



Staff Report

Heritage Farms Subdivision, PP-23-004

Public Hearing Date: February 12, 2024

Development Services Department

Applicant:

Brookside Adventures, LLC (Mark Fitzpatrick)

Property Owner:

Same

Representative:

Dustin Hayes

Surveyor/Engineer:

Dustin Hayes, PE, CCE Design Associates

Planner:

Jennifer Kharri

Parcel Number:

RP06N02W181210

Parcel Address:

3512 Bowman Road

Lot Size/Project Area:

37.76+/-

Impact Area:

N/A

Current Zone:

"A-2" (Rural Transitional Agriculture)

Comprehensive Plan:

2023 Comprehensive Plan

Future Land Use: Rural

Current Uses:

Single-family dwelling

Parcel History:

An agriculture land division was approved by the Administrator in 2022

Applicable Zoning Land Use

Regulations: GCC 12-3-7

Notification:

1/11/24-Agency

1/11/24-Mailing

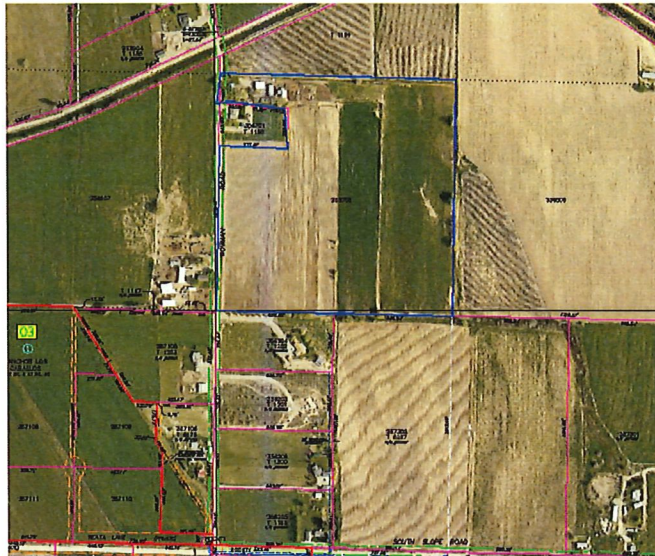
1/17/24-Posting

Exhibits:

1. Standard Subdivision Application

Brief Summary of Request

The applicant, Mark Fitzpatrick, on property owned by Brookside Adventures, LLC of which Mark Fitzpatrick is a member of, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to create seven (7), single-family lots on approximately 37.76+/- acres located in the A-2, Rural Transitional Agriculture zone. Vehicular access for the new lots will be via a new private road. There is an existing single-family dwelling and outbuildings on the property. The new lots are proposed to have an individual well and septic. The site is designated Rural, on the 2023 Comprehensive Plan Future Land Use Map.



Description of Character of Surrounding Area

The immediate vicinity includes a combination of rural residential and irrigated pasture land.

	COMP PLAN	ZONING	LAND USE
North	Rural	A-2	Irrigated agricultural land; Rural residential
South	Rural	A-2	Irrigated agricultural land; Rural residential
East	Rural	A-2	Irrigated agricultural land; Rural residential
West	Rural	A-2	Irrigated agricultural land; Rural residential

Comments

Public Comments

Public hearing notices were mailed to ten (10) parcels in the immediate vicinity. At the time of this report staff hadn't received any written comments regarding the proposed subdivision.

County Agency Comments

Staff informed applicable agencies of the proposed development and the responses are attached as exhibits.

Staff/Administrator Recommendation

Staff finds the majority of the Comprehensive Plan policies and required findings support the approval of the PP application under the proposed conditions. If the Commission feels all requirements have been adequately addressed at the hearing, a recommendation can be sent to the Board.

Decision Options

- The Commission may **recommend approval** of the Preliminary Plat as presented; or
- The Commission may **recommend approval with modified conditions of approval**; or
- The Commission may **recommend** denial of the Preliminary Plat.

STAFF REPORT EXHIBITS

Exhibit A – Required Findings

Exhibit B – Site Specific Conditions of Approval

Exhibit C – Proposed Preliminary Plat

EXHIBIT A

REQUIRED FINDINGS FOR STANDARD SUBDIVISION PERMIT Heritage Farms Subdivision (File #PP-23-004)

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.**

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 one new private road to serve the subdivision.

Bowman Road is classified as a Major Collector and requires a minimum 100-foot right-of-way width. The applicant is proposing to dedicate 50-feet of public right-of-way from the centerline of Bowman 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 Bowman 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-2, Rural Transitional Agriculture, and is within the Rural 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 Heritage Farms Subdivision application and the plat states the proposed use is only single-family residential.

The Comprehensive Plan defines the "Rural" area of the Future Land Use Map as being intended for a mix of low density residential and agricultural development. Uses in this category may include large-lot residential, agriculture, ranching, and ranchettes. 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 category.

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.**

Bowman Road is identified as a Major Collector (100' total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 8,500 vehicle trips per day at full build out and a 50' right-of-way from centerline is requested from the Gem County Road and Bridge Department. If the plat is approved, those areas of right-of-way would be provided to the county. Gem County Subdivision Ordinance (12-5-5) requires that areas to be dedicated are free and clear of all liens and encumbrances; this includes but is not limited to: fences or structures of any kind. This area will need to be confirmed at the time of Final Plat application.

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.

Emmett Irrigation District will have requirements for the irrigation system and access easements for their maintenance needs. Other than these items, no other requests for public facilities have been made by other agencies and/or departments.

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 – n/a
- 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 – Emmett Irrigation District
- 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 – street dedication along Bowman Road is shown as required (50' right-of-way from centerline)
- 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 as a 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 HERITAGE FARMS SUBDIVISION (#PP-23-004)

General Conditions

1. The Preliminary Plat for “Heritage Farms Subdivision” by Dustin Hayes, PE, 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 (1/11/24) (*this condition does not technically apply until Final Plat*)
 - b. Keller Associates (County Engineer (2/1/24)
 - c. Gem County Road and Bridge (1/30/24)
 - d. Emmett Irrigation District (2/1/24)
 - e. Emmett School District (1/25/24)
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. The private roads shall not alter the alignment of any portion more the 45°. The final plat and construction drawing shall show the revised alignment.

Subdivision Improvement & Mitigation Conditions

5. Per GCC 12-6-1.C, the applicant must install utilities and underground service connections that 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 1-7 Block 1 of Heritage Farms Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the plat.
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.

Private Road Application

8. The proposed Private Road name of “Maranatha Lane” is approved by the Street Naming Committee and shall be shown on the plat.
9. Applicant shall hire an engineer to design constructions drawings for the private road to be reviewed by the County Engineer.
10. Applicant shall comply with all Gem County Fire District #1 requirements for emergency turnarounds on the private road. Submit a letter of approval from Gem County Fire District #1 prior to the Board signature of the Mylar for the turnarounds and for the waiver requests due to the length of the private road and block.
11. Applicant shall purchase and install a blue private road sign and a stop sign at the intersection of the private road and Bowman Road (see attachment for proper placement).

12. Per GCC 12-6-1.F.4.d, the developer shall construct the private road as a subdivision improvement. The road shall be 24' wide and obtain a final inspection prior to the Board signature of the Mylar.
13. 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.

Standards for Private Road Signs in Gem County

Road Sign Standards

All primary letters, numbers, and symbols shall be a minimum of four inches (4") in height, with a one-half inch (1/2") stroke, and shall be reflectorized and contrasting with the background color of the sign in accordance with the "Manual of Uniform Traffic Control Devices (MUTCD)" Private road signs shall be blue with white letters.

Stop Sign Standards

Stop sign shall be a R1-1, 30"x30" in size, with white lettering on red backing, and be High Intensity Prismatic reflective material.

