



Staff Report

Jordan Farms #2 Subdivision, PP-24-001

Public Hearing Date: May 13, 2024

Development Services Department

Applicant:

Brandon Walker

Property Owner:

Walker Building, LLC

Representative:

Same

Surveyor/Engineer:

Jeremiah Fielding, PLS, Eagle Land Surveying

Planner:

Jennifer Kharri

Parcel Number:

RPC8488A010040

Parcel Address:

2930 Cottonwood Lane

Lot Size/Project Area:

6.48+/-

Impact Area:

N/A

Current Zone:

"R-2" (Residential Transitional)

Comprehensive Plan:

2023 Comprehensive Plan
Future Land Use: County
Residential

Current Uses:

Bare

Parcel History:

This property was rezoned from A-2 to R-2 in 2007 and approved for a 4-Lot Minor Subdivision in 2022.

Applicable Zoning Land Use

Regulations: GCC 12-3-7

Notification:

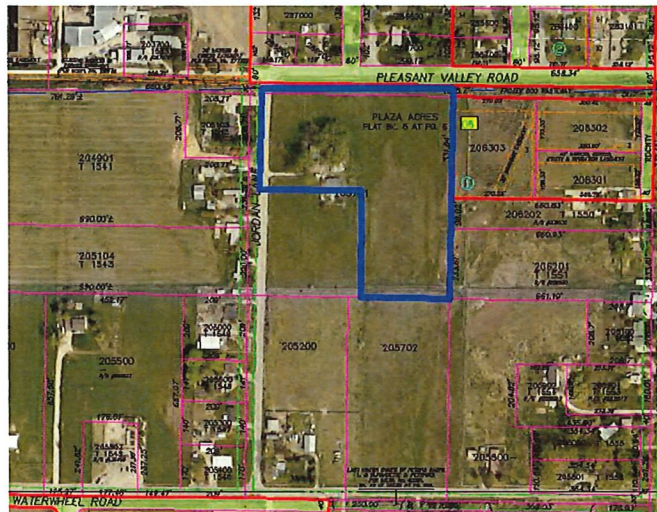
4/10/24-Agency
4/10/24-Mailing
4/24/24-Publication
4/12/24-Posting

Exhibits:

1. Standard Subdivision Application

Brief Summary of Request

The applicant, Brandon Walker, on property owned by Walker Building, LLC of which he is a member of, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to create six (6), single-family lots on approximately 6.48+/- acres located in the R-2, Residential Transitional zone. This is a replat of Lot 4 of Jordan Farms Subdivision. Vehicular access for the new lots will be via an existing private road. The property is bare. 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	County Residential	R-2	rural residential; Frozen Dog Wasteway Canal; Pleasant Valley Subdivision
South	County Residential	R-2	Irrigated agricultural land; rural residential; minor subdivisions
East	County Residential	R-3	Irrigated agricultural land; rural residential
West	County Residential	R-2	rural residential; proposed 9 Lot subdivision

Comments

Public Comments

Public hearing notices were mailed to thirty-two (32) 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 Jordan Farms #2 Subdivision (File #PP-24-001)

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

Jordan Lane is identified as a Local Road (60’ total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 2,000 vehicles trips per day at full build out and a 30’ foot right-of-way from centerline was requested from the Gem County Road and Bridge Department at the time of the Jordan Farms #1 Minor Subdivision.

The Gem County Road & Bridge Department (Neal Capps) was notified of the application and responded in writing with no concerns.

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 R-2, Residential Transitional and falls within the County Residential Impact Area designation on the Gem County Comprehensive Plan future land use map. The R-2 zone has a minimum lot size of one (1) acre. The purpose of the R-2 zone is to provide lands for the development of single-family dwellings in areas that can be served by individual well and septic systems.

As the applicant is proposing single-family residential lots 1+/- acres in size, this requirement has been met for both the Zoning Ordinance and Comprehensive Plan.

The intent and purpose of the County Residential Area is to allow rural residential development to become the predominant land use. As the applicant is proposing a residential use, this requirement has been met for both the zoning ordinance and Comprehensive Plan.

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.**

Jordan Lane is identified as a Local Road (60' total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 2,000 vehicles trips per day at full build out and a 30' foot right-of-way from centerline was requested from the Gem County Road and Bridge Department at the time of the Jordan Farms #1 Minor Subdivision.

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 had requirements for the irrigation system that have been met already. 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 Jordan Lane was required during the Jordan Farms #1 Minor Subdivision approval and the existing private road is proposed to serve all Lots
- g) Lots – The R-2 zone requires a one (1) acre minimum lot size. GCC allows for one substandard Lot due to the required ROW dedication.
- 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 application complies with the standards of Gem County Code, Title 12.

EXHIBIT B

STAFF RECOMMENDED CONDITIONS OF APPROVAL JORDAN FARMS #2 SUBDIVISION (#PP-24-001)

General Conditions

1. The Preliminary Plat for "Jordan Farms #2 Subdivision" by Jeremiah Fielding, 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 (4/11/24) (*this condition does not technically apply until Final Plat*)
 - b. Keller Associates (County Engineer) **letter not available for Commission hearing**
 - c. Gem County Assessor **letter not available for Commission hearing**Agency/Department Comments: The applicant shall recognize the comments of the following public agencies/departments:
 - a. Southwest District Health (4/2/24)
 - b. Emmett Irrigation District (4/11/24)
 - c. Gem County Road and Bridge Department (4/23/24)
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.

Subdivision Improvement & Mitigation Conditions

4. Prior to the Board signature of the Final Plat, the subdivider shall prepare a new Quitclaim Deed for Lots 1-6 Block 1 of Jordan Farms #2 Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the plat.
5. Submit a signed and ready-to-record amended Maintenance Agreement for the private road, adding the new Lots, to the Development Services Department prior to the Board signature of the Mylar.



GEM COUNTY TREASURER

Megan Keene

415 East Main Street, Suite 200

Emmett, Idaho 83617

E-mail: treasurer@co.gem.id.us

Phone: (208) 365-3272 Fax: (208) 365-2163



April 11, 2024

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

RE: Walker Building LLC, Standard Subdivision, Preliminary Plat
Loc: 2930 Cottonwood Land
PIN(s): RPC8488A010040

Dear Olivia,

After reviewing the application for Walker Building LLC, the following are my comments regarding the subject parcel(s):

Parent Parcel No. RP06N01W041950 the 2023 taxes are paid in full. Sub/child parcel RPC8488A010040 will owe 2024 property taxes.

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 prior to May 1, 2024 in order to show up in the 2024 Assessment Roll and 2024 Tax Roll. Anything recorded after that date will be valued and taxed based on how the property was as of January 1, 2024 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,

A handwritten signature in black ink that reads "Megan Keene".
Megan Keene
Gem County Treasurer



Pre-Development Meeting

Name of Development: Jordan Farms Subdivision No. 2
Applicant: Bob Fletcher
P.E./P.G.: _____
All others in Attendance: _____

_____ EHS#035 Date 04/02/2024

Number of Lots or Flow: 6 Acreage of Proposed Development: 6.48
Location of Development: 1461 Jordan Ln
Emmett, ID 83617

Project in Area of Concern: Groundwater Groundwater/Rock <10' <8
Level 1 NP Necessary for N: No

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☒, City ☐, Community ☐, Public Water Supply ☐ Pending
BRO meeting for PWS, Com: No

Information Distributed: SER ☒, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: Applicant discussed with SWDH the proposal for 6 lot subdivision at
1461 Jordan Ln. Groundwater monitoring is be be required to be
conducted during the irrigation season. Currently there is a 4 lot minor
subdivision within the proposed subdivision. Proposed drainfield areas
must be a minimum of 50 feet from runoff open ditch and 25 feet from
pipe irrigation. Websoil Survey indicates fine sand loam to gravelly sand.
Scheduled to conduct test holes on site and place groundwater
monitoring pipes in the ground. Applicant need to stake out the test hole
locations on each lot. Subdivision Engineering Report (SER) cannot be
submitted until groundwater monitoring is completed. Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

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

April 23, 2024

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

RE: Jordan Farms Subdivision #2

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the application for Jordan Farms Subdivision #2, a proposed 6 lot minor subdivision, located adjacent to Jordan Lane. Jordan Lane is a Local Road under the Gem County Functional Class Map. The proposed subdivision will have ingress/egress to the existing private lane, constructed during the first phase of Jordan Farms Subdivision #1. GCRB has no concerns with the additional traffic generated by this subdivision.

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

Thank you,

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

Neal Capps, Director
Gem County Road & Bridge

222 E. Park St.
Emmett, Idaho 83617



Office: 208-365-4582

Serving the Valley Since 1910

April 11, 2024

Re: Jordan Farms Minor and Jordan Farms 2 Subdivision

To Whom it may concern,

Emmett Irrigation District at the April 2, 2024 District meeting, the board approved the installation of the proposed irrigation system as installed for the above mentioned Subdivisions (lots 1-9) with not additional work required. The surety Bond posted with Emmett Irrigation District for the construction by Walker Building LLC, the board voted to release the Bond with no additional work required.

Emmett Irrigation District under the license agreement with Walker Building LLC approves the subdivision.

A handwritten signature in black ink, appearing to read "Roy Maxwell", is written over the printed name.

Roy Maxwell

Interim District Manager
Emmett Irrigation District
emmettirrigationshop@gmail.com
208-365-8983



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: Jordan Farms Sub No 2

SITE INFORMATION:

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

Quarter: NE Section: 4 Township: 6H Range: 1W Total Acres: 6.482
 Subdivision Name (if applicable): Jordan Farms sub din-22-016
 Lot: 4 Block: 1
 Site Address: 1464 Jordan Ln City: Emmett
 Tax Parcel Number(s): RPC 8488A010040 Current Zoning: R-2 Current Land Use: RESIDENTIAL

PROPERTY OWNER: Brandon Walker
 Name: Walker BUILDING LLC

APPLICANT:
 Name: SAME AS OWNER

Address: 7750 Westridge Ln
 City: Emmett State: ID Zip: 83617

Address: _____
 City: _____ State: _____ Zip: _____

Telephone: 208-941-9877
 Email: brandon1walker@icloud.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.

X Brandon L Walker
 Signature: (Owner)

X Brandon L Walker 1/31/24
 Date Signature: (Applicant)

OFFICE USE ONLY

File No.: PP 24-001 Received By: GC Date: 2-2-24 Fee: \$1270 Receipt No: _____



January 31, 2024

Gem County Development Services
109 South McKinley
Emmett, ID 83617

Re: Jordan Farms Subdivision No. 2

To whom it may concern,

Brandon Walker, Owner of Walker Building LLC, would like to apply for a preliminary plat application to divide Lot 4, Block 1, Jordan Farms Subdivision MIN-22-016 into six buildable parcels. The current zoning is R-2 with a 1.00 acre minimum and the Parcel No. is RPC8488A010040.

The property accesses off of Cottonwood Lane and each of the new parcels will also, and with a total of 9 lots accessing Jordan Lane through Cottonwood Lane. Cottonwood Lane is already existing.

Each parcel will have individual wells and septic systems. The irrigation system was developed during the Jordan Farms Subdivision approval process. Each lot will have irrigation availabilities and connection points.

This development is in line with all properties surrounding it. Having subdivisions in each direction.

No street dedication is required and no additional access points to Jordan Lane. The property does not have any hazards or hazardous materials onsite, and is below a 10% grade (Hillside).

Thank you,

Jeremy Fielding, PLS

CERTIFICATE OF MAILING

I hereby certify that on the 10th day of April 2024, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Jordan Farms #2
T06N, R01W, Section 4

