



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.)

- | | | |
|--|--|---|
| ☐ APPEAL | ☐ PLANNED COMMUNITY | ☐ SUPPLEMENTAL AMENDMENT |
| ☐ COMPREHENSIVE PLAN TEXT AMENDMENT | ☐ REZONE | ☐ VACATION |
| ☐ COMPREHENSIVE PLAN MAP AMENDMENT | ☐ SPECIAL USE PERMIT | ☐ VARIANCE |
| ☐ DESIGN REVIEW | ☐ SPECIAL USE PERMIT (MINERAL EXTRACTION) | ☐ ZONING TEXT AMENDMENT |
| ☐ DEVELOPMENT AGREEMENT | ☒ SUBDIVISION, PRELIMINARY | |
| ☐ PLANNED UNIT DEVELOPMENT | ☐ SUBDIVISION, MODIFICATION | |

PROJECT

NAME: JMH Farms Subdivision

SITE INFORMATION:

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

Quarter: NW 3/4 Section: 25 Township: 7N Range: 2W Total Acres: 40
Subdivision Name (if applicable): _____

Site Address: 3663 Gem Ave Lot: _____ Block: _____
City: Emmett
Tax Parcel Number(s): RPD7N02W25 4580 Current Zoning: A2 Current Land Use: A2

PROPERTY OWNER:

Name: JMH Farms LLC, Ashley P. Hafen
Address: 1051 Melrose Dr
City: Emmett State: ID Zip: 83617

APPLICANT:

Name: same
Address: _____
City: _____ State: _____ Zip: _____

Telephone: (208) 484-6710
Email: hey muggo@yahoo.com

Telephone: _____
Email: _____

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

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

[Signature]
Signature: (Owner)

2 March 22
Date

Signature: (Applicant)

Date

File No.: <u>22-04</u>	Received By: <u>MB</u>	OFFICE USE ONLY	Date: <u>3/2/22</u>	Fee: <u>1290.00</u>	Receipt No: <u>22-00143</u>
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Sawtooth Land Surveying, LLC

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

LETTER OF INTENT

March 1, 2022

Jennifer Kharri
Gem County Development Services

RE: JMH Farms Subdivision

Dear Jennifer Kharri,

On behalf of Muggy Hafen, we are pleased to submit this Letter of Intent and attached applications and supporting documents for the Preliminary Plat of JMH Farms Subdivision.

JMH Farms Subdivision comprises of approximately 40.01 acres and is located west of and fronts on Gem Ave., east of the Jackson Ave. and north of W. Black Canyon Hwy. Details on the existing individual property comprising the project is as follows:

Address	Parcel Number	Acreage
3663 Gem Ave.	RP07N02W254580	40.01

This property is within Gem County and carries the A2 zoning designation. The attached preliminary plat offers 8 lots. All lots will take direct access from Gem Ave. via a proposed private road. The lot sizes are as follows: 1 lot at 4.95 acres more or less and 7 lots at 5.00 acres more or less.

Dust abatement for the private road will be provided as per the Development Agreement recorded as Instrument No. 338285, Gem County, Idaho. Developer has agreed and stipulates to all other conditions of said Development Agreement.

The subject properties irrigation is served by the Emmett Irrigation District and will continue to be served and be assessed by the same.

JMH Farms 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.

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

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

Sincerely,
Project Surveyor.

Jeff Beagley,
Sawtooth Land Surveying, LLC

N↑



* Approximate Location



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 JMH FARMS SUBDIVISION

FILE NUMBERS: PP-22-004

ZONING COMMISSION HEARING DATE: JUNE 13, 2022

APPLICANT: ANTHONY HAFEN
1051 MELROSE DRIVE
EMMETT, ID 83617

PROPERTY OWNER: JMH FARMS, LLC
1051 MELROSE DRIVE
EMMETT, ID 83617

SITE LOCATION: 3663 GEM AVENUE, T 07N R 02W Section 25

STAFF PLANNER: JENNIFER KHARRL

1. APPLICATION SUMMARY & OVERVIEW

The applicant, Anthony Hafen, on property owned by JMH Farms of which Mr. Hafen is a member, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to construct a single-family residential development on approximately 40 acres on Gem Avenue. There are two outbuildings located on the property. The property is zoned A-2, Rural Transitional Agricultural.

The PP application proposes 8 building lots. The average building lot size is 5.00 acres. Individual wells and septic systems are proposed for each lot. A 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 greater than 1,200 feet and a private road length greater than 1,000 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 at 3663 Gem Avenue, on the West side of the road and is within Township 7N, Range 2W, Section 25 (Tax Parcel #RP07N02W254580).

B. Current Owner(s): JMH Farms, LLC

C. Applicant(s): Anthony Hafen

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. 40 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 December 15, 2021. A Notice to Proceed was issued on December 16, 2021.

B. Application Submittal:

The complete Preliminary Subdivision application for this item was received by the Development Services Department on April 20, 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 May 25, 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 May 13, 2022. The physical property was posted for the public hearing on May 17, 2022. Requests for all impact agencies' reviews were mailed on May 13, 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. The Board of County Commissioners approved a Rezone from A-1 to A-2 in 2021 with a Development Agreement.

F. Companion Applications: A private road application.

4. LAND USE

A. Existing Land Use(s): Outbuildings, irrigated agricultural land.

B. Description of Character of Surrounding Area: The immediate vicinity includes active agricultural lands and single-family residential properties. The entire vicinity contains irrigated and/or irrigatable lands (Emmett Irrigation District).

C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	County Residential Area, Priority Growth Area #3	A-1, Prime Agriculture	Irrigated agricultural land; rural residential
South of site	County Residential Area, Priority Growth Area #3	A-1, Prime Agriculture and A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential
East of site	County Residential Area, Priority Growth Area #3	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential
West of site	County Residential Area, Priority Growth Area #3	A-1, Prime Agriculture and A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential

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: The parcel falls within zone "X" on FEMA's Flood Insurance Rate Map, Community Panel Number 160127 0319 B, which indicates areas outside of the .2% annual chance flood plain. No flood insurance is required in Zone X areas.
4. Canals/Ditches/Irrigation/Creeks: The property is served by Emmett Irrigation District.
5. Hazards: Staff is not aware of any hazards. Any potential hazards should be addressed by the applicant at the public hearing.

F. Streets and/or Access Information: The plat proposes to construct a new private road (Ruby Lane). All Lots will access the new 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 **County Residential Area, Priority Growth Area 3**.

The Comprehensive Plan defines the "**County Residential Area, Priority Growth Area 3**" category (in

Chapter 12,) as follows:

The County Residential Area is set aside for primarily residential development. The long-term vision for this planning area is to maintain the uniquely rural character and to preserve non-conforming uses. The Priority Growth Area 3 allows densities at one (1) unit per five (5) acres (or as allowed under existing zoning) until 80% of the area within Priority Growth Area 2 is served or can be clearly demonstrated that it will be served by essential public facilities (as defined in the front of the Land Use Chapter).

This property is located in A-2 zone and within the County Residential Area, Priority Growth Area 3 designation of the Future Land Use Map. The property contains 40 acres and 7 of the proposed lots will meet the minimum zoning requirement. The 4.96 acre parcel (Lot 2) complies with Gem County Code 12-6-F.3 that allows one substandard Lot, due to dedication of right-of-way, as long as its size is not less than eighty (80) percent of the size required in the A-2 zone.

Supporting Policies/Goals

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

- 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.
- 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, as preliminarily determined by SWDH staff during an on-site visit for this application. This will be determined during the Subdivision Engineering Report (SER) process.

- Housing, 3.1.3 and Land Use, 12.2.3 – Encourage compatible infill development, which will complement existing neighborhoods.
- 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.

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 JMH Farms Subdivision (File #PP-22-004)

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.

A Pre-Development Meeting with Southwest District Health was held on December 30, 2021. Their preliminary review does not indicate any potential problems with individual systems. 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 new private road to serve the subdivision. Gem Avenue is classified as a Local Road roadway and requires a minimum 60-foot right-of-way width. The applicant is proposing to dedicate 30-feet of public right-of-way from the centerline of Gem Avenue to meet this requirement.

The Gem County Road & Bridge Department (Neal Capps) was notified of the application and responded in writing regarding the approach off of Gem Avenue and the funds that were required to be paid by the developer to help the condition of Gem Avenue.

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 County Residential Area, Priority Growth Area 3 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. The 4.96 acre parcel complies with Gem County Code 12-6-F.3 that allows one substandard Lot, due to dedication of right-of-way, as long as its size is not less than eighty (80) percent of the size required in the A-2 zone.

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

The County Residential Area is set aside for primarily residential development. The long-term vision for this planning area is to maintain the uniquely rural character and to preserve non-conforming uses. The Priority Growth Area 3 allows densities at one (1) unit per five (5) acres (or as allowed under existing zoning) until 80% of the area within Priority Growth Area 2 is served or can be clearly demonstrated that it will be served by essential public facilities (as defined in the front of the Land Use Chapter).

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.**

Gem Avenue is identified as a Local Road (60' total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 2,000 vehicle trips per day at full build out and a 30' right-of-way from centerline is requested from the Gem County Road and Bridge Department. Gem County Subdivision Ordinance (12-5-5) requires the area to be dedicated be free and clear of all liens and encumbrances, this included by is not limited to fences or structures.

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 already paid, per the Development Agreement, funds to help improve the condition of Gem Avenue.

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. Emmett Irrigation District has requirements for the irrigation system.

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 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 – the required 30' ROW dedication of Gem Avenue 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 standard has not 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. This is something the Board of County Commissioners can waive if they agree to it.*

Gem County Fire District #1 Fire Chief has stated that he supports the proposed subdivision without a secondary emergency access.

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

EXHIBIT B

STAFF RECOMMENDED CONDITIONS OF APPROVAL JMH FARMS SUBDIVISION (#PP-22-004)

General Conditions

1. The Preliminary Plat for "JMH Farms Subdivision" by Sawtooth Land Surveying, Jeff Beagley, 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 (5/16/22) (*this condition does not technically apply until Final Plat*)
 - b. Keller Associates (County Engineer (6/3/22)
 - c. Gem County Road and Bridge (5/31/22)
 - d. Emmett Irrigation District (5/31/22)
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 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.
5. Prior to the Board signature of the Final Plat, the subdivider shall prepare a new Quitclaim Deed for Lots 1-8 Block 1 of JMH Farms Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the plat.
6. The developer shall submit engineered construction drawings for the required improvements including a storm water drainage plan to be reviewed by the County Engineer.
7. Prior to submittal of the final plat, applicant shall meet with and submit a written statement from Southwest District Health Department indicating compliance with all SER requirements.

Private Road Applications

1. The proposed Private Road name of "Ruby Lane" is approved by the Street Naming Committee and shall be shown on the plat.
2. Applicant shall hire an engineer to design constructions drawings for the private road to be reviewed by the County Engineer.
3. 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. In addition, a letter shall be submitted stating that the block length and private road length are acceptable.
4. Applicant shall purchase and install a blue private road sign and a stop sign at the intersection of the private road and Gem Avenue.

5. 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 24' wide and obtain a final inspection prior to the Board signature of the Mylar.
6. Submit a signed and ready-to-record Maintenance Agreement that includes a requirement for dust abatement per the Development Agreement approved by the Board for the private road to the Development Services Department prior to the Board signature of the Mylar.

GEM COUNTY

OFFICE OF
Megan Keene
TREASURER
TAX COLLECTOR
PUBLIC ADMINISTRATOR



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

May 16, 2022

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

RE: JMH Farms Subdivision (Standard Subdivision)
Loc: Gem Avenue
PIN: RP07N02W254580

Dear Michelle,

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

Parcel RP07N02W254580 has 2021 taxes paid in full. This parcel or sub parcel(s) will have 2022 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, 2022, in order to show up in the 2022 Assessment Roll and 2022 Tax Roll. Anything recorded after that date will be valued and taxed based on how the property was as of January 1, 2022.***

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".
Megan Keene
Gem County Treasurer



131 SW 5th Ave, Suite A
Meridian, ID 83642

(208) 288-1992

June 3, 2022

Jennifer Kharri
Gem County
Planning & Zoning Coordinator
109 S McKinley
Emmett, Idaho 83617

Re: JMH Farms Subdivision Preliminary Plat Application

Dear Jennifer:

Keller Associates, Inc. has reviewed the Preliminary Plat for the JMH Farms Subdivision dated April 14, 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. Since Ruby Ln is more than 1000' in length, (measured from the right of way line of the connecting public road to the center of the turnaround or other approved terminus), a secondary emergency access must be provided to the subdivision.
2. Show existing well location on lot 8.
3. Show and depict proposed water wells and drain field locations.
4. Include amount of open space, lot size, and density, in lots per acre in data table.
5. Show a typical section for the private roadway (Ruby Lane).
6. Show the proposed location of the pressure irrigation pump station and pipelines.
7. Is the existing overhead power line going to remain along the eastern boundary. If so, it seems to fall right on the edge of the proposed 40' roadway/utility easement. Consider widening the easement or moving to clearly encompass the overhead power.
8. Private Road shall comply with 'Type B' private road requirements, per Gem County Code Chapter 6, Section 11-6-3.
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.
13. Private Road shall comply with 'Type B' private road requirements.
14. The fire turnaround on Lot 8 shall meet the fire district requirements.