Installation Standards

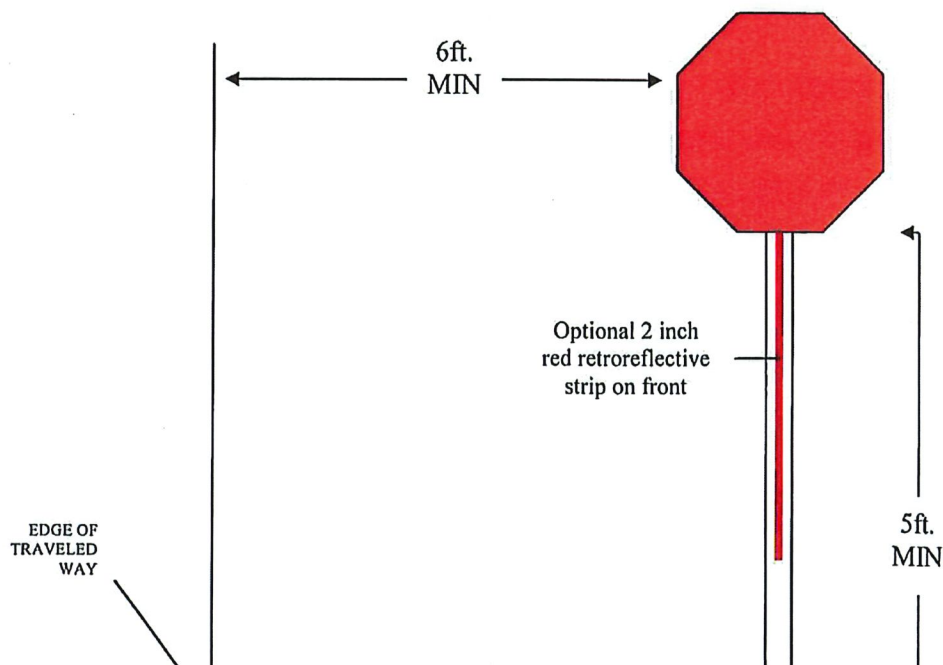
Sign visibility requirements as noted in the MUTCD are set at a height of five feet (5') minimum in rural areas about the road surface.

Road signs shall be installed on either a treated four inch by four inch (4"x 4") post, twelve feet (12') in length, with three and one-half feet (3.5') buried in the ground.

The road signs shall be bolted directly to the post, utilizing a bracket that will allow the sign to be seen from two (2) sides.

Road signs may be mounted on the stop sign post with an approved bracket.

Road signs shall be set a minimum of six feet (6') from the road edge.



GEM COUNTY

OFFICE OF
Megan Keene
TREASURER
TAX COLLECTOR
PUBLIC ADMINISTRATOR



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

January 11, 2024

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

RE: Heritage Farms Standard Sub (Preliminary Plat) – PP-23-004
Loc: 3512 Bowman Rd
PIN: RP06N02W181210

Dear Jennifer,

After reviewing the application for Heritage Farms Standard Sub, the following are my comments regarding the subject parcel:

Parent parcel RP06N02W181210 has 2022 taxes owing in the amount of \$72.31 as of January 11, 2024. Any unpaid delinquent amounts will continue to accrue interest.

Child parcel RP06N02W181650 has 2023 taxes owing in the amount of \$152.10 as of January 11, 2024. Any unpaid delinquent amounts will continue to accrue interest. In addition, this parcel will have 2024 property taxes due.

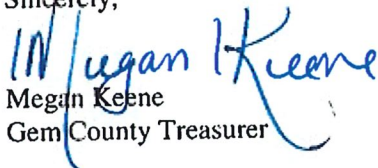
Child parcel RP06N02W181350 has 2023 taxes owing in the amount of \$1047.42 as of January 11, 2024. Any unpaid delinquent amounts will continue to accrue interest. In addition, this parcel will have 2024 property taxes due.

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, 2024, in order to show up in the 2024 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, 2024.***

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

February 1, 2024

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

Re: Heritage Farms Subdivision Preliminary Plat Application

Dear Jennifer:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Heritage Farms Subdivision dated November 11, 2023 (plotted date). 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. Why isn't right of way dedication shown on the north segment of Bowman Road (Lot 1) frontage?
2. Document if access off Bowman Road will be granted to Lot 1 or not.
3. Are there existing water rights for this property? It is unclear if the development will have access to pressure irrigation. Is the irrigation pump station along the south property line part of this development or not?
4. There is a water line on the south boundary of lot 4. Is that an existing or proposed water line? Where does it go?
5. County code requires that Maranatha Lane have a minimum of 12 inches of pit run and 3 inches of road mix.
6. Maranatha Lane will be required to have a permanent perpetual easement and permanent road user's maintenance agreement.
7. Fire department approval is required for length of private road exceeding 750' and cul-de-sac.
8. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
9. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
10. Plat shall comply with requirements of the local highway district.
11. Plat shall comply with irrigation district requirements.
12. Plat shall comply with Southwest District Health requirements.

We recommend that the **conditions 1 through 5 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

January 30, 2024

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

RE: Heritage Farms Subdivision (PP-23-004)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the Subdivision Application of Heritage Farms Subdivision, a proposed 7 lot subdivision, located adjacent to Bowman Road. Bowman Road is a major collector under the Gem County Functional Class Map. This roadway is constructed of asphalt, and is approximately 24 feet in width. Bowman Road has an Average Daily Trip (ADT) of 1,500 vehicles per day. The Heritage Farms Subdivision would generate approximately 70 ADT per day, in addition to current traffic on Bowman Road. A speed study has been conducted on this roadway resulting in a speed reduction to 40 miles per hour, thus approved by Gem County Commissioners.

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

1. Applicant shall remove all trees, fence, and irrigation from the Gem County right of way.
2. Applicant shall apply for Approach Permits with GCRB, for Martha Lane.
3. Applicant shall construct approach to GCRB 2007 Highway and Street Guidelines.
 - A) 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.
 - B) Applicant shall pave both approaches to the proposed subdivision.
 - C) 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%.
 - D) Applicant shall hire an experienced paving contractor licensed in the State of Idaho.
 - E) Applicant or contractor, shall provide commercial asphalt mix design to GCRB for approval, prior to paving approach.

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

- F) Applicant shall saw cut the edge of the existing pavement and apply tack oil on said roadway, prior to paving approach.
 - G) Paved approaches 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%.
 - H) Approach shall meet Gem County approach standards, upon completion.
- 4. Applicant shall construct and adequate turnout for all mail boxes and trash cans. This turnout shall be a minimum of 6 feet from the edge of asphalt on Bowman Road.
 - 5. Applicant shall construct a school bus stop pad. This pad shall be constructed of concrete at a diameter of 10ftX10Ft, and meet the Idaho Standards of Public Works requirements. In addition, there shall be a 10 foot tall Solar Light installed in this area, to provide adequate lighting.

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", is written over a faint, larger blue outline of the same signature.

Neal Capps, Director
Gem County Road & Bridge

LAND USE APPLICATION

DATE: 01-30-2024

PROJECT: Heritage Farms Subdivision

ROAD:

Bowman Road

MAJOR/MINOR COLLECTOR:

Major Collector

ROAD PROJECTS:

N/A

ROAD SURFACE:

Asphalt

ROAD WIDTH:

Approximately 24Ft.

ROAD LENGTH:

Approximately 2 mile

RIGHT OF WAY - DISTANCE:

50 feet form center

APPROACH PERMIT:

Need to obtain

SAFETY IMPROVEMENTS:

Shoulder Maintenance

TRAFFIC COUNTS:

Yes 2023

SIGNATURE:

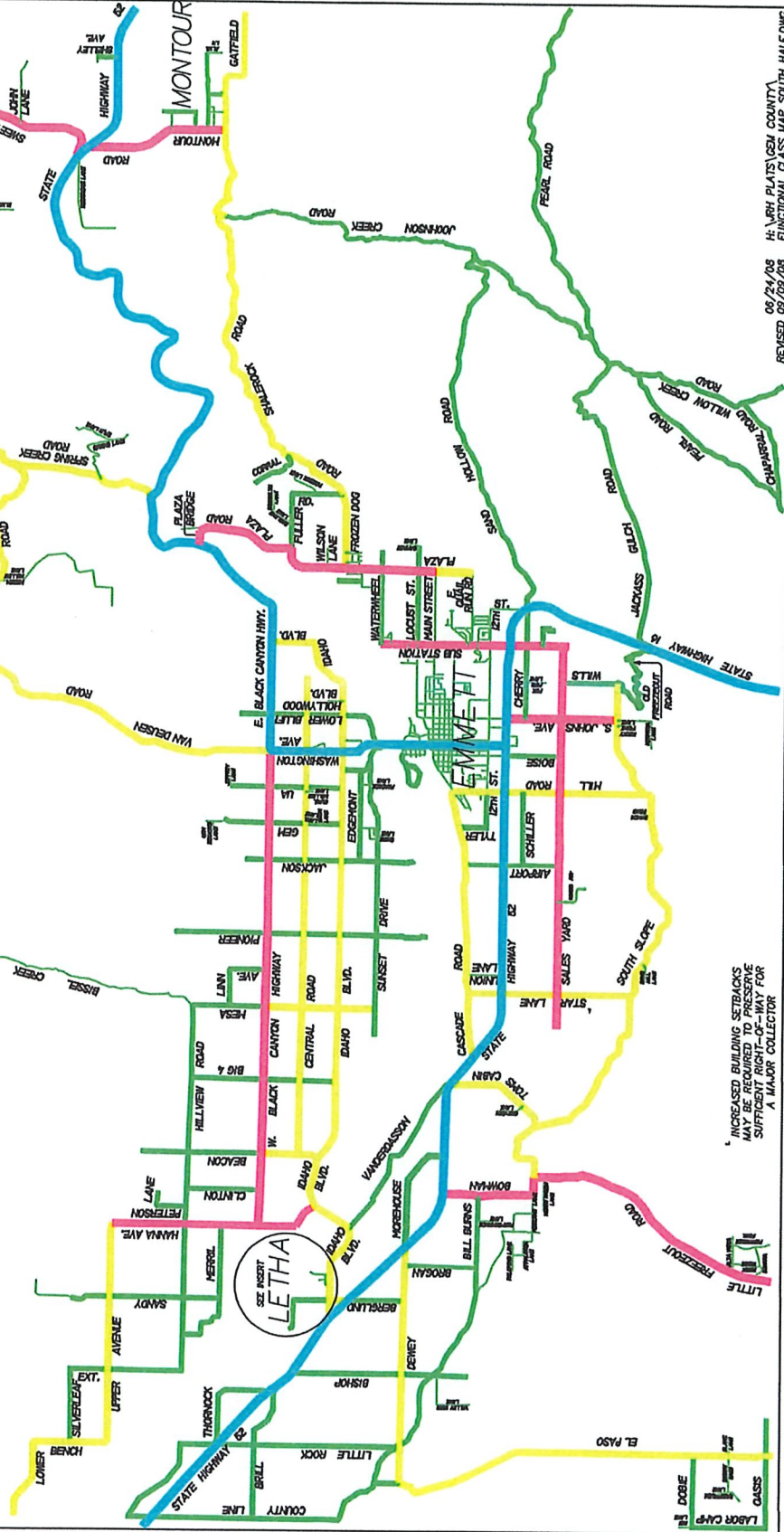
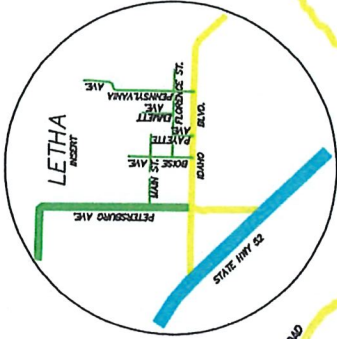


