



# 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: GRACE LAND SUBDIVISION

SITE INFORMATION:

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

Quarter: SW1/4 Section: 3 Township: 6N Range: 3W Total Acres: 86.236

Subdivision Name (if applicable): GRACE LAND SUBDIVISION

Site Address: Dewey Rd. - Little Rock Rd Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Tax Parcel Number(s): RPO6N03W034800 Current Zoning: A-2 Current Land Use: AG  
RPO6N03W035400

PROPERTY OWNER:

Name: KING HOLDINGS, LLC

Address: 22905 RED TOP ROAD

City: WILDER State: ID Zip: 83674

Telephone: 208-941-6368

Email: gene@kingcompanies.co

APPLICANT:

Name: TJ WELLARD

Address: 17842 SAND HOLLOW ROAD

City: CALDWELL State: ID Zip: 83607

Telephone: 208-454-0933

Email: TJ@SKINNERLANDSURVEY.CO

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

[Signature]  
Signature: (Owner)

2/8/22

Date

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

[Signature]  
Signature: (Applicant)

2/8/22

Date

OFFICE USE ONLY

File No.:	Received By:	Date:	Fee:	Receipt No:
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PP 23-001



Thomas J. Wellard, PLS  
Rodney Clark, PE

April 19, 2022

King Holdings, LLC  
Job No. NV1021

Letter of Intent

Gem County Development Services,

We are requesting a preliminary plat of Parcels RP06N03W034800 and RP06N03W035400. The property is currently zoned A-2 Rural Transitional Agricultural. All lots meet the minimum size requirement for that zone. The property fronts public Dewey Road. All lots will be accessed from a new private road internal through the subdivision. All new lots will be served by individual wells and septic systems. A pre-application meeting was held with SWDH, test holes have been performed and the application for SER will be submitted after water monitoring is completed. The property has surface irrigation water, and each lot will be provided with surface irrigation water. Right of way along Dewey Road is proposed to be dedicated as requested by the Highway District. Easements have been shown on the for irrigation, utilities, drainage, and the private road.

We appreciate your consideration of this request and hope you find our application in compliance and approve our request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'TJW', is located below the 'Respectfully submitted,' text.

T.J. Wellard, PLS  
Skinner Land Survey  
208-454-0933  
tj@skinnerlandsurvey.com