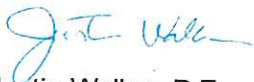
15. Plat shall comply with Southwest District Health requirements.

We recommend that the **conditions #1 through #7 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.

A handwritten signature in blue ink, appearing to read "Justin Walker".

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

May 31, 2022

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

RE: JMH Farms (Standard Subdivision)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the application for JMH Subdivision, a proposed 8 lot minor subdivision located adjacent to Gem Avenue. During the rezone process, the property in question was approved with a Development Agreement (Recorded Instrument No. 338285). With this DA, the property owner is required to pay \$41,000.00 +/- for improvements on Gem Avenue. To support increased traffic volumes, GCRB is currently working on a schedule for improvements including; shoulder repair, soft spot repair, and drainage repairs. GCRB is working with Paving Contractors to review Gem Avenue, paving project. Current market pricing of oil and other asphalt materials will factor into the paving project.

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.

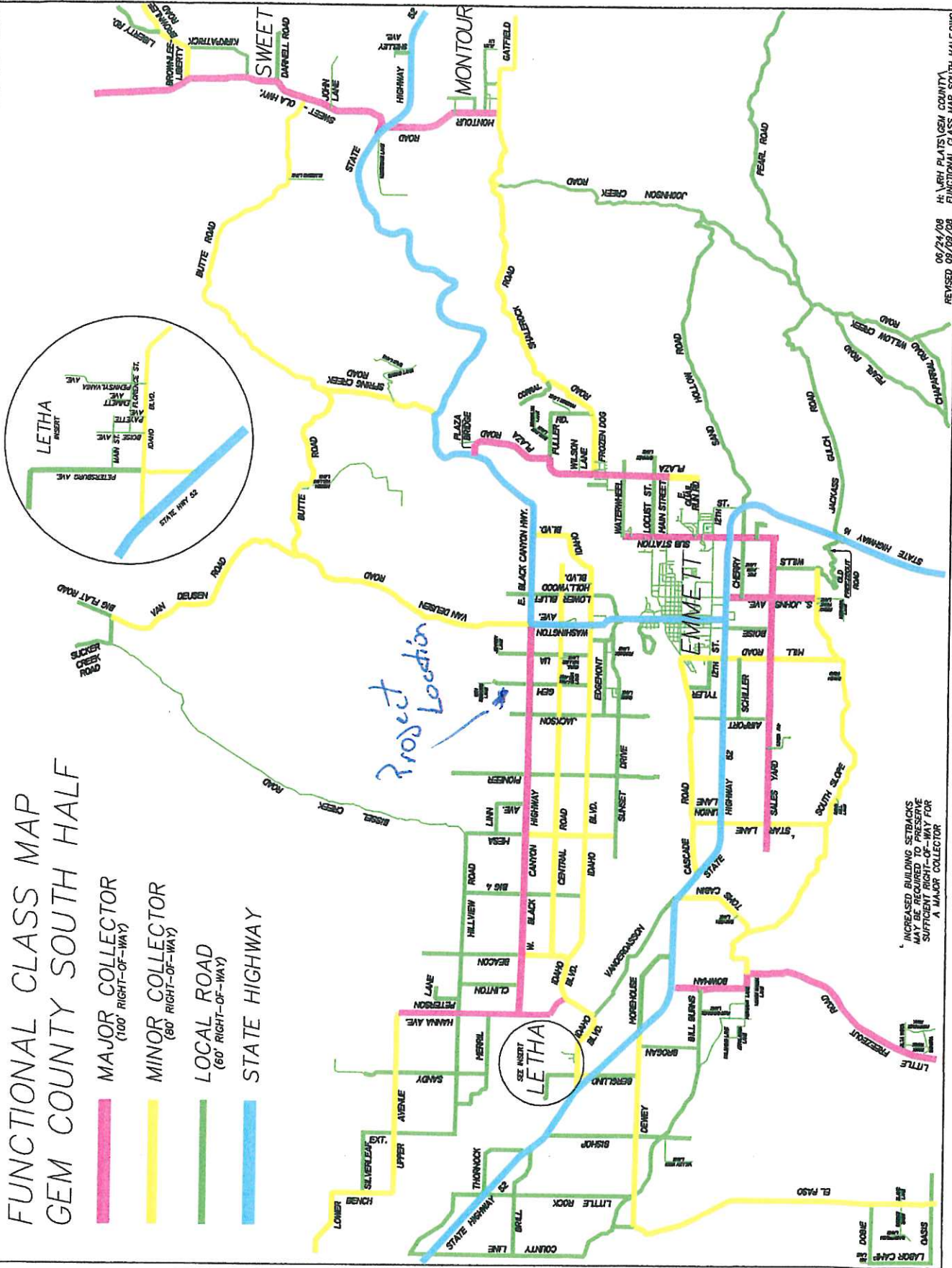
Thank you,

A handwritten signature in blue ink, appearing to read "Neal Capps", is written over a blue horizontal line.

Neal Capps, Director
Gem County Road & Bridge

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

LAND USE APPLICATION

DATE: 06-03-2022

PROJECT: JMH Farms

ROAD:

Gem Ave

MAJOR/MINOR COLLECTOR:

Local

ROAD PROJECTS:

Soft Spot Repair, Paving, shoulder reconstruction, and drainage.

ROAD SURFACE:

Asphalt

ROAD WIDTH:

Approximately 22Ft.