DATE:

1-20-24

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



* INCREASED BUILDING SETBACKS
MAY BE REQUIRED TO PRESERVE
SUFFICIENT RIGHT-OF-WAY FOR
A MAJOR COLLECTOR

222 E. Park St.
Emmett, Idaho 83617



208-365-4582

Serving the Valley Since 1910

emmettirrigationoffice@gmail.com Office
emmettirrigationshop@gmail.com District Manager

Date: 2/1/2024

Re: Heritage Farms Subdivision
Parcel # RP06N02W181210
Assessment: 155 and 155-A

Recommendations:

1. EID Subdivision Application filled out and returned with all paperwork, Warranty Deed of title and fees.
2. Copy of an Engineer Certified Irrigation Plan delivered to EID for Board approval at a regularly scheduled board meeting prior to installation.
3. Approved engineer Certified Irrigation delivery and overflow conduit system installed within the irrigation easements on the subdivision plat to each parcel including Parcel # RP06N02W181400 located at 3520 Bowman Rd. System to be installed per EID Standard & Specs. (see Idaho Code 31-3805)
4. Organized Water/Lateral User's association must be formed or joined if one exists. (see Idaho Code Title 42, Chapter 13)
5. Encroachment Application and all requirements fulfilled, if required.
6. There is an overflow spill channel starting just past the irrigation delivery point for this subdivision on the south property line. The overflow spill channel runs east to the property line then turns north and runs the full length of the property where it turns back to the west until it empties into the canal to the North. This overflow spill ditch should be tiled/piped to an engineered design and have an easement put in place.
7. After final plat is approved you will need to submit a copy to the Emmett Irrigation District Office so new parcels can be setup.

Emmett Irrigation District board meets the first Tuesday of each month, for final approval, projects need to be on the Agenda 48 hours before start of meeting. (Agenda is posted the Friday before the meeting)

Andrew Griggs
Emmett Irrigation District
Cell: 208-365-8983
emmettirrigationshop@gmail.com

Olivia Mocnik

From: Angela Mattingly <amattingly@isd221.net>
Sent: Thursday, January 25, 2024 12:01 PM
To: Olivia Mocnik
Subject: Re: Heritage Farms - Preliminary Plat

Emmett School District will support this project if the plans include a bus stop that meets or exceeds the specifications listed in the comprehensive plan at the entrance of the subdivision along Bowman Rd.

