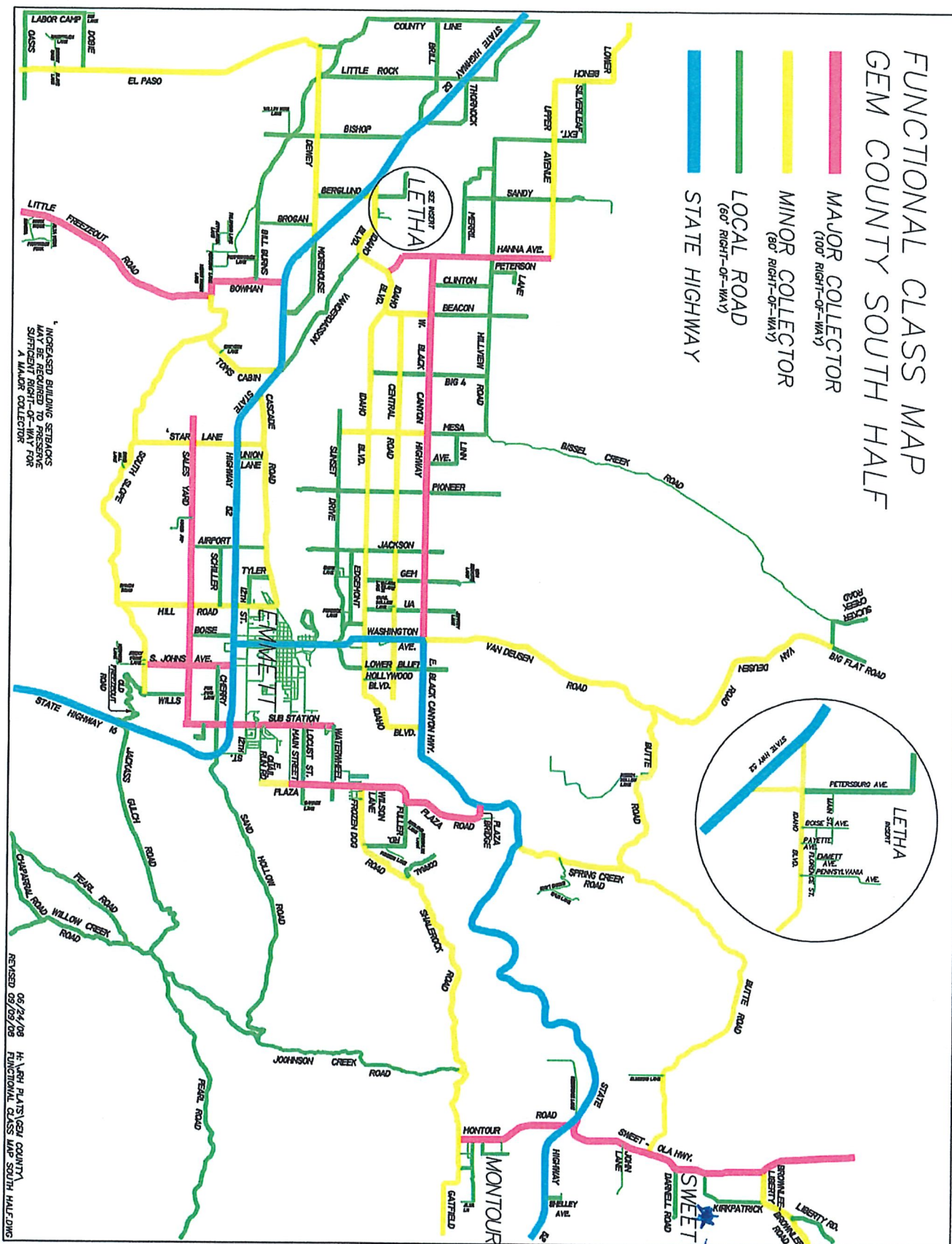

Neal Capps, Director
Gem County Road & Bridge

MAJOR COLLECTOR
(100 RIGHT-OF-WAY)