ROAD LENGTH:

Approximately .75 miles

RIGHT OF WAY - DISTANCE:

30 feet form center

APPROACH PERMIT:

No need to obtain

SAFETY IMPROVEMENTS:

N/A

TRAFFIC COUNTS:

N/A


SIGNATURE:

4-3-2022
DATE:

222 E. Park St.
Emmett, Idaho 83617



208-365-4582

Serving the Valley Since 1910

emmettirrigationoffice@gmail.com

May 31, 2022

Gem County Planning and Zoning:
Attn: Michelle Barron

RE: JMH Farms Subdivision

Requirements:

1. EID Subdivision Application filled out and returned with all paper work required along with application fee for Board approval.
2. Copy of Engineer certified irrigation delivery and overflow conduit system installed within the irrigation easements on the subdivision plat to each parcel, inspected by EID.
3. Water User's agreement, recorded with the county, if required.
4. Encroachment Application and all requirements fulfilled, if required.
5. After final plat is approved you will need to submit a copy to the Emmett Irrigation District Office so new parcels can be setup.
6. Copy of recorded Warranty deed

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)

A handwritten signature in blue ink, appearing to read "Andrew R. Griggs", is written over a horizontal line.

Andrew Griggs
District Manager
Emmett Irrigation District
Cell: 208-365-8983



Gem County Assessor

Hollie Ann Strang

415 E Main Street, Room 201 ~ Emmett, Idaho 83617

Phone: (208) 365-2982 ~ Fax: (208) 365-2163 ~ Email: assessor@co.gem.id.us

Assessor's Office Review for
Subdivision/Administrative Split/
Administrative Combo/Property Boundary Adjustment

Date received from DS: 5/13/22 Due Date: 6/3/22 Review #: 1 DS File #: 22-004 ^{PN #}

Current parcel numbers: JMH Farms - RP07N02W254580
Sub
(Hagen)

The Gem County Assessor's office has reviewed the submitted documents. Our findings are summarized below.

	Compliant	Non-compliant	Not Reviewed	Initials
Conveyances	☐	☐	☒	<u>SW</u>
Closures	☐	☐	☐	_____
Fit	☐	☐	☐	_____

Comments: New Conveyances not provided for review

Fit can't be verified through previously recorded
surveys. however can proceed after surveyor review.

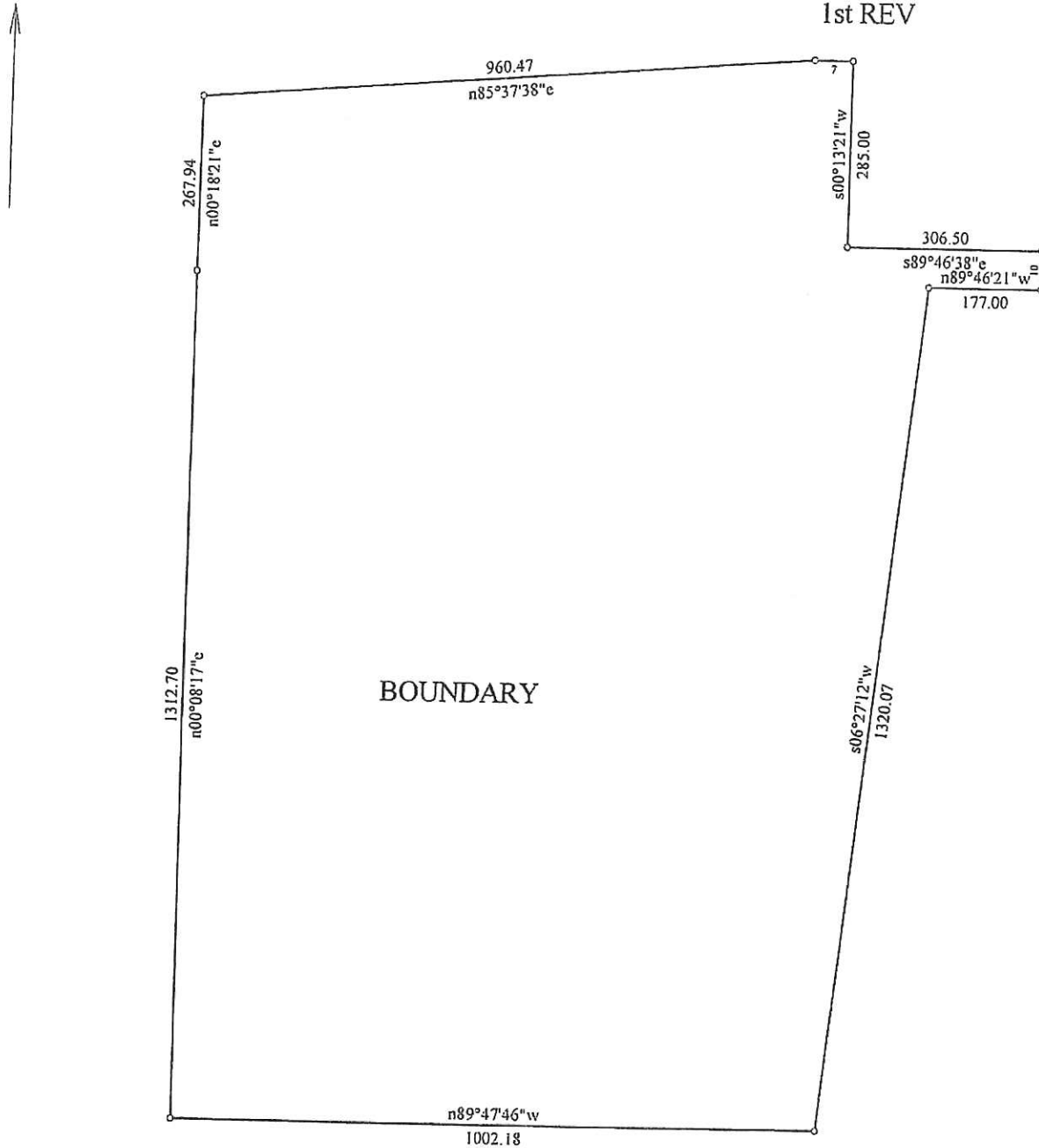
Closures meet compliance standards

Sean Wiley 6/3/22
Mapper Signature Date Completed

Danielle Linnelle 6/3/22
Assessor Signature Date
Chief Deputy

JMH FARMS - PP22-004

1st REV



Title:		Date: 05-31-2022
Scale: 1 inch = 250 feet	File: JMHFarms_PP22004_1stRev_Boundary_31MAY2022.des	
Tract 1: 40.018 Acres: 1743169 Sq Feet: Closure = s63.2254w 0.01 Feet: Precision = 1/558449: Perimeter = 5752 Feet		
001=NE,NE,SW,25,07N,02W	005=n00.0817e 1312.70	009=s00.1321w 285.00
002=n89.4621w 177.00	006=n00.1821e 267.94	010=s89.4638e 306.50
003=s06.2712w 1320.07	007=n85.3738e 960.47	011=s00.0613w 60.00
004=n89.4746w 1002.18	008=s89.4639e 60.00	