Edwin Dalton
1055 N Plaza Rd
Emmett, ID 83617

Herschel & Virginia York
1347 Jordan Lane
Emmett, ID 83617

Tim Metro
1103 N Plaza Rd
Emmett, ID 83617

David and Laina
1849 Substation Rd
Emmett, ID 83617

Steven & Marcia Kaiser
2702 Waterwheel Rd
Emmett, ID 83617

Christian Koslosky
PO Box 154
Horseshoe Bend, ID 83629

Brian & Cami Bettis
2582 Waterwheel Rd
Emmett, ID 83617

Ray & Sandra Baker
1255 N Plaza Rd
Emmett, ID 83617

Jason Wood
2920 Yellowstone Lane
Emmett, ID 83617

Brian & Angela Hepworth
2940 Yellowstone Lane
Emmett, ID 83617

Jason Wood
2920 Yellowstone Lane
Emmett, ID 83617

Robert & Leah Hall
1507 Michael St
Emmett, ID 83617

Thomas & Barbara Kalac
1500 Kathy St
Emmett, ID 83617

Stan Mabee
1503 Kathy St
Emmett, ID 83617

Paul Dennie
2704 Pleasant Valley Rd
Emmett, ID 83617

Linda Charters
1507 Jordan Lane
Emmett, ID 83617

Greg & Amy Kirsch
1517 Kathy St
Emmett, ID 83617

Mary & John Wyatt
1510 Michael St
Emmett, ID 83617

Caleb Hartsock
1511 Michael St
Emmett, ID 83617

Donald & Maria Unicornio
245 Laurie Meadows Dr Apt 149
San Mateo, CA 94403

John & Moorea Holmes
1522 Michael St
Emmett, ID 83617

Val & Susan Isaacson
1523 Michael St
Emmett, ID 83617

Stephen & Debra Mills
1528 Kathy St
Emmett, ID 83617

Jack & Judy Butler
1529 Kathy St
Emmett, ID 83617

Brad & Lisa Jordan
1501 Jordan Lane
Emmett, ID 83617

Derrick & Staci Carr
1445 Jordan Lane
Emmett, ID 83617

Robert & Rachel Wall
PO Box 190
Emmett, ID 83617

Steven & Marcia Kaiser
2702 Waterwheel Rd
Emmett, ID 83617

Christopher & Mallory Mason
1430 Connelly Lane
Emmett, ID 83617

Peter & Heather Skurdal
3637 Frozen Dog Rd
Emmett, ID 83617

Shannon Rice
1630 Viking Lane
Emmett, ID 83617

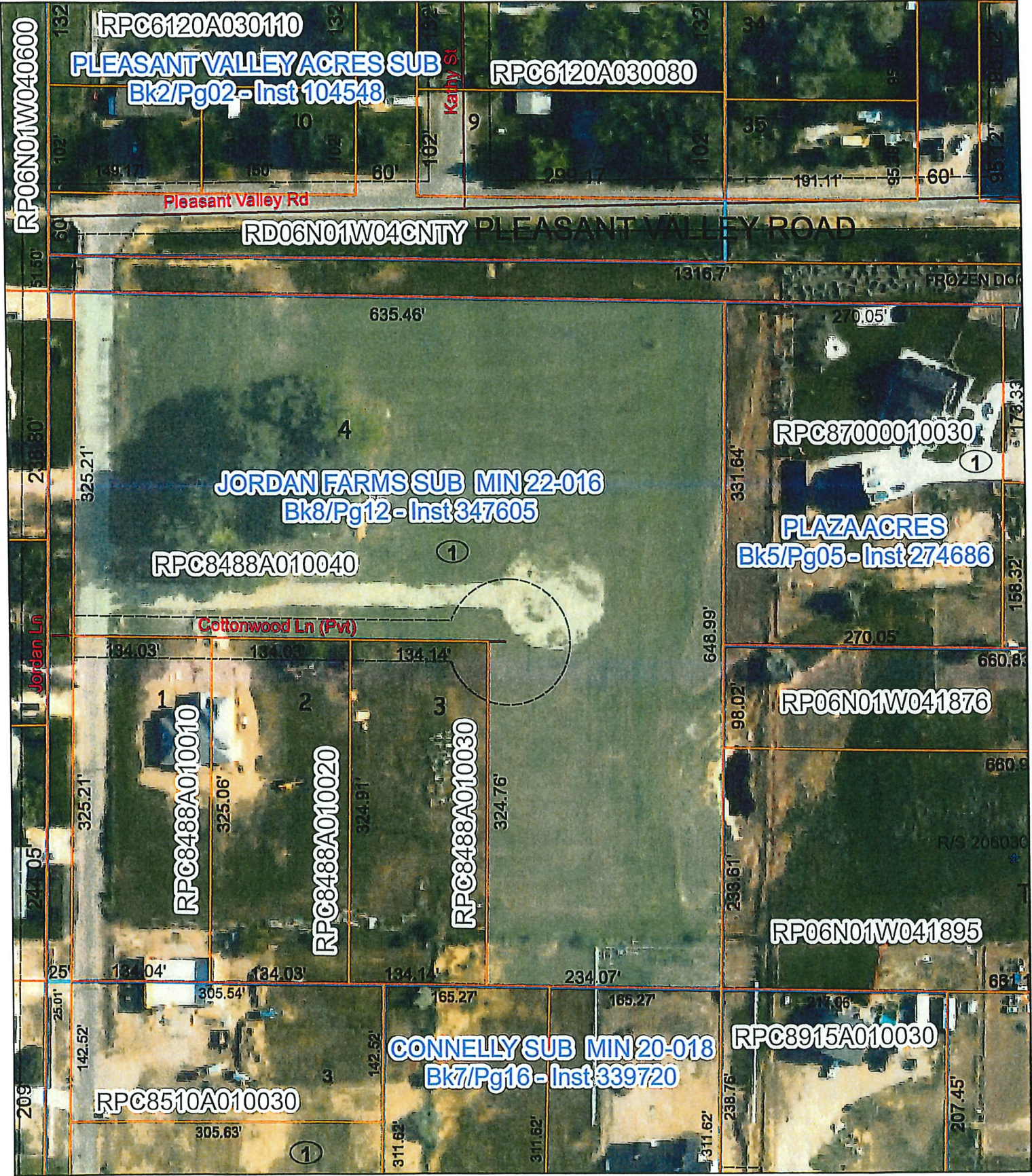
Gordon Sortomme
2915 Cottonwood Lane
Emmett, ID 83617

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


Olivia Mocnik
Associate Planner

GEM COUNTY PARCEL -
RPC8488A010040

Date: 3/16/2024



This map was created by the Gem County Assessor's Office.
It is intended for information purposes only and not for legal, engineering or survey use.
Gem County assumes no responsibility for any possible errors or omissions.