MINOR COLLECTOR
(60' RIGHT-OF-WAY)

LOCAL ROAD
(60' RIGHT-OF-WAY)

STATE HIGHWAY



Project Sift

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

U.S. Customary							
Total Roadway Width (ft) by Functional Subclass ¹							
Major Access Road by Design Volume Level (veh/day)			Minor Access Road	Recreational and Scenic Road	Industrial/Commercial Access Road	Resource Recovery Road	Agricultural Access Road
Design Speed (mph)	400 or Less	401 to 2,000					
15	18.0	23.0 ²	18.0	18.0	20.0	20.0	22.0
20	18.0	23.0 ²	18.0	18.0	20.0	20.0	24.0
25	18.0	23.0 ²	18.0	18.0	21.0	21.0	24.0
30	18.0	23.0 ²	18.0	18.0	22.5	22.5	24.0
35	18.0	23.0 ²	18.0	18.0	22.5	22.5	24.0
40	18.0	23.0 ²	18.0	20.0	22.5	—	24.0
45	20.0	25.0	20.0	20.0	23.0	—	26.0
50	20.0	25.0	20.0	20.0	24.5	—	—
55	22.0	25.0	—	22.0	—	—	—
60	22.0	25.0	—	—	—	—	—
Metric							
Total Roadway Width (m) by Functional Subclass ¹							
Major Access Road by Design Volume Level (veh/day)			Minor Access Road	Recreational and Scenic Road	Industrial/Commercial Access Road	Resource Recovery Road	Agricultural Access Road
Design Speed (km/h)	400 or Less	401 to 2,000					
20	5.4	7.0 ²	5.4	5.4	6.0	6.0	6.6
30	5.4	7.0 ²	5.4	5.4	6.0	6.0	7.2
40	5.4	7.0 ²	5.4	5.4	6.4	6.4	7.2
50	5.4	7.0 ²	5.4	5.4	6.8	6.8	7.2
60	5.4	7.0 ²	5.4	5.4	6.8	6.8	7.2
70	6.0	7.6	6.0	6.0	7.0	—	8.0
80	6.0	7.6	6.0	6.0	7.4	—	—
90	6.6	7.6	—	6.6	—	—	—
100	6.6	7.6	—	—	—	—	—

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

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

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

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

LAND USE APPLICATION

DATE: 12-19-2022

PROJECT: Silver Sage Subdivision

ROAD:

Kirkpatrick Road

MAJOR/MINOR COLLECTOR:

Local

ROAD PROJECTS:

Drainage

ROAD SURFACE:

Asphalt

ROAD WIDTH:

Approximately 20 Ft.

ROAD LENGTH:

Approximately 2 miles

RIGHT OF WAY - DISTANCE:

30 feet form center of Kirkpatrick

APPROACH PERMIT:

Need to obtain permit.

SAFETY IMPROVEMENTS:

N/A

TRAFFIC COUNTS:

N/A


SIGNATURE:


DATE:

CERTIFICATE OF MAILING

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

PROPERTY OWNER LIST WITHIN 300 FEET and Neighborhood meeting list

GGI Madden LLC
T07N, R01E, Section 02
T08N, R01N, Section 35

Mary Ann Kirkpatrick
395 E. Idaho Blvd
Emmett, Id 83617

Rick Lee Link
P.O. Box 2
Sweet, Id 83670

Robert Walker
1873 Parkhurst Ct.
Eagle, Id 83616

Donald Betzold
P.O. Box 296
Horseshoe Bend, ID 83629

Jennifer Furst
8030 Kirkpatrick Rd
Sweet, Id 83670

Pierre Houbein
10249 Liberty Rd
Sweet, Id 83670

Thomas & Leann Carlsen Living Trust
741 Cherry Ln
Emmett, Id 83617

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


Justin Vanderbilt
Interim Associate Planner