SEM COUNTY  
RP06N03W034800

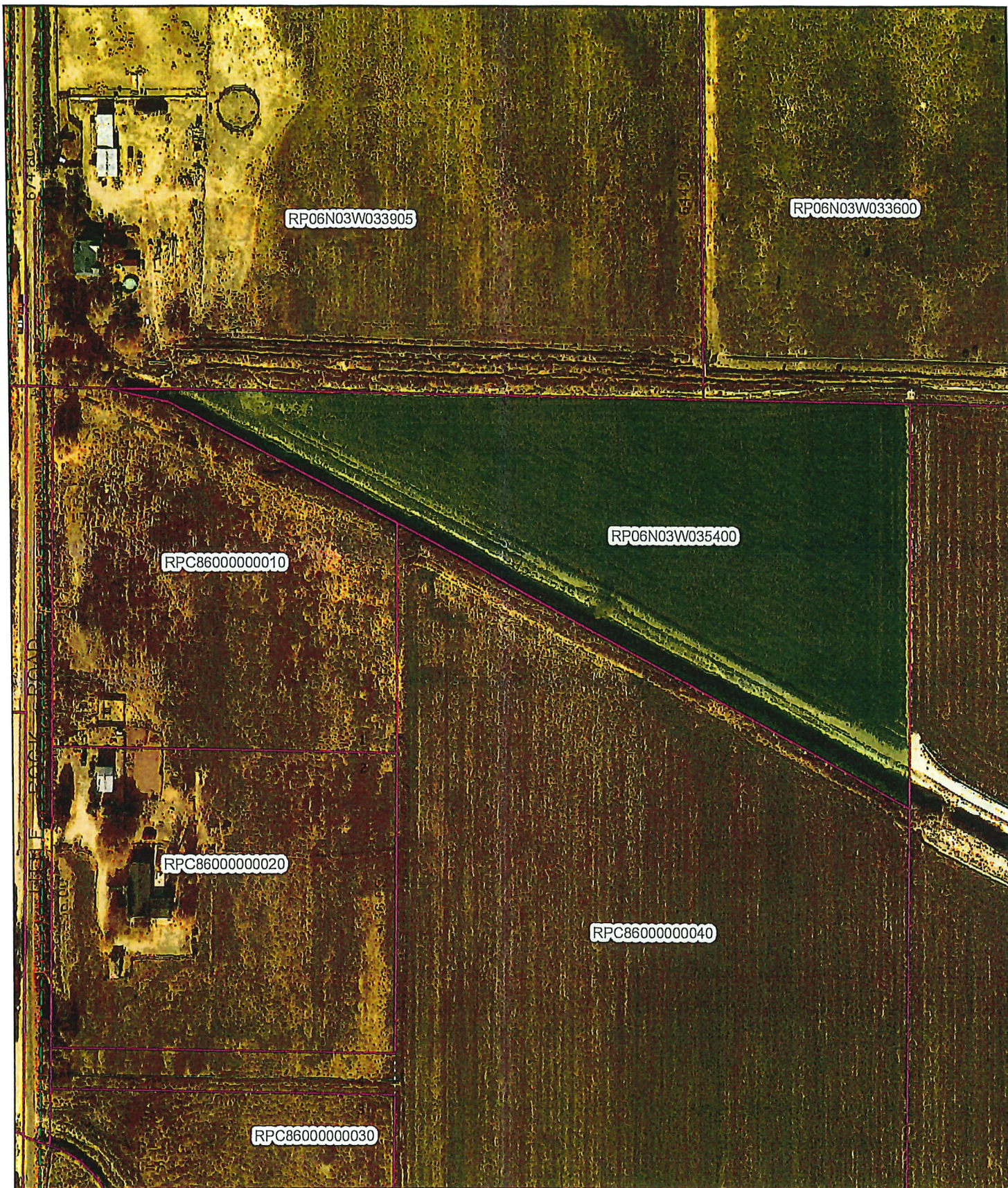


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RP06N03W035400

JEM COUNTY



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## **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 GRACE LAND SUBDIVISION

**FILE NUMBERS:** PP-23-001

**PLANNING AND ZONING COMMISSION HEARING DATE:** AUGUST 14, 2023

**APPLICANT:** SKINNER LAND SURVEY  
TJ WELLARD  
17842 SAND HOLLOW ROAD  
CALDWELL, ID 83607

**PROPERTY OWNER:** KINGS HOLDINGS LLC  
22965 RED TOP ROAD  
WILDER, ID 83676

**STAFF PLANNER:** JENNIFER KHARRL

#### **1. APPLICATION SUMMARY & OVERVIEW**

The applicant, Skinner Land Surveying, on property owned by Kings Holdings, 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 86.23 acres, comprised of two adjacent parcels, on Dewey Road. The property is currently bare. The property is zoned A-2, Rural Transitional Agriculture. The site is designated Agriculture/Natural Resources on the Joint Comprehensive Plan Future Land Use Map.

The PP application proposes 10 building lots. The average building lot size is 8.62 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 Dewey Road. The property is located in Section 3 of Township 6N, Range 3W.

### **B. Current Owner(s):** Kings Holdings, LLC

### **C. Applicant(s):** Skinner Land Survey

### **D. Present Zoning:** A-2 Rural Transitional Agriculture (5-acre min. lot size)

### **E. Present Comprehensive Plan Designation:** Agriculture/Natural Resources

### **F. Property Size:** Approx. 86.23 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 January 12, 2022.

### **B. Application Submittal:**

The complete Preliminary Subdivision application for this item was received by the Development Services Department on June 16, 2023.

### **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 July 26, 2023. 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 July 5, 2023. The physical property was posted for the public hearing on July 11, 2023. Requests for all impact agencies' reviews were mailed on July 5, 2023.

### **D. Relevant Ordinances and Required Actions:**

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



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

F. Companion Applications: Private road application.

#### 4. LAND USE

A. Existing Land Use(s): Irrigated pasture land; Canyon County Drainage District No. 1.

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-2, Rural Transitional Agriculture	pastureland; rural residential
South of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	pastureland; rural residential
East of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	pastureland; rural residential
West of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	rural residential; 4 minor subdivisions

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 Canyon County Drainage District No 1 runs along the property. The property has water rights from Enterprise Ditch Company.
5. Hazards: The **Canyon County Drainage District No 1** bisects the property. 5 of the 10 proposed building lots abut the ditch. 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 Dewey 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-2 zone and within the Agriculture/Natural Resources designation of the Future Land Use Map. The property contains 86.23 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 prices ranges for present and future residents.

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

Gem County Code (GCC) 11-4-2.A. lists the purpose of the A-2, Rural Transitional Agriculture, zone as follows: “Lands lying within those unincorporated portions of Gem County that are likely to undergo a more intensive urban development. The regulations governing this zone are designed to protect agricultural pursuits and provide guidelines for conversion to suburban development. The minimum lot size is 5 acres.”

*The property is found to comply with the intent and purpose of the A-2 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 Grace Land Subdivision (File #PP-23-001)

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-2 zone. Gem County Code doesn’t require a public drinking water system in the A-2 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.**



*Dewey Road is classified as a Minor Collector roadway and requires a minimum 80-foot right-of-way width. The applicant is proposing to dedicate 40-feet of public right-of-way from the centerline Dewey Road to meet this requirement.*

*The Gem County Road & Bridge Department (Neal Capps) was notified of the application and responded in writing regarding the new approach off of Dewey Road and the requirements for the proposed public roads.*

- 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-2, Rural Transitional Agriculture, and is within the Agriculture/Natural Resources designation on the Gem County Comprehensive Plan Future Land Use map. The A-2 zone allows for the development of single-family dwellings on minimum 5-acre lot sizes.*

*This minimum lot size is met with the Grace Lane 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 Canyon County Drainage No 1 bisects 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 – Enterprise Ditch Company
- 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 required 40' ROW dedication of Dewey Road is shown on the plat. The proposed private road is shown on the plat.
- g) Lots – The A-2 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 GRACE LAND SUBDIVISION (#PP-23-001)**

#### **General Conditions**

1. The Preliminary Plat for “Grace Land Subdivision” by Skinner Land Surveying, Thomas J Wellard, 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 (7/6/23) (*this condition does not technically apply until Final Plat*)
  - b. Keller Associates (County Engineer (8/2/23)
  - c. Gem County Road and Bridge (7/18/23)
3. The Final Plat application shall be filed in accordance with the timeframes and format as required in Chapter 3 and 4 of the Subdivision Ordinance for Gem County.
4. Add a note and hatch marks to the plat relinquishing access along Dewey Road except for the private road approach.

#### **Subdivision Improvement & Mitigation Conditions**

5. 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.
6. Prior to the Board signature of the Final Plat, the subdivider shall prepare a new Quitclaim Deed for Lots 1 - 10, Block 1 of Grace Land Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the plat.
7. Applicant shall submit written confirmation from Enterprise Ditch Company that their requirements have been met.
8. The developer shall submit engineered construction drawings for the required improvements including a storm water drainage plan to be reviewed by the County Engineer.
9. 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**

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



12. Applicant shall comply with all Gem County Fire District #1 requirements for emergency turnarounds on the private roads. Submit a letter of approval from Gem County Fire District #1 prior to the Board signature of the Mylar.
  - If the waivers for block length and road length are approved, submit a letter of approval from Gem County Fire District #1 prior to the Board signature of the Mylar.
13. Applicant shall purchase and install a blue private road sign and a stop sign at the intersection of the private road and Dewey Road.
14. Per GCC 12-6-1.F.4.d, the developer shall construct the private road as a subdivision improvement. The road shall be built to a 24' wide driving surface and obtain a final inspection prior to the Board signature of the Mylar.
15. 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

July 6, 2023

Gem County Development Services Department  
Attn: Olivia Mocnik, Associate Planner  
109 S. McKinley Avenue  
Emmett, ID 83617

RE: Grace Land Subdivision (Preliminary Plat) – PP-23-001  
Loc: Dewey Road, Emmett, ID  
PIN: RP06N03W034800 and RP06N03W035400

Dear Olivia,

After reviewing the application for Grace Land Subdivision, the following are my comments regarding the subject parcel(s):

Parcel RP06N03W034800 has 2022 taxes owing in the amount of \$594.50. Interest will continue to accrue on unpaid delinquent amounts.

Parcel RP06N03W035400 has 2022 taxes owing in the amount of \$50.90. Interest will continue to accrue on unpaid delinquent amounts.

Both 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 and will need the current years estimated/actual taxes paid.*

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

Sincerely,

  
Megan Keene  
Gem County Treasurer

:lh





100 East Bower Street, Suite 110  
Meridian, ID 83642

(208) 288-1992

August 2, 2023

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

**Re: Grace Land Subdivision Preliminary Plat Application**

Dear Jennifer:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Grace Land Subdivision dated June 2, 2023. We reviewed this package to check conformance with the County Subdivision Ordinance. We have the following comments in order for the applicant to satisfy the County's requirements:


1. Provide typical section of Eleanor Ln. Road section shall meet the Type B private road requirements listed in the Gem County Code section 11-6-3.
2. Please clarify if the ditch road is to be used for access to lots 5 & 6. Gem County code prohibits the use of ditch roads also to be used for access to residential lots.
3. Applicant must provide a recorded, permanent perpetual easement and permanent road users' association or maintenance agreement prior to final plat signature.
4. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
5. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
6. Plat shall comply with irrigation district requirements.
7. Plat shall comply with Southwest District Health requirements.

We recommend that the **conditions 1 through 2 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**

July 18, 2023

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

RE: Grace Land Subdivision (PP-23-001)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the application for Grace Land Subdivision, a proposed 10 lot standard subdivision, located adjacent to Dewey Road. Dewey Road is a Minor Collector under the Gem County Functional Class Map. This roadway was constructed of asphalt, to a width of approximately 24 feet and has had routine maintenance in 2021. Thus maintenance consisting of grader patching, drainage improvements and chip sealing. Dewey Road is a commuter route to the Nampa and Caldwell areas, thus generating high traffic volumes on this roadway. This roadway is currently designed to accommodate over 2,000 (ADT) per day, and will sustain the additional traffic generated from the subdivision in question.

GCRB shall recommend the following conditions be added, if approved;

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

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

Thank you,

A handwritten signature in blue ink, appearing to read "Neal Capps".

Neal Capps, Director  
Gem County Road & Bridge

**APPROACH PERMIT:**

Need to obtain permit

---

**SAFETY IMPROVEMENTS:**

N/A

---

**TRAFFIC COUNTS:**

N/A

---

  
SIGNATURE:

7-18-23  
DATE:



# LAND USE APPLICATION

**DATE:** 07-18-2023

**PROJECT:** Grace Land Subdivision (PP-23-001)

**ROAD:**

Dewey Road

**MAJOR/MINOR COLLECTOR:**

Minor Collector

**ROAD PROJECTS:**

N/A

**ROAD SURFACE:**

Asphalt

**ROAD WIDTH:**

Approximately 24 Ft.

**ROAD LENGTH:**

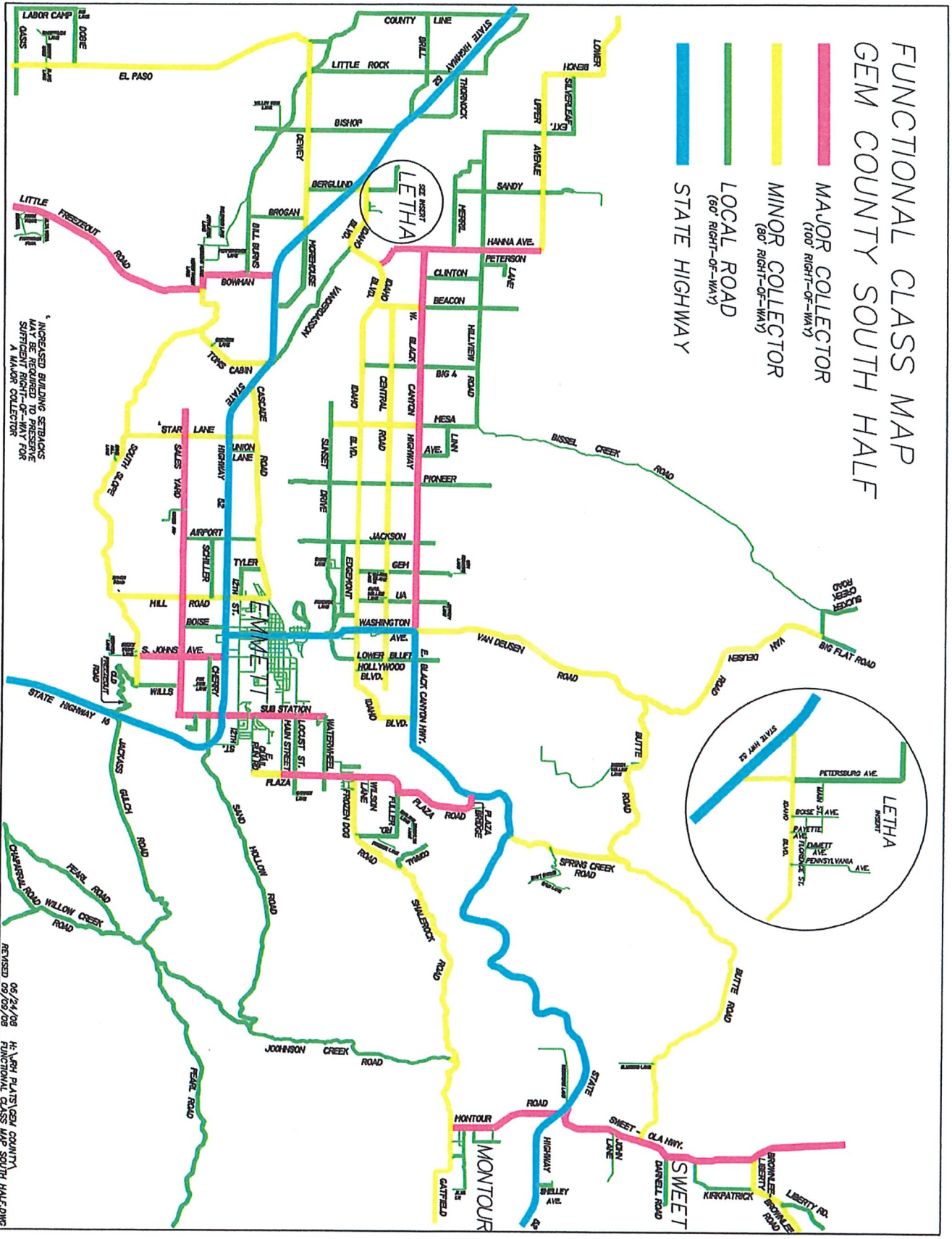
Approximately 40 miles

**RIGHT OF WAY - DISTANCE:**

40 feet form center

# FUNCTIONAL CLASS MAP GEM COUNTY SOUTH HALF

- MAJOR COLLECTOR  
(100' RIGHT-OF-WAY)
- MINOR COLLECTOR  
(80' RIGHT-OF-WAY)
- LOCAL ROAD  
(60' RIGHT-OF-WAY)
- STATE HIGHWAY



06/24/08  
REVISSED 09/09/08  
H. V. B. PLANNING COUNTY  
FUNCTIONAL CLASS MAP SOUTH HALF/DWG



Table 5-5. Minimum Width of Traveled Way and Shoulders for Two-Lane Local Roads in Rural Areas

U.S. Customary			
Design Speed (mph)	Minimum Width of Traveled Way (ft) for Specified Design Volume (veh/day)		
	under 400	400 to 2000	over 2000
15	18	20 <sup>a</sup>	22
20	18	20 <sup>a</sup>	22
25	18	20 <sup>a</sup>	22
30	18	20 <sup>a</sup>	22
35	18	20 <sup>a</sup>	22
40	18	20 <sup>a</sup>	22
45	20	22	22
50	20	22	22
55	22	22	22b
60	22	22	22b
65	22	22	22b
All speeds	Width of graded shoulder on each side of the road (ft)		
	2	3	6

Metric			
Design Speed (km/h)	Minimum Width of Traveled Way (m) for Specified Design Volume (veh/day)		
	under 400	400 to 2000	over 2000
20	5.4	6.0 <sup>a</sup>	6.6
30	5.4	6.0 <sup>a</sup>	6.6
40	5.4	6.0 <sup>a</sup>	6.6
50	5.4	6.0 <sup>a</sup>	6.6
60	5.4	6.0 <sup>a</sup>	6.6
70	6.0	6.6	6.6
80	6.0	6.6	6.6
90	6.6	6.6	6.6 <sup>b</sup>
100	6.6	6.6	6.6 <sup>b</sup>
All speeds	Width of graded shoulder on each side of the road (m)		
	0.6	1.0	1.8

<sup>a</sup> For roads in mountainous terrain with design volume of 400 to 600 veh/day, an 18-ft (5.4-m) traveled-way width may be used.

<sup>b</sup> Consider using traveled-way width of 24 ft (7.2 m) where substantial truck volumes are present or agricultural equipment frequently uses the road

### 5.2.2.3 Right-of-Way Width

Providing right-of-way widths that accommodate construction, adequate drainage, and proper maintenance of a highway is a very important part of the overall design. Wide rights-of-way permit the construction of gentle slopes, resulting in reduced crash severity potential and providing for easier and more economical maintenance. The procurement of sufficient right-of-way at the time of the initial construction permits the widening of the roadway and the widening and strengthening of the pavement at a reasonable cost as traffic volumes increase.

In developed areas, it may be necessary to limit the right-of-way width. However, the right-of-way width should not be less than that needed to accommodate all the elements of the design cross sections, utilities, and appropriate border areas.

### 5.2.2.4 Medians

Medians are generally not provided for local roads in rural areas. For additional information on medians, see Section 5.3, "Local Streets in Urban Areas."