Sincerely,

Angela Mattingly
District Secretary
Clerk of the Board

Emmett Independent School District #221
District Office
119 N Wardwell Ave
Emmett, Idaho 83617
208-365-6301

www.emmettschools.org

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On Thu, Jan 11, 2024 at 12:06 PM Olivia Mocnik <omocnik@co.gem.id.us> wrote:

Good afternoon,



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: Heritage Farms Subdivision

SITE INFORMATION:

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

SW 1/4 OF THE NE1/4, AND OF THE
E1/2 OF THE NW1/4 OF THE SE1/4

Quarter: _____ Section: 18 Township: 6N Range: 2W Total Acres: 37.76

Subdivision Name (if applicable): Heritage Farms

Lot: _____ Block: _____

Site Address: 3512 Bowman Rd

City: Emmett

Tax Parcel Number(s): RP06N02W181210

Current Zoning: A2

Current Land Use: Agricultural

PROPERTY OWNER:

Name: Brookside Adventures, LLC (Mark Fitzpatrick)

Address: 3931 N Triple Ridge Pl

City: Eagle State: ID Zip: 83616

Telephone: (208) 999-0453

Email: mark@idahowild.com

APPLICANT:

Name: Brookside Adventures, LLC (Mark Fitzpatrick)

Address: 3931 N Triple Ridge Pl

City: Eagle State: ID Zip: 83616

Telephone: (208) 999-0453

Email: mark@idahowild.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.

MD FA
Signature: (Owner)

5-3-23
Date

MD FA
Signature: (Applicant)

5-3-23
Date

File No.:

Received By: SC

Date: 5-3-23

Fee: \$1280.00

Receipt No:

OFFICE USE ONLY



208.418.2359

ccedesignassociates.com

3597 E Monarch Sky Lane | Suite 240 #9569
Meridian, ID 83646

4/21/2023

Development Services
Gem County

Heritage Farms Subdivision - Letter of Intent
3512 Bowman Rd, Emmet, ID 83617

This letter offers a description of the intent of the project "Heritage Farms Subdivision" located at 3512 Bowman Road in the City of Emmet following the standards described in the Gem County Code 12-3-8-6:

- 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.
- Adequate provisions have made and approvals from the health authority sought for treatment of wastewater within the subdivision.
- Proposed streets are consistent with the transportation element of the comprehensive plan and meet Gem County Road and Bridge Department Standards.
- All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards have been identified and the proposed uses of these areas are compatible with such conditions.
- The area proposed for the subdivision is zoned for the proposed use and the use conforms to other requirements found in this code and the comprehensive plan.
- Adequate plans have been made 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.
- The proposed subdivision complies with the design and improvement standards set forth in title.
- The proposed subdivision is not at flood risk or within a hillside location.
- The proposed subdivision complies with all other standards set forth in this title or any other applicable ordinance or statute.

Signed,

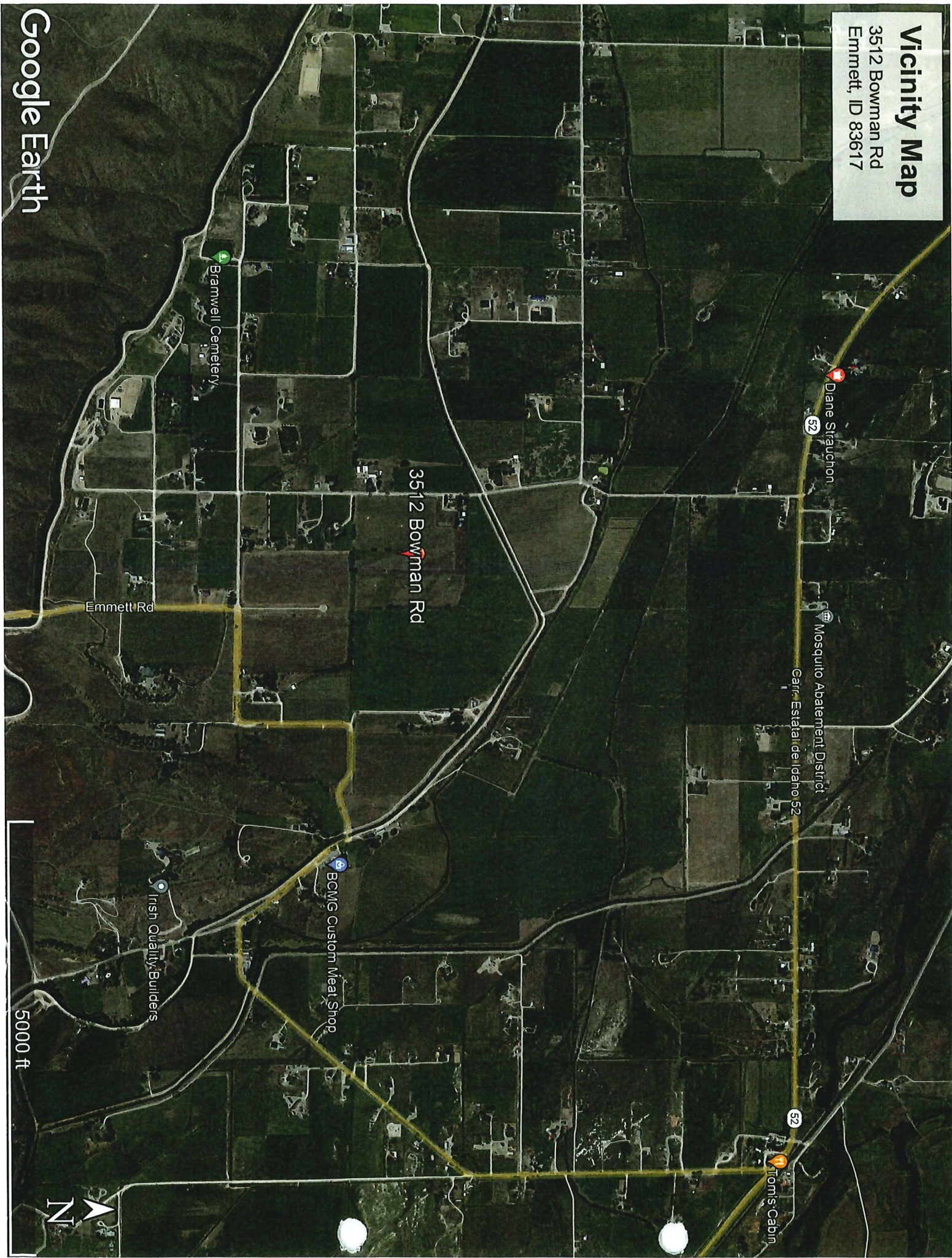
Dustin Hayes, P.E.
CCE Design Associates Inc.

A handwritten signature in black ink, appearing to be 'D Hayes', is written over the printed name and title of Dustin Hayes.

Mark Fitzpatrick
Owner

Vicinity Map

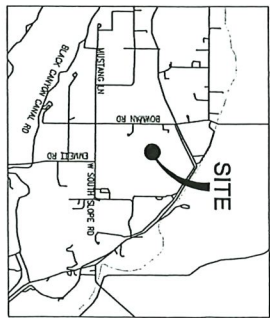
3512 Bowman Rd
Emmett, ID 83617



PRELIMINARY PLAT

HERITAGE FARMS SUBDIVISION

VICINITY MAP



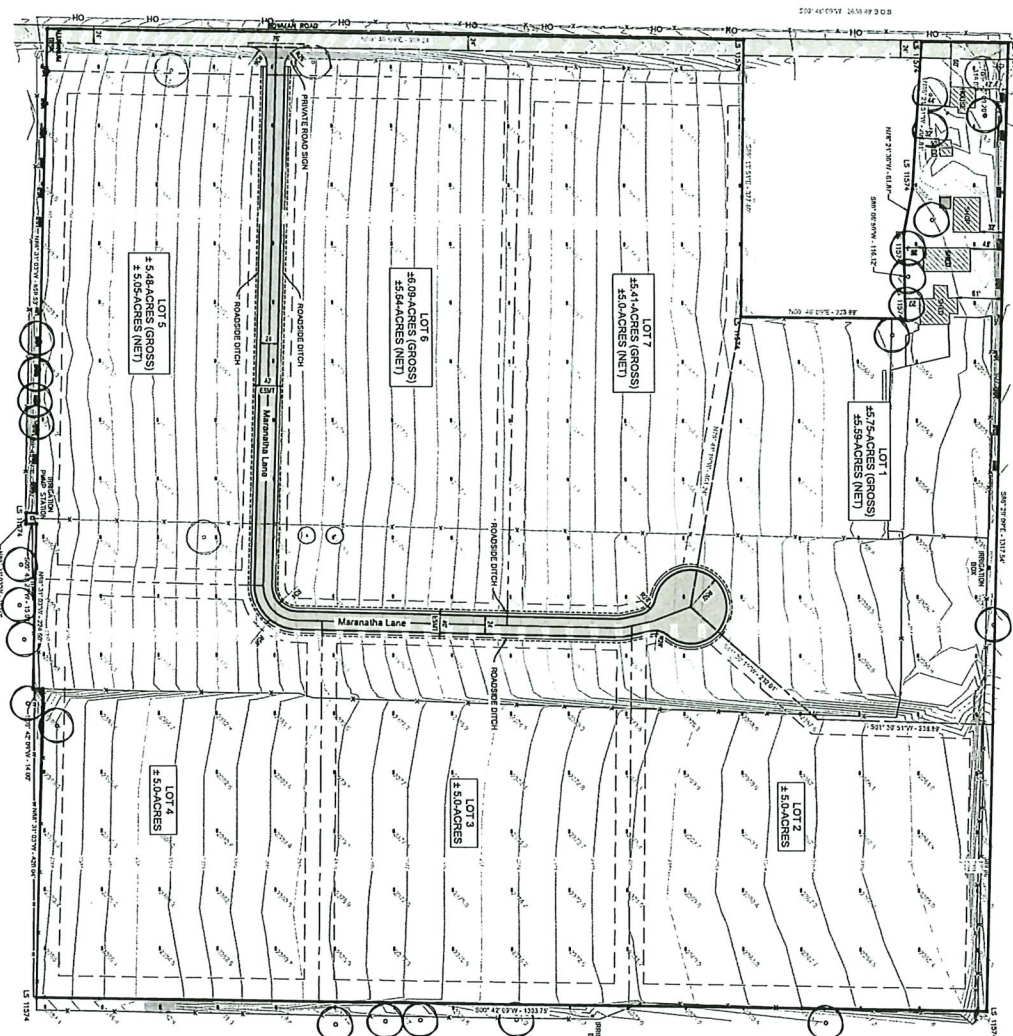
- PRELIMINARY NOTES:**
1. THERE IS EXISTING EASEMENTS AND ARE IN THE SUBDIVISION.
 2. ANY BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF THE COUNTY OF GEAR AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
 3. STORM DRAINAGE SHALL BE REMOVED ON SITE FOR EACH LOT. THESE DRAINAGE FACILITIES ARE TO BE REVIEWED AND APPROVED BY GEAR COUNTY PRIOR TO CONSTRUCTION.
 4. SPLITTING AND COMBING WITHIN LOTS SHALL BE PLACED BY LOT RELATIONS AND SHALL OBTAIN APPROVAL FROM THE COUNTY PRIOR TO FILING A BUILDING PERMIT.

PROPOSED LOT INFORMATION:

LOT	ACRES	TOTAL LOTS
1	2.78 ACRES	7
2	2.78 ACRES	
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CCE DESIGN ASSOCIATES, INC.

10000 100th Ave. S.E. Suite 100
 Bellevue, WA 98004
 (206) 453-1234
 cce@cceassociates.com

PROFESSIONAL ENGINEER
 P-21568
 J. L. JONES, P.E.

CERTIFICATE OF MAILING

I hereby certify that on the 9 day of January 2024, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Heritage Farms Subdivision
T06N, R02W, Section 18

Dick & Lynn Lowman
3630 Bowman Rd
Emmett, ID 83617

Shannon Arent
PO Box 1133
Emmett, ID 83617

Randy & Connie Fideline
3620 Bowman Rd
Emmett, ID 83617

Dan & Sonya Tilson
2992 Bowman Rd
Emmett, ID 83617

Ronald & Eleanor Fairbanks
3625 Bowman Rd
Emmett, ID 83617

Timeless Homese & Development Inc.
10 Dawn Hill Dr
Sandy, UT 84092

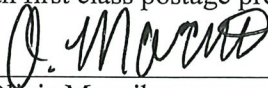
David & Michelle Obermeyer
3520 Bowman Rd
Emmett, ID 83617

Sean & Amy Fitzpatrick
6249 Eleanor Rd
Oakdale, CA 95361

Jack & Lorna Sifers
3617 Bowman Rd
Emmett, ID 83617

Robert & Linda Goodwin
3475 Bowman Rd
Emmett, ID 83617

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


Olivia Mocnik
Associate Planner