Hollie Ann Strang

Gem County Assessor

415 E Main Street, Room 201 ~ Emmett, Idaho 83617
Phone: (208) 365-2982 ~ Fax: (208) 365-2163 ~ Email: assessor@co.gem.id.us

6/3/2022

To: Jennifer Kharri, Planning Director
Michelle Barron, Development Service Coordinator

RE: JMH Farms Sub – PP (#22-004) - 1st Review
RP07N02W254580

The New Conveyances were not provided for review at this time.

The FIT can't be verified through previously recorded surveys, however can proceed after surveyor review.

The Map Check page for the Boundary was provided for review. Closures for all Lots will be re-reviewed at later date to verify compliance. For individual parcels, please refer to details below.

- Boundary -
 - ✓ Precision = 1 / 558,449
 - ✓ Closure = 0.01 ft
 - ✓ Acreage match – Description supplied – 40.018; Calculated Acreage – 40.018
 - ✓ Meets compliance standards
- LOT 1 -
 - ✓ Precision = 1 / 449,442
 - ✓ Closure = 0.01 ft
 - ✓ Acreage match – Description supplied – 5.007; Calculated Acreage – 5.008 **acreage is off by 0.001 AC; however meets compliance standards
 - ✓ Meets compliance standards
- LOT 2 -
 - ✓ Precision = 1 / 867,627
 - ✓ Closure = 0.00 ft
 - ✓ Acreage match – Description supplied – 4.967; Calculated Acreage – 5.008 **acreage is off by 0.041 AC, however meets compliance standards. Is this a mislabeling on the Survey Page?
 - ✓ Meets compliance standards
- LOT 3 -
 - ✓ Precision = 1 / 511,761
 - ✓ Closure = 0.01 ft
 - ✓ Acreage match – Description supplied – 5.000; Calculated Acreage – 5.000
 - ✓ Meets compliance standards



Hollie Ann Strang

Gem County Assessor

415 E Main Street, Room 201 ~ Emmett, Idaho 83617
Phone: (208) 365-2982 ~ Fax: (208) 365-2163 ~ Email: assessor@co.gem.id.us

- LOT 4 -

- ✓ Precision > 1 / 999,999
- ✓ Closure = 0.00 ft
- ✓ Acreage match – Description supplied – 5.000; Calculated Acreage – 5.000
- ✓ Meets compliance standards

- LOT 5 -

- ✓ Precision = 1 / 402,946
- ✓ Closure = 0.01 ft
- ✓ Acreage match – Description supplied – 5.000; Calculated Acreage – 5.000
- ✓ Meets compliance standards

- LOT 6 -

- ✓ Precision = 1 / 263,325
- ✓ Closure = 0.01 ft
- ✓ Acreage match – Description supplied – 5.000; Calculated Acreage – 5.000
- ✓ Meets compliance standards

- LOT 7 -

- ✓ Precision = 1 / 332,816
- ✓ Closure = 0.01 ft
- ✓ Acreage match – Description supplied – 5.000; Calculated Acreage – 5.000
- ✓ Meets compliance standards

- LOT 8 -

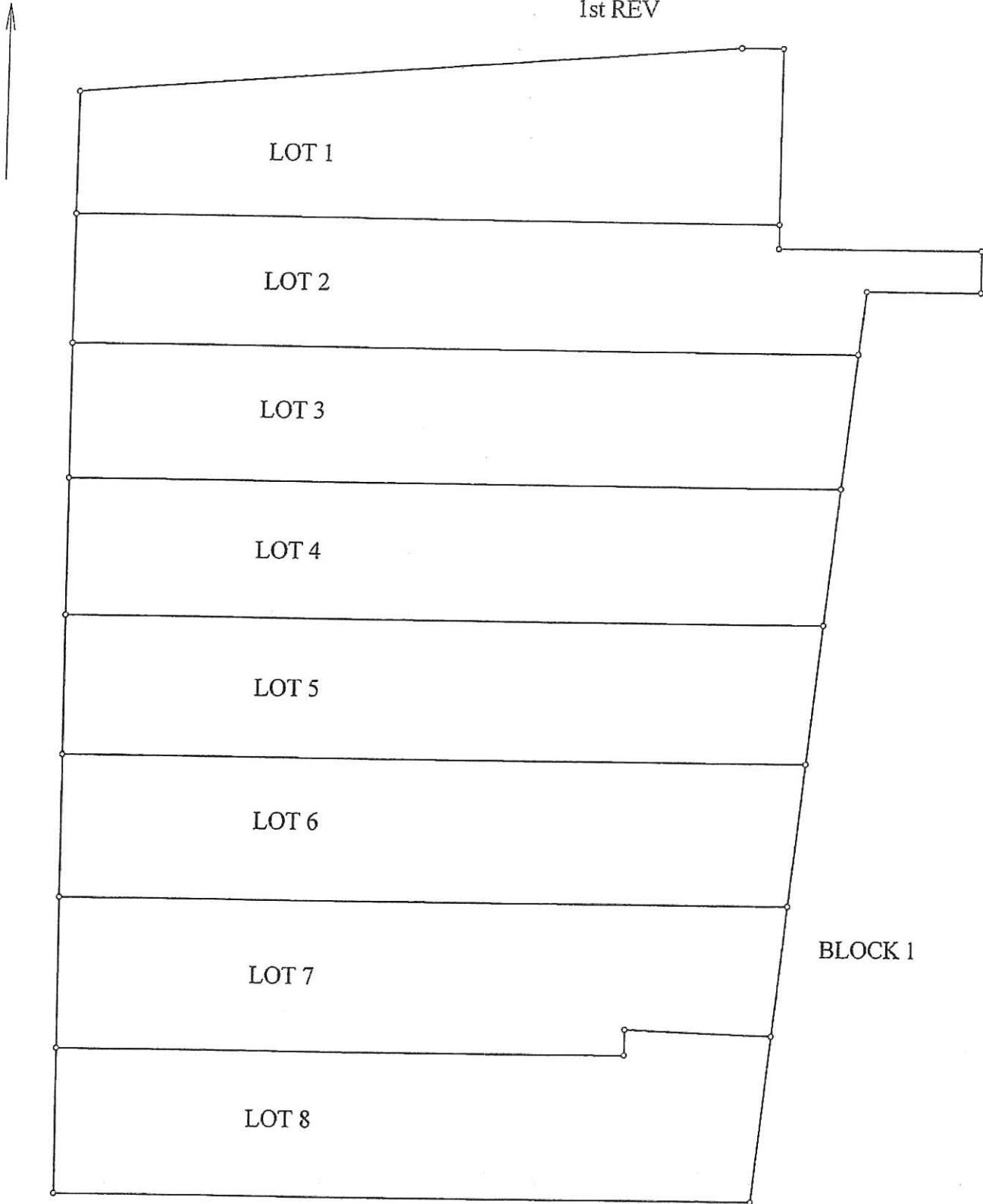
- ✓ Precision = 1 / 474,392
- ✓ Closure = 0.01 ft
- ✓ Acreage match – Description supplied – 5.000; Calculated Acreage – 5.001
- ✓ Meets compliance standards

Shar Wiley

Certified Cadastral Specialist #144
Gem Co GIS Tech
(208)477-2005
swiley@co.gem.id.us

JMH FARMS SUBDIVISION - PP #22-004

1st REV



Title:

Date: 05-31-2022

Scale: 1 inch = 200 feet

File: JMHFarms_PP22004_1stRev_ALL LOT MERGE_31MAY2022.des

Data and Deed Call Listing of File: JMHFarms_PP22004_1stRev_ALL LOT MERGE_31MAY2022.des

Tract 1: 5.008 Acres: 218127 Sq Feet: Closure = n79.2804w 0.01 Feet: Precision = 1/449442: Perimeter = 2462 Feet
Tract 2: 5.008 Acres: 218128 Sq Feet: Closure = s89.3143w 0.27 Feet: Precision = 1/11343: Perimeter = 3009 Feet
Tract 3: 5.000 Acres: 217811 Sq Feet: Closure = n31.3031e 0.01 Feet: Precision = 1/511761: Perimeter = 2641 Feet
Tract 4: 5.000 Acres: 217811 Sq Feet: Closure = n20.3900e 0.00 Feet: Precision > 1/999999: Perimeter = 2606 Feet
Tract 5: 5.000 Acres: 217809 Sq Feet: Closure = s70.4930w 0.01 Feet: Precision = 1/402946: Perimeter = 2570 Feet
Tract 6: 5.000 Acres: 217812 Sq Feet: Closure = s37.3219e 0.01 Feet: Precision = 1/263325: Perimeter = 2533 Feet
Tract 7: 5.000 Acres: 217818 Sq Feet: Closure = s28.0136w 0.01 Feet: Precision = 1/332816: Perimeter = 2520 Feet
Tract 8: 5.001 Acres: 217847 Sq Feet: Closure = s65.1228w 0.01 Feet: Precision = 1/474392: Perimeter = 2515 Feet

001=/NW,SE,NW,25,07N,02W	052=/NW,SE,NW,25,07N,02W
002=/S00.1821W 1073.16	053=/S00.1821W 1341.10
003=n85.3738e 960.47	054=/S00.0817W 887.95
004=s89.4639e 60.00	055=s89.4746e 1049.19
005=s00.1321w 250.42	056=s06.2712w 187.90
006=n89.4746w 1017.63	057=n87.5343w 212.55
007=n00.1821e 173.80	058=s00.1214w 37.10
008=@0 Merge B 1 LOT 2	059=n89.4746w 816.05
009=/NW,SE,NW,25,07N,02W	060=n00.0817e 216.84
010=/S00.1821W 1246.96	061=@0 Merge B 1 LOT 8
011=s89.4746e 1017.63	062=/NW,SE,NW,25,07N,02W
012=s00.1321w 34.58	063=/S00.1821W 1341.10
013=s89.4638e 306.50	064=/S00.0817W 1104.79
014=s00.0613w 60.00	065=s89.4746e 816.05
015=n89.4621w 177.00	066=n00.1214e 37.10
016=s06.2712w 91.11	067=s87.5343e 212.55
017=n89.4746w 1137.37	068=s06.2712w 239.39
018=n00.1821e 185.18	069=n89.4746w 1002.18
019=@0 Merge B 1 LOT 3	070=n00.0817e 207.92
020=/NW,SE,NW,25,07N,02W	
021=/S00.1821W 1341.10	
022=/S00.0817W 91.04	
023=s89.4746e 1137.37	
024=s06.2712w 194.48	
025=n89.4746w 1115.98	
026=n00.0817e 193.32	
027=@0 Merge B 1 LOT 4	
028=/NW,SE,NW,25,07N,02W	
029=/S00.1821W 1341.10	
030=/S00.0817W 284.36	
031=s89.4746e 1115.98	
032=s06.2712w 198.28	
033=n89.4746w 1094.17	
034=n00.0817e 197.10	
035=@0 Merge B 1 LOT 5	
036=/NW,SE,NW,25,07N,02W	
037=/S00.1821W 1341.10	
038=/S00.0817W 481.46	
039=s89.4746e 1094.17	
040=s06.2712w 202.31	
041=n89.4746w 1071.91	
042=n00.0817e 201.11	
043=@0 Merge B 1 LOT 6	
044=/NW,SE,NW,25,07N,02W	
045=/S00.1821W 1341.10	
046=/S00.0817W 682.57	
047=s89.4746e 1071.91	
048=s06.2712w 206.60	
049=n89.4746w 1049.19	
050=n00.0817e 205.38	
051=@0 Merge B 1 LOT 7	

INDEPENDENT SCHOOL DISTRICT OF EMMETT #221



Craig Woods, Superintendent

May 17, 2022

Jennifer Kharri
Development Service Coordinator
Gem County Development Services
109 S. McKinley
Emmett ID, 83617

Jennifer Kharri Gem County Development Services:

At this time, Emmett Independent School District 221 does not have any current concerns regarding the application made by Sawtooth Land Surveying on behalf of Muggy Hafen – JMH Farms Subdivision.

Respectfully,



Craig Woods
Emmett School District Superintendent



Emmett Ensures Educational Excellence

119 N Wardwell Ave, Emmett, ID. 83617 Phone (208) 365-6301 Fax (208) 365-2961 www.emmettschools.org

CERTIFICATE OF MAILING

I hereby certify that on the 13th day of May, 2022, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

JMH Farms
T07N, R02W, Section 25

Susan Seyyedy
3550 Gem Avenue
Emmett, ID 83617

Thomas Adkins
3580 Gem Avenue
Emmett, ID 83617

Kaitlyn Darling
3333 Gem Avenue
Emmett, ID 83617

Jayson Dufresne
3627 Gem Avenue
Emmett, ID 83617

James Standley
3527 Pioneer Avenue
Emmett, ID 83617

Catherine Mooney
3584 Gem Avenue
Emmett, ID 83617

Michelle Ethington
1812 W Black Canyon Highway
Emmett, ID 83617

Kevin Benjamin
3630 Gem Avenue
Emmett, ID 83617

Gabriel Ocampo
3405 Gem Avenue
Emmett, ID 83617

Casey Simonsen
3629 Gem Avenue
Emmett, ID 83617

Christopher Norman
3450 Gem Avenue
Emmett, ID 83617

Vicki Morrow
3737 Gem Avenue
Emmett, ID 83617

Bruce Stelzried
3460 Gem Avenue
Emmett, ID 83617

Darryl Peterson
3700 Gem Avenue
Emmett, ID 83617

Scott E Patterson Trust
3464 Gem Avenue
Emmett, ID 83617

Melvin G Raasch Family Trust
3520 Jackson Avenue
Emmett, ID 83617

Katherine Massee
3475 Gem Avenue
Emmett, ID 83617

Donald Vilfer
3725 Gem Avenue
Emmett, ID 83617

Christopher Gurney
3500 Gem Avenue
Emmett, ID 83617

Michael Zimmering
3721 Gem Avenue
Emmett, ID 83617

Nicholas Paxton
3430 Gem Avenue
Emmett, ID 83617

John Kouretas
1720 W Black Canyon Highway
Emmett, ID 83617

Randall Rogers
3330 Gem Avenue
Emmett, ID 83617

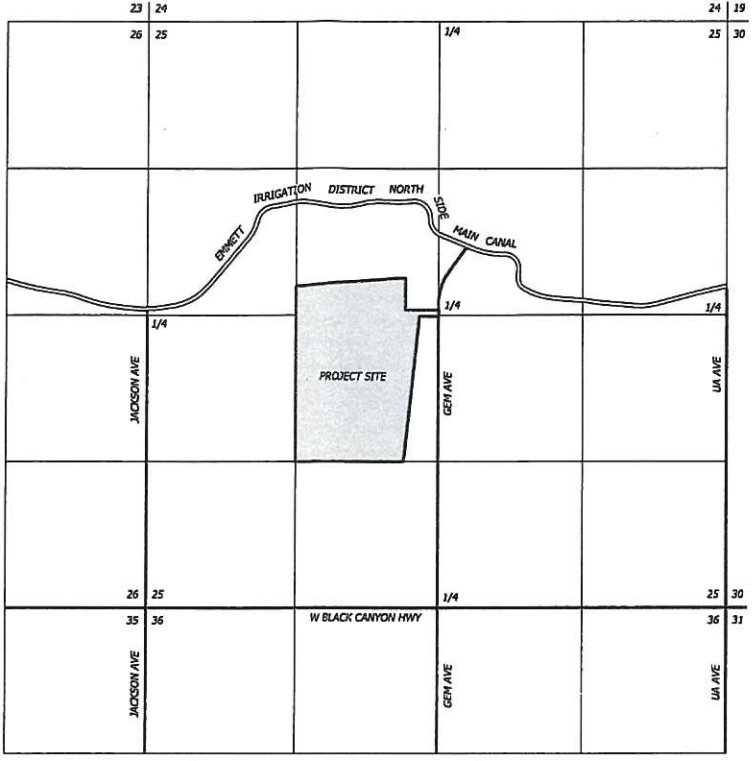
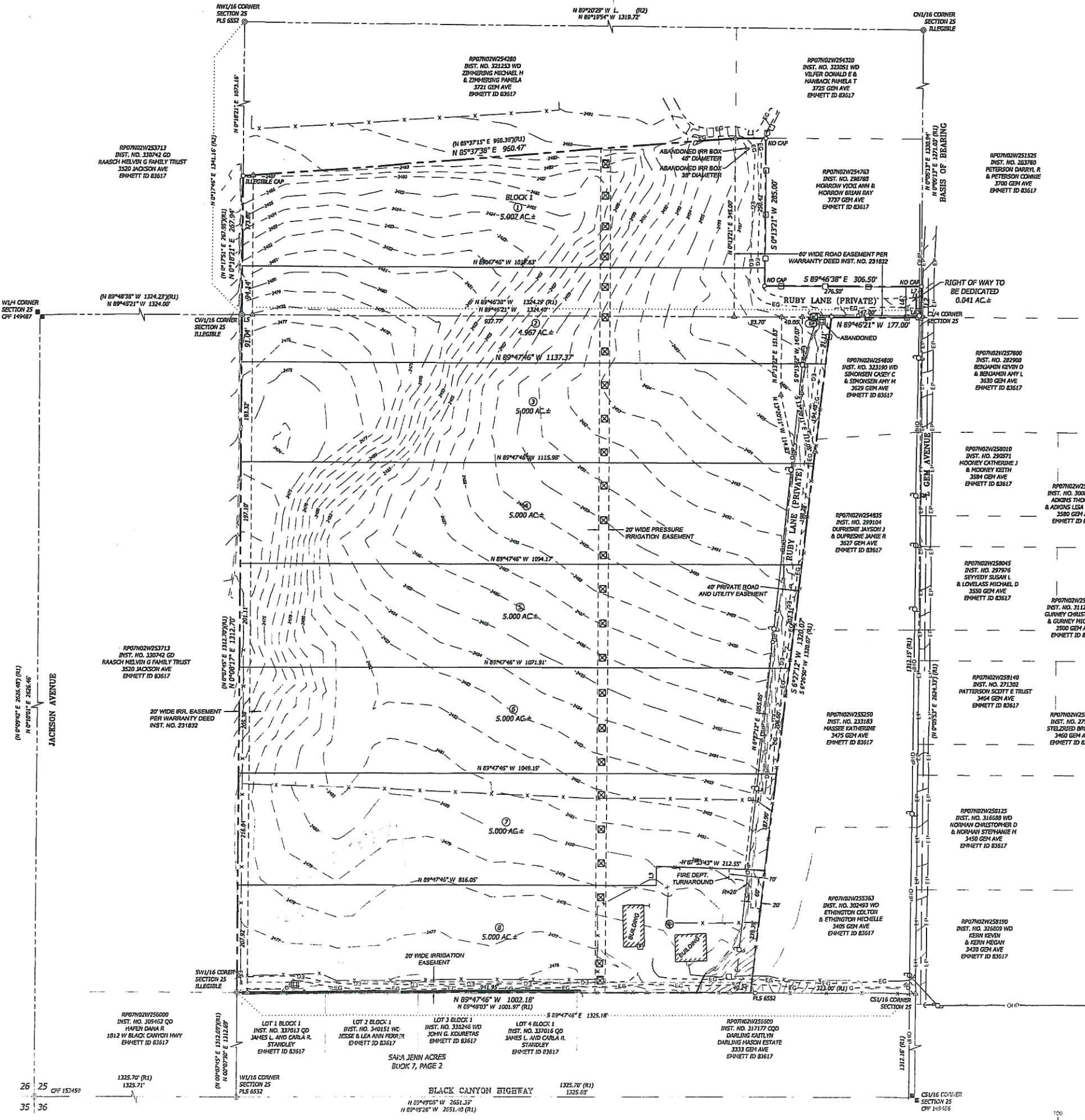
Mike Buck
3691 W. Black Canyon Highway
Emmett, ID 83617

Jesse Ferrer
9145 Highway 44
Middleton, ID 83644

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


Michelle Barron
Associate Planner

PRELIMINARY PLAT OF JMH FARMS SUBDIVISION - PP-22-004
LOCATED IN THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 25,
T. 7 N., R. 2 W., B.M., GEM COUNTY, IDAHO
2022



REFERENCES:
R1) RECORD OF SURVEY INST. NO. 228467
R2) RECORD OF SURVEY INST. NO. 226150
R3) SARA JENN ACRES, BOOK 7, PAGE 2

FEMA NOTE:
THIS PARCEL LIES WITHIN ZONE D:
PER MAP NO. 1601270260A, EFFECTIVE DATE 4/17/1978.
ZONE D: AREA OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARD.

- NOTES:
1. VERTICAL DATUM IS BASED ON GPS STATIC SURVEY AND AN OPUS SOLUTION TO ESTABLISH NAVD 88 ELEVATIONS.
 2. ZONING CLASSIFICATION - A-2 (RURAL TRANSITIONAL AGRICULTURE).
 3. THIS DEVELOPMENT IS 40.02 ACRES MORE OR LESS.
 4. EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:
-TEN (10') FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY OR AS DEPICTED
-FIVE (5') FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR LOT LINES OR AS DEPICTED
 5. IRRIGATION WATER HAS BEEN PROVIDED FROM EMMETT IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM EMMETT IRRIGATION DISTRICT. PRESSURIZED IRRIGATION WILL BE PROVIDED.
 6. ALL LOTS WILL HAVE INDIVIDUAL WELLS, SEPTIC TANKS AND DRAINFIELDS.
 7. ACCESS IS ONLY GRANTED FOR THE SUBDIVISION THROUGH THE NEWLY CREATED PRIVATE ROAD.
 8. ALL LOTS WILL HAVE INDIVIDUAL WELLS, SEPTIC TANKS AND DRAINFIELDS.
 9. STORM WATER TO BE CONTAINED WITHIN THE SUBDIVISION. THE UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
 10. THERE ARE 8 RESIDENTIAL LOTS AND 0 COMMON LOTS.

LOT	ACRES
1	5.007±
2	4.967±
3	5.008±
4	5.000±
5	5.000±
6	5.000±
7	5.000±
8	5.000±

LINE	BEARING	DISTANCE
L1	S 89°46'39" E	60.00'
L2	S 00°06'18" W	60.00'
L3	S 00°12'14" W	37.10'
L4	N 89°47'46" W	20.00'
L5	S 89°51'43" E	20.00'
L6	N 00°06'13" E	60.00'
L7	S 89°46'38" E	30.00'
L8	N 89°46'21" W	30.00'

- LEGEND
- SUBDIVISION BOUNDARY LINE
 - EXISTING DEED OR LOT LINE
 - EXISTING CENTER LINE
 - EXISTING PRESUMPTIVE RIGHT OF WAY
 - SECTIONAL LINE
 - EASEMENT
 - EXISTING BUILDING
 - EXISTING EDGE OF CONCRETE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING OVERHEAD POWER
 - EXISTING WOOD FENCE
 - EXISTING VINYL FENCE
 - EXISTING WIRE FENCE
 - EXISTING 1" CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING DRAINAGE PIPE
 - EXISTING SEPTIC LID
 - EXISTING WATER ABOVE/FAUCET
 - EXISTING WATER WELL
 - EXISTING PRESSURE IRRIGATION VALVE
 - EXISTING IRRIGATION BOX
 - EXISTING IRRIGATION HEADGATE
 - EXISTING IRRIGATION PUMP
 - EXISTING IRRIGATION STAND PIPE
 - EXISTING UTILITY POLE
 - EXISTING POLE ANCHOR
 - EXISTING POWER METER
 - EXISTING TELEPHONE RISER
 - FOUND 5/8" REBAR AS NOTED
 - FOUND 1/2" REBAR AS NOTED
 - CALCULATED POINT
 - FOUND ALUMINUM CAP MONUMENT
 - RECORD INFORMATION
 - LOT NUMBER



OWNER/DEVELOPER:
MUGGY HAFEN JMH FARMS LLC
1051 MELROSE DRIVE
EMMETT, IDAHO 83617
208-484-6710

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHILLS.COM

SAWTOOTH
Land Surveying, LLC

11574
STATE OF IDAHO
JEFF BRAGLEY

TITLE: JMH FARMS SUBDIVISION
3663 GEM AVE.
EMMETT, IDAHO 83617
GEM COUNTY

DESIGNED BY: WJF
CHECKED BY: JB
DATE: 4/2022
DRAWN BY: DRH
PROJECT #: 120238-PP
SHEET: 1 OF 1