



Staff Report

Kaskel Rezone, RZ-23-007

Hearing Date: March 11, 2024

Development Services Department

Applicant:

Kyle Stratton

Property Owner:

Robert D and Jeanette E Kaskel

Representative:

Same

Planner:

Jennifer Kharrl

Parcel Number:

RP06N01W030600

Parcel Address:

3991 Frozen Dog Road

Lot Size/Project Area:

19.04+/-

Impact Area:

N/A

Current Zone:

"A-2" (Rural Transitional Agriculture)

Comprehensive Plan:

Comprehensive Plan
Future Land Use: County
Residential

Current Uses:

Single family residential

Applicable Zoning Land Use

Regulations: GCC 11-15

Notification:

2/15/24-Agency
2/15/24-Mailing
2/21/24-Publication
2/16/24-Posting

Exhibits:

1. Rezone Application
2. Comprehensive Plan Map
3. Current Zoning Map
4. Emmett Irrigation District Letter
5. Black Canyon Irrigation District Letter
6. 300' List

Brief Summary of Request

The applicant, Kyle Stratton, on property owned by Robert and Jeanette Kaskel, is requesting a rezone of their parcel from A-2, Rural Transitional Agriculture (5-acre minimum lot size) to R-3, Rural Transitional (2-acre minimum lot size). The application states the reason for the request is to subdivide. (Note: Subdividing the property is a separate application and must be preceded by a rezone to allow for the smaller lot size.) The property proposed to be rezoned consists of approximately 19.04 acres that lies fully within the County Residential Area, as designated on the Future Land Use Map in the Comprehensive Plan. The property is located at 3991 Frozen Dog Road and has a single-family dwelling and outbuildings.



Description of Character of Surrounding Area

The immediate vicinity includes a combination of active and inactive agricultural lands and single-family residential properties. The entire vicinity contains irrigated and/or irrigatable lands (Emmett Irrigation District).

	COMP PLAN	ZONING	LAND USE
North	County Residential	A-2	Irrigated agricultural land; rural residential
South	County Residential	A-2	Irrigated agricultural land; Black Canyon Irrigation Canal
East	County Residential	A-2	Irrigated agricultural land; rural residential; Black Canyon Irrigation Canal
West	County Residential	A-2	Irrigated agricultural land; rural residential

Zoning Ordinance

- A. Purpose Statement of Zone: Gem County Code 11-4-4.B lists the purpose of the R-3 zone as follows:
"To provide lands for the development of single-family dwellings, in areas that can be served by individual well and septic systems." The R-3 zone has a two (2) acre minimum lot size requirement.

The applicant's intent is to subdivide which would require that he apply for a subdivision. (If the rezone is approved, a Subdivision application must be filed to subdivide the property). The requested zoning would support this type of development. The subject site is large enough for such development, therefore this criteria is met.

B. Permitted Uses:

The subject site is currently zoned A-2 (5-acre minimum) and allows the following types of uses, either outright or as a Special Use Permit:

Agriculture, kennel, mining, utilities, some manufacturing, limited trade, entertainment and recreation, aircraft transportation, government services, limited private services (e.g. auto repair, construction yards), group quarters, various housing/residential uses, including halfway houses and single-family residential.

The proposed R-3 zone allows the following uses, either outright or as a Special Use Permit:

Fruit and produce stand (commercial), utilities, convenience store, park and ride lots, health club, libraries, parks, schools, swimming pools, sports arenas, daycares, government services, clinics, bed and breakfast, and single-family residential.

With the exception of a convenience store (only allowed through a Special Use Permit in the R-3 zone), staff finds the land uses in an R-3 zone to be generally more restrictive than the current allowed A-2 land uses. This is largely due to the mining and entertainment land uses allowed in the A-2 which are prohibited in the R-3 zone.

Required Findings & Staff Analysis

According to Title 11, Chapter 15, Section 4., "No map amendments (rezones) shall be recommended for approval by the Commission or granted by the Board of Commissioners unless the following findings are made by the Commission or Board":

1. The requested amendment complies with the Comprehensive Plan text and Future Land Use Map;

Based on the Comprehensive Plan analysis provided below, staff finds the majority of the applicable policies support an R-3 rezone in this area. In Staff's estimation, the Comprehensive Plan Future Land Use Map relevant policies does support the rezone application to R-3 since the parcel falls within the County Residential Area.

2. The requested amendment is not materially detrimental to the public health, safety, or welfare;

Staff finds an R-3 zone would allow eight (8) additional dwellings on the subject parcel (as it sits today, there is a single-family dwelling on the parcel). However, the applicant's intent is to subdivide the property into 2-acre parcels and leave 5 acres with the existing house which would allow seven (7) additional dwellings. The applicant needs to specify if they eventually intend to subdivide the house off on a 2-acre parcel. The potential increased septic could be viewed as detrimental to the health, safety, or welfare when located on two (2) acre minimum lot sizes, but has not yet been verified by SWDH.

SWDH will require an engineering subdivision report for any proposed standard subdivision to assess the future septic systems. The County may require further analysis on ground water impacts before a subdivision can be approved which would need to be a condition of a Development Agreement tied to this rezone. Natural Resources Goal 2.B from the Comprehensive Plan encourages new subdivisions to assess both the immediate and long-term cumulative impacts on water quantity and quality.

3. The subject property meets the minimum dimensional standards of the proposed zoning district;

The minimum lot size in the proposed R-3 zone is two-acres. The subject area to be rezoned to R-3 is currently 19.04 acres in size. The site complies with the minimum size and setbacks of the R-3 zone. The subject site could be developed to comply with the minimum dimensions for an R-3 zone.

4. The uses allowed under the proposed zoning district would be harmonious with and appropriate for the existing or intended character of the general vicinity and that such uses would not change the essential character of the same area;

A list comparing the allowed uses, as listed in the GCC 11-5-5 Matrix Chart, in the proposed R-3 zone with the existing A-2 zone is shown above. More intense uses are allowed with or without a SUP in the current zone than in the proposed R-3 zone. There are a few special uses allowed in the R-3 zone that would not be harmonious with the existing rural residential character of Frozen Dog Road, such as convenience stores and a hospital, but since these require special approval from the County as well as neighbor notification, they are not found to change the essential character of the area in and of themselves. As such, staff finds the uses allowed in an R-3 zone are compatible with the intended character of the area. This is largely due to the mining and entertainment land uses allowed in the A-2 zone with a SUP which are prohibited in the R-3 zone. The specific uses are listed according to each zone as allowed outright, prohibited or allowed with a Special Use Permit.

5. The effects of the proposed zone change upon the delivery of services by any political subdivision providing public services, including school districts, within Gem County's planning jurisdiction have been considered and no unmitigated adverse impacts upon those services will impose additional costs upon current residents of Gem County's planning jurisdiction.

The public service agencies/providers that responded to this rezone application was Emmett Irrigation District and Black Canyon Irrigation District.

If the applicant submits a subdivision request, all agencies/providers will review for compliance with their regulations at that time.

The impacts of development of 19.04 acres of R-3-zoned land into two-acre parcels could be expected to generate demands on public services beyond the current service demands. The Board adopted an Impact Fee Ordinance which is used to off-set costs, to the public road system and other public services that are provided, caused by new homes and their traffic generation.

Comprehensive Plan Goals and Policies

Staff finds the following policies in the Comprehensive Plan are applicable to this application:

The Comprehensive Plan Future Land Use Map identifies the subject property as **County Residential Area**. This category describes residential development outside of Emmett's AOCI. These areas should be closer to service connections, existing infrastructure, and supported by the Transportation Plan. The uses in the County Residential category may include large-lot residential and clustered residential. Agriculture, open space, public/quasi-public, and educational uses may be appropriate as well. The minimum lot size is 2 acres.

The proposed R-3 zone designation would allow a minimum two (2) acre lot size for primarily residential uses. This area is intended for rural residential growth of densities of 2 acres per dwelling unit. The proposed R-3 zone complies with the purpose of the County Residential Area policies.

The following policies have been set forth in the Land Use section of the Comprehensive Plan and generally support the application:

Land Use Goal 1.A. Support development in locations that utilize existing and planned infrastructure and services and minimize impact on agricultural uses.

Land Use Goal 2.A. Guide land use patterns as described in the Future Land Use Map and Categories that transition residential density outward from Emmett, conserve connected resource areas....

Land Use Goal 2.B. Align future rezoning of property to the Future Land Use Map.

The following policies have been set forth in the Housing section of the Comprehensive Plan and generally support the application:

Housing Goal 1.F. Support housing developments within the County Residential land use areas that are closer to employment, transportation, schools, and services.

The following policies have been set forth in the Transportation section of Comprehensive Plan for and generally support the application:

Transportation Goal 1.A. Prioritize maintaining existing infrastructure over building new infrastructure, such as new roads or additional lanes.

Transportation Goal 3.E. Assure that the land-use planning and approval process includes transportation related goals, policies, and actions.

The following policies have been set forth in the Natural Resources section of the Comprehensive Plan and generally support the application:

Natural Resources Goal 2.B. Encourage new subdivisions to assess both the immediate and long-term cumulative impacts on water quantity and quality.

Natural Resources Goal 2.E. Coordinate with Southwest District Health to determine appropriate densities and setback standards for individual septic systems.

Comments

Public Comments

Public hearing notices were mailed to nine (9) parcels in the immediate vicinity. At the time of this report, staff received 16 letters of concern and a petition with 29 signatures opposed to the proposed rezone.

County Agency Comments

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

Decision Options

- The Commission may **recommend approval** of the rezone; or
- The Commission may **recommend approval with conditions attached to a Development Agreement;**
or

- The Commission may **recommend denial** of the rezone; or
- The Commission may **continue the discussion** and request additional information needed to inform their decision.

Staff Recommendation

Staff finds that the proposed rezone application meets all of the required findings from the Zoning Ordinance listed in this report and conforms with the overall intent of the applicable Comprehensive Plan policies and Future Land Use Map. The R-3 zone appears to be appropriate for this location at this time. Based on the information presented to date and available to staff, we support this application and recommend that the Commission **recommend approval** of the rezone. The Commission must rely upon any additional testimony provided during the public hearing when making its recommendation to the Board of County Commissioners.



To whom it may concern;

Please do not consent to the proposed development by Kyle Stratton on Frozen Dog Rd.

It's not just about 9 more houses. It will inevitably lead to the dividing up of all the rest of the open space on our beautiful Frozen Dog Road. The dividing up will never stop until there's nothing left. We all know this, because we've seen what happened over the hill, and now we see it coming here to Emmett.

Once our open space is gone, it's gone forever. This is a TRAGIC loss. Not just for us right now, but for future generations.

The people of Emmett love our beautiful, peaceful valley. We deserve to have it preserved for our children and grandchildren. They deserve to have it protected from the destruction we see every time we go over the hill.

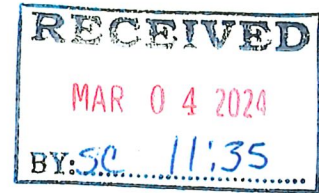
Please, PLEASE, do not consent to this proposal.

Thank you for your consideration.

Valerie Resow
3815 Frozen Dog Rd

March 4, 2024

To Gem County Development Services



Subject: Rezone of 3991 Frozen Dog Road from 5 acre to 2 acres parcels

I am opposed to this rezone because:

1. I am very concerned about adherence to the Comprehensive Plan. Why even go through all the work of having a plan if it is not followed?
2. The current 158 page Plan is almost impossible to use. I am opposed to changing the recently adopted Plan. If this property is 5 acre minimums it needs to stay 5 acre minimums. The property owners are not out anything by retaining the current zoning. I have been that way for decades if I am reading the former and current plans correctly.
3. The county is not taking into account the increased bicycle and pedestrian use that comes with increasing the density of housing. It is increasingly dangerous to attempt to walk on the side of the roads in this area, especially Fuller Road and Frozen Dog Road above the canal.
4. The county is not taking into account the increased density of septic systems. I realize the county says this is not their job, but punts it to the Health District. It is a factor that is not even being considered by the county.
5. The same is true with the increased density of wells. Groundwater supply is another topic not even being considered by the county. Several of my neighbors have had to deepen their wells or drill new wells in the last decade.

Thank you for your consideration.

A handwritten signature in black ink that reads "Steven M. Spencer".

A handwritten signature in black ink that reads "Lorene J. Spencer".

Steven and Lorene Spencer
4555 Frozen Dog Road

Jennifer Kharri

From: info@wwmarinerepair.com
Sent: Monday, March 4, 2024 11:25 AM
To: Jennifer Kharri
Subject: Change of Zoning on Frozen Dog Rd

Ms. Kharri, I am writing in opposition to the zoning change requested at 3991 Frozen Dog. While I respect the privilege of personal rights and land ownership, I believe that this change is not in the best interest of the land and everyone that currently lives in the area. The current zoning is fitting for the area and should not be changed. This change will only benefit the land owner and the developer financially while leaving everyone else living in this area holding an empty bag. The evidence follows.

There are known issues with the water table in the area and additional homes will compromise the available water. People report that wells are being affected now with the current growth. Adding more wells will only exasperate the problem thus causing deeper well drilling or totally new wells drilled at a considerable cost.

Frozen Dog Road is not designed to carry a great deal of traffic. As you know, it is narrow and has blind spots. To be frank and honest, it is a raceway for many. Daily, I see people sending their vehicles off the canal bridge at a speed well over the 35 mile per hour limit. More traffic entering below the canal can and will pose a hazard.

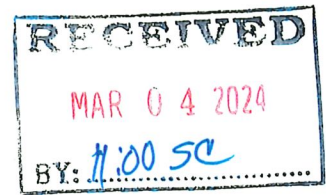
I have questions. If this is allowed to go through, is there a possibility of more landowners opting to petition for a change of zoning on their land, as well, thus decreasing the amount of agriculturally designated land? This quiet area that has seen a loss of orchards and large increase in homes over the past twenty years.

There are still big game animals that call this area home. What about their needs? More development will change the landscape and open space that is left will be gone forever. In my 30+ years of residency on Frozen Dog, I have seen this decrease of open space first hand. Who is looking at the long range implications of development in this state? I ask you, where does it stop? In my opinion, it seems that some feel that the more people that can be crammed into a space the better. Is that really what is best for the land and the people that currently live here?

Please give serious consideration to my request of denying the change in zoning for the future benefit of the Frozen Dog Road area.

Anne Dutton
4311 Frozen Dog Rd.
Emmett, Idaho

Gem County Planning and Zoning Commission
415 E. Main Street
Gem County Courthouse
Emmett, Id. 83617



To whom it may concern:

This correspondence is in reference to the request for rezoning at 3991 Frozen Dog Road, T 06N, R 01W, SECTION 03, RP06N01W030600.

I wish to record our opposition to this zoning change. This 19.04 acre property is already zoned for 5 acre parcels. We disagree with cutting that by more than half, down to two acre parcels and developing all those parcels to add that many additional houses. Our concerns for our area include such items as well water stability and quality, environmental septic capacity, additional traffic, greater housing density, loss of open country atmosphere, and general degradation of our rural quality of life.

I would like to see these properties continued to be zoned at no less than 5 acres, with one residence per five acre parcel.

Thank you for your consideration,

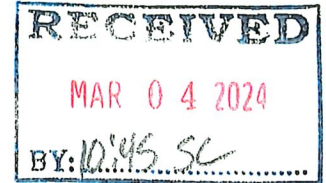
Gary Thomas and Arlena Thomas
3810 Waterwheel Rd
Emmett, Idaho 83617
208-957-9464

Gary Thomas 3/4/2024

Arlena Thomas

3-4-2024

March 1, 2024



To: Gem County Planning and Zoning Commission

From: Elden L. Alexander & Judith L. Alexander
2121 Misty Ln
Emmett, Idaho 83617

Re: The rezoning petition submitted for 3991 Frozen Dog Road

My wife and I are submitting this letter in opposition to the rezoning of property located at 3991 Frozen Dog road. We originally purchased a home in Boise in 2007. it didn't take us long to realize that we wanted to live in an area away from the horrendous traffic conditions in and around Boise. We were blessed when we found an area in Emmett that was limited to a minimum of five acre parcels. In 2010 we built on our five acres Located at 2121 Misty Ln which is located off of and north of Frozen Dog Road.. In 2016 we purchased two additional parcels adjacent to ours. They consisted of a 5 acre and one 5.9 acre parcel.

We soon discovered after purchasing the two additional parcels in 2016 that the planning commission was considering rezoning property located North of Frozen Dog Road which included our property. We were surprised and disappointed in this decision. We refused to subdivide our acreage as we were concerned about the negative impact it would have on our farming community, neighbors and our well water.

We farmed our 16 acres for the total time we owned it but decided to sell the two parcels and cut back on farming. Both were sold with the understanding that they would not be subdivided by the new owners.

The decision not to subdivided our property was easily made as we don't what Emmett to end up like Boise. Unfortunately we are already seeing growth that has brought an increase in traffic conditions. Highway 16 traffic is unbelievable and has had some horrific traffic accidents resulting in several fatalities. The city does not have the employment opportunities resulting in most driving into Boise and or Caldwell for work. The residents on Misty Ln have experienced some potential hazards when merging onto Frozen Dod Road and its sure to get worse should the property in question be rezoned.

We are very concerned as to what the rezoning will do to our water source in the valley and specifically our area. I have been told by a Washington state resident that the drilling of new water wells is prohibited without first submitting documentation that the new well would not affect the residents in the area. Sounds like Washington is being proactive when it comes to growth. This should be a viable concern of the Emmett Zoning and Planning Commission.

PAGE 2

I don't believe anyone involved in the business of surveying rezoned property would provide an unbiased opinion as to how the development and drilling additional wells would affect the surrounding area. I would implore the Commission to get the data and documentation from a reliable source(s) before allowing the rezoning of the property located at 3991 Frozen Dog Road. We have already lost a significant amount of the farming community lets not give up more. Thank you for your consideration.

Sincerely;

Elden L. Alexanader

Judith L. Alexander

Barry and Mona Barnes

March 3, 2024

3900 Frozen Dog Rd.

Emmett, ID 83617



Development Service Office

Subject: Rezoning of 3991 Frozen Dog Rd., Emmett, ID 83617-Parcel RP06N01W03060

We, Mona and Barry Barnes, are opposed to the Rezone by Kyle Stratton which would allow a parcel that is 19.04 +/- acres to be changed from A2 (Rural Transitional Agriculture – 5 acre minimum) to R3 (Rural Residential – 2 acre minimum) zoning. We have several reasons why we oppose the Rezone.

1. When we moved here in 2015, we could have moved anywhere within the US and did a lot of research and narrowed it down to Idaho and then Emmett to make this the last area we would live in. As many have found before us this was the perfect area for those who desire a Rural lifestyle with access to the big city. Like where we came from before the "Progress."
2. We no longer wanted to live on top of our neighbors and look into their windows every day. With the zoning at 5 acres, it allows space, more privacy and farming (as many of us do). There are many other areas of the county that are already zoned for the investments of Kyle Stratton.
3. From what Bob Kaskel told us, Kyle Stratton was aware of the A2 zoning before he purchased the land and knowing that zoning, purchased the land anyway. They even brought out equipment to break ground and left after a couple of hours.
4. With droughts and reports of lower water levels all over the West, we are genuinely concerned with the water table and having enough well water for the future. Adding 7-9 more houses on the canal for irrigation will pose problems for an already stressed system. We are already seeing a negative impact on the wells and irrigation water with each new house built.
5. Roads have been built and easements have been made to accommodate the zoning as it is. To change it now would mean the loss of use of more private land and more expense for roads and upkeep.

The only reason to do this is to increase the profits of Kyle Stratton, realtors, and contractors. At the expense of the quality of life for citizens in the area that is already feeling the negative impacts of change. By your decision you will show us whether you care about the citizens of Gem County or the benefit and profits of a few that seem to want this approved for greed.

Many of us moved here from other states, other small towns like Emmett. We were trying to find what we lost, we moved to homes that were available, followed the rules that were in place and did not ask for special treatment. We often tell people we are from your future; we lived in small towns (some smaller than Emmett) that were sold on the ideas of new, prosperity and excitement and are now seas of homes and strip malls with no hometown values, crime, congestion, not to mention the depletion of wildlife. And now we are seeing that here along with a visible increase in crime and traffic within our valley.

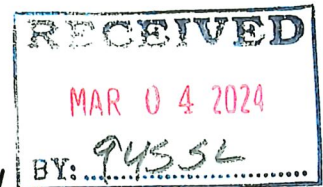
We should not have to give reasons why we object, but Kyle Stratton should be here telling us how this exception to the zoning benefits us, how it affects our irrigation, well water and overall, the impact on the area.

Sincerely,

Barry & Mona Barnes

Development Services Office
109 So. McKinley Avenue
Emmett, ID 83617

3/3/24



Towers Ranch & Produce, LLC
Jack and Debra Towers
3826 Waterwheel Rd, ID 83617

Attn: Planning and Zoning Commission

This letter is in response to a legal notice regarding a rezoning request at 3991 Frozen Dog Rd in Emmett, a 19+ acre from 5 acres into 2 acres minimum. T 06N, R 01W, Section 03. RP06N01W030600

As a small, business owner, we are greatly concerned regarding the growth of Emmett. Our customers enjoy getting away from the city throughout the Treasury Valley as well as from out of state and going to small town Emmett for the farm and country experience we provide. With all the subdivisions happening, the density Emmet has become, we are concerned our Emmett is no longer a small town and the country they once enjoyed is disappearing. We depend on irrigation as well as our well to provide clean, adequate and a reliable water source for our crops and our horses that we board. Although this subdivision request does not sound much, it does impact the Emmet small town look and feel. Our property is located in the county not the city where 5 acres, single family dwelling is the norm for the county. Please reconsider this Rezone Request.

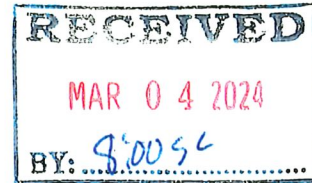
A handwritten signature in black ink that reads "Debra Towers". The signature is fluid and cursive, with a long horizontal line extending from the end.

A handwritten signature in black ink that reads "Jack Towers". The signature is cursive and somewhat stylized.

Jack & Debra Towers
Towers Ranch & Produce, LLC
Disabled, Veteran Owned & Operated

March 1, 2024

Gem County Development Services Department
Office of the Administrator
Planning & Zoning
109 South McKinley Avenue
Emmett, Idaho 83617



RE: The application to rezone the 19.04 +/- acre property located at 3991 Frozen Dog Road (T 06N, R 01W, Section 03, RP06N01W030600) submitted by Kyle Stratton on property owned by Robert Kaskel.

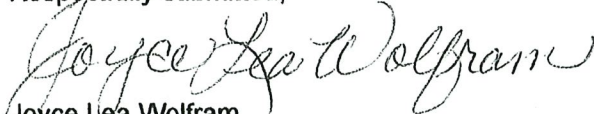
I am writing to express my concerns regarding this application to rezone the above referenced property from an A2 Rural Transitional Agricultural (5 acre minimum) zoning to a R3 Rural Residential (2 acre minimum) zoning. I am opposed to the rezoning because:

- The building of 9 or 10 residences would require 9 or 10 wells and septic fields instead of just 3 or 4. This could greatly impact the water table level and water quality in my area and raise considerable irrigation concerns, especially with the canal watering schedules.
- The building of 9 or 10 residences would immensely impact the traffic on Frozen Dog Road. Most household usually have 2+ vehicles...that could mean upwards of 20 or more vehicles on this rural road.
- This is an agricultural area with farming and livestock as well as wildlife. Rezoning negatively impacts the rural and agricultural aspects of this area and not for the better. It would definitely change and destroy the character of the neighborhood. It could result in the neighborhood's property values declining.
- Past County Commissioners set up the current A2 zoning. Rezoning the area from an A2 to R3 sets a precedent that could be used to by others to negatively change neighborhoods. It would be different scenario if all of the surrounding neighbors wanted the zoning change.
- Is it fair to the people in a neighborhood that want A2 zoning to be impacted by developers who want to come into an area and change it for their benefit? Where does it stop?
- I purchased my property because I wanted to live in a rural area, not a subdivision.

All of the above reasons are why I want the zoning in this area to remain A2 with a minimum of five acres per parcel.

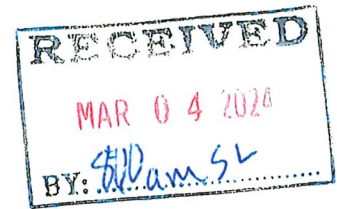
Thank you for taking my concerns into consideration as a decision is being made regarding the property at 3991 Frozen Dog Road as neighbors are impacted by your recommendation!

Respectfully submitted,


Joyce Lea Wolfram
3710 Frozen Dog Road
Emmett, Idaho 83617

Friday, March 1, 2024

Development Services
109 S. McKinley Ave
Emmett, ID 83617



To whom it may concern:

I Coleen ter Telgte am apposed to the rezone from A2 rural transitional agricultural (5 acre minimum) to R3 rural residential (2 acre minimum) at 3991 Frozen Dog Road for the following reasons.

I live at 3636 Frozen Dog Road. I am concerned that more water wells will affect my well water in my home. Because of the new houses established in our area in the past couple years, my water pressure has dropped tremendously and it fluctuates continuously. I feel that more wells in our area will affect my water negatively.

The roads are insufficient for the increase of traffic generated by more families moving into this area. Frozen Dog Road has farm machinery that uses it almost every day. The increase of vehicles will be to much for these country roads to handle. The increase of automobiles will contribute to an increase of Carbon Monoxide in the air that will effect the our health and the health of our children, grandchildren, and everybody in this area for the rest of our lives.

not to mention the disappearance of the wild hife.
When people come, they always bring barking dogs, ATV's, motorcycles, guns, and many other things that are obnoxiously noisy, messy, unsightly, or destructive which will interrupt our quiet community and our quality of life.

When more people move into our area, they will bring their 'Bad City Ways' with them which will create the potential for an unsafe neighborhood which may include but is not limited to:

- A. Gangs and Gang Violence
- B. Destruction and Graffiti
- B. Drugs and Drug Use
- C. Burglars, Thieves, Robberies - ECT

Furthermore, we can not afford increased taxes, for more schools, roads and things that are associated with the increase of more people moving into our community.

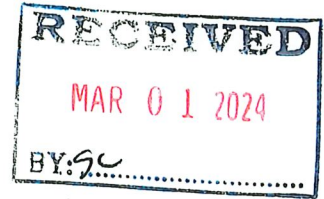
Please take these things into consideration when making decisions that will affect all of us in a negative way.

Sincerely

A handwritten signature in black ink, which appears to be "Coleen ter Telgte".

Coleen ter Telgte
3636 Frozen Dog Road
Emmett, ID 83617

Cody and Bonnie Cronquist
3445 Frozen Dog Road
Emmett, Idaho, 83617
bcronquist@msn.com
208-941-0206
2/29/2004



Dear Planning and Zoning Department,

I am writing to express my strong opposition to the proposed conversion of 5-acre parcels to 2-acre parcels on 3991 Frozen Dog Road. While I understand the need for development and growth, I firmly believe that this change will have detrimental effects on both our infrastructure and the quality of life for residents.

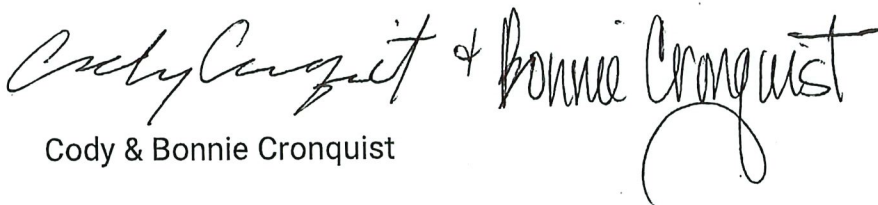
One of the primary concerns I have is the strain that such a conversion would place on our already fragile well and septic systems. Our current infrastructure was designed to support properties with larger acreage, and reducing parcel sizes could overload these systems, leading to potential contamination of groundwater and compromising public health. Given the importance of clean and safe water sources, it is imperative that we prioritize the protection of our existing resources over increased development.

Additionally, the proposal fails to address the issue of excessive traffic on our county roads. The roadways in our community are already congested, with vehicles frequently traveling at unsafe speeds. Introducing more parcels without addressing this issue would only exacerbate the problem, putting residents at greater risk of accidents.

I urge the Planning and Zoning Department to reconsider this proposal and keep our country property at 5-acre parcels vs. 2 acres.

Thank you for considering my concerns on this matter. I look forward to hearing from you and working towards a resolution that benefits our community as a whole.

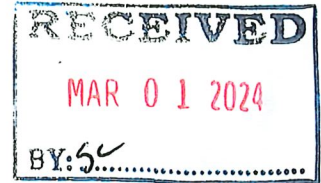
Sincerely,


Cody & Bonnie Cronquist

Don and Debbie Stallions

3227 Frozen Dog Road

Emmett, Idaho, 83617



Dear Planning and Zoning,

I am writing to express my strong opposition to the proposed change of 5-acre parcels to 2-acre parcels on 3991 Frozen Dog Road. My husband and I will not be able to attend the meeting, so we would like to voice our opinion on this matter. As a long-time resident on Frozen Dog Road, I believe this change will not be good for anybody living on Frozen Dog Road.

First and foremost, Frozen Dog Road already faces significant challenges with speeding cars. The country road already faces speeding vehicles daily. With the addition of more residences due to the smaller parcel sizes, there will inevitably be an increase in vehicle traffic, increasing the existing speeding issue. This poses a serious threat to the safety of both residents and livestock in the area.

Furthermore, the rural nature of Frozen Dog Road means that residents rely on private wells and septic systems for their water and sanitation needs. Reducing parcel sizes could strain these systems beyond their capacity.

Moreover, the change from 5-acre parcels to 2-acre parcels could significantly impact the rural character of our community. Many of us chose to live here for the peaceful and spacious environment that larger parcels provide. Allowing smaller parcels could lead to overcrowding, diminished privacy, and a loss of the natural beauty that makes our area unique.

In light of these concerns, I urge the Planning and Zoning Department to reconsider the proposal to change parcel sizes on 3991 Frozen Dog Road. Instead, I encourage you to prioritize the safety, well-being, and character of our community by maintaining the current parcel sizes.

Thank you for considering my input on this important matter. I hope that you will take into account the concerns of the residents who call Frozen Dog Road home when making your decision.

Sincerely,

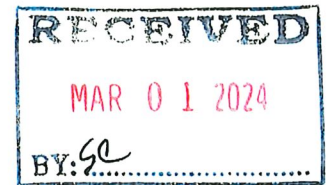
Don and Debbie Stallions

Don & Debbie Stallions

February 27, 2024

To the Gem County Planning and Zoning Commission

Regarding the March 4, 2024 Regular Meeting, Item 3, Property at 3991 Frozen Dog Road, Emmett, 83617



Gentlepeople,

My name is Shell Wiley. I live at 3535 Frozen Dog Road. I have lived in this house for 8 years. Prior to that, I had an apple orchard on South Slope Road for 10 years. I am a long-time resident of Emmett.

I love my community and my neighborhood. It is wonderful to see the horses and cows, row crops and orchards. It fills me with sadness that this way of life is being depleted by developers.

We just had a redo to our Comprehensive Plan. Some of the items in it that are important to the people of Emmett:

- Preserve our agricultural land
- Honor our rural heritage
- Protect our open space and natural resources

I truly hope these are statements that the Zoning Commission takes to heart, and rejects the request to change the property at 3991 Frozen Dog Road from 5 acre minimum to 2 acres.

Please allow us to keep our rural way of life. It is why we are here, and why we love it.

Thank you for your careful consideration.

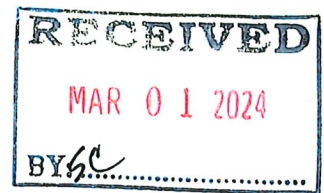
A handwritten signature in blue ink that reads "Shell Wiley".

Mrs. Shell Wiley

3535 Frozen Dog Rd.

Emmett ID 83617

February 28, 2024



Dear Gem County P&Z,

I am VERY much against this rezoning request to downsize the existing 5 acre minimum in this area of the county!

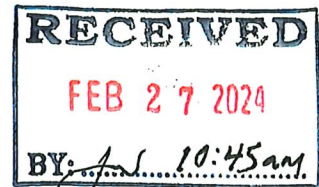
When we moved here 8 years ago, we were looking for a rural location to be free of traffic and noise congestion. We specifically chose our current location at 3535 Frozen Dog Rd. with that zoning in mind!

Our neighbours are pretty much after that same thing. I once lived in Regency Heights subdivision and bought where we are now to get to a nice open area.

I am sure that there are many other developers around who's mouths are watering about the idea of breaking up the five acre minimum rural areas so that they can line THEIR pockets and never be seen again.

Respectfully,
Dennis Wiley
3535 Frozen Dog Rd.

A handwritten signature in blue ink that reads "Dennis Wiley". The signature is written in a cursive style with a large, sweeping flourish at the end.



To: Gem County Planning and Zoning Commission

Re: Rezone request by Kyle Stratton on Parcel RP06N01W030600, 3991 Frozen Dog Rd

Date: February 27, 2024

My name is Leanne Lloyd-Fairey. I live at 3808 Waterwheel Rd, Emmett, ID. My email address is lloyd-f@yahoo.com.

I would like to suggest that instead of the requested 2-acre minimum designation, the zoning should allow for 5-acre minimum lot size. As a close neighbor to this site, I am concerned about how the increased density of residential development will affect the availability of domestic water supplies and how the proliferation of septic systems might contaminate the groundwater.

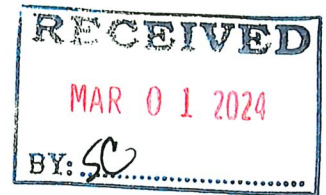
Because this area still has many parcels that could be subdivided, it seems prudent to limit the density in order to maintain the rural feel of the area and ensure that all residents have access to basic resources such as clean domestic water.

Additionally, this parcel is adjacent to the Idaho Mounted Shooters facility. Because firearms are frequently discharged at this facility, new residents might be inspired to turn their own properties into ad hoc shooting ranges, which would greatly diminish the quality of life in this area.

Respectfully submitted.

Leanne Lloyd-Fairey

GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT,
Office Of The Administrator, Planning & Zoning
109 South McKinley Avenue
Emmett, Idaho 83617



March 1, 2024

To the Gem County Planning and Zoning Commission,

Re: Rezoning of the 19.04 acres located at 3391 Frozen Dog Rd, Emmett, Parcel #RPO6N01W03060, from A2 (minimum 5 acres) to R3, (2 acre minimum). Hearing is scheduled on March 11, 2024. We plan on attending.

Our names are Allan and Mary "Jeannie" Tice. We purchased our home at 3637 Frozen Dog Rd, Emmett, in December of 2022. We currently have sheep, a small orchard, ducks, and our dogs on our 5.6 acres. Our pastures will be planted this spring with grass for hay for our future agricultural pursuits, such as beef. We were delighted to find a rural area with 5 acre minimum parcel size; in fact we preferred at least 5 acres if not more. It appeared that we were guaranteed that our new neighborhood, at least the South side of the road, would remain at the 5 acre minimum size limit. Now our dream of a quiet country setting is threatened. Our concerns are:

- Loss of the quiet rural setting in our neighborhood.
- A massive increase in traffic on Frozen Dog Rd.
- Nine additional parcels to "share" our agricultural Ditch Water; we already have 5 parcels actively using the Ditch Water and have difficulty scheduling watering times.
- Permanent loss of agricultural land and open space.
- Developers who care more about their profit than the character of the neighborhood.

Our recommendation: REJECT the request to change the zoning at 3991 Frozen Dog Rd. Please KEEP IT at the A2, 5 acre minimum.

We appreciate your thoughtful consideration of this issue.

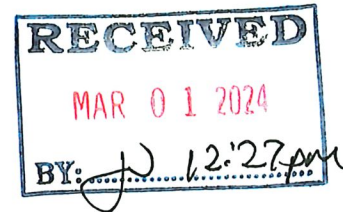
Most sincerely,

Allan m Tice Mary "Jeannie" Tice

Mr. & Mrs. Allan and Mary "Jeannie" Tice
3637 Frozen Dog Rd.
Emmett, ID 83617

TO: Gem County Planning and Zoning Commission

RE: 3991 Frozen Dog Road Rezoning Petition



We are submitting this letter to express our strong opposition to the proposed zone change of A2 Rural (5 acre minimum) to R3 Rural (2 acre minimum) at 3991 Frozen Dog Rd, Emmett.

This proposed change will have definite negative impacts on residents of Frozen Dog Rd and surrounding areas in the following ways:

- 1) Of great concern is the additional number of septic systems and residential wells. If large and small county parcels, not within Emmett City water and sewer access, continue to be subdivided into 2 acre parcels, we will be facing a number of serious problems. Specifically, contaminated ground water affecting wells due to the proximity of septic systems to ground water table.
- 2) As a home builder of more than 45 years, I strongly disagree with Sawtooth Land Surveying's statement – quote – “There is no known health, safety or environmental issues that currently exist or that will exist as a result of this development.” I ask... on what basis was this statement made? Please seriously consider the effects on our community if every parcel on Frozen Dog Rd is split into 2 acre parcels. In fairness to all, at what point do you draw the line?
- 3) Increased traffic on county roads and possibly excessive speed is very concerning.
- 4) Increased population always has a negative effect on wildlife. In addition to enjoying open spaces, we also relish observing wildlife – deer, numerous bird species, rabbits and coyotes as well as farm animals, hay and corn fields, and orchards.

We chose to buy 5 acres and build our home in Emmett rather than Eagle, Star, or Middleton because we enjoy all that a rural community has to offer. Please don't change zoning and take all of that away from Frozen Dog residents and others to appease a real estate developer.

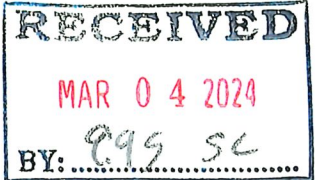
Thank you for your consideration.

Sincerely,

Kevin & Linda Davis

Kevin Davis *Linda Davis*
3/1/24

Rezoning Petition



This petition is in response to a legal notice regarding a rezoning request at 3991 Frozen Dog Rd in Emmett, a 19+ acre from 5 acres into 2 acres. Many of us are on wells and we are concerned about our aquifer depletion and septic tank contamination from run off. Gem County regulations is to maintain single family dwellings at 5 acres minimum. We, the following, would not want this rezoning to be approved.

T O b n , R O b n , R O W , Section 03
R P O b n o l W o 3 o 6 o o

Print Name & signature	Address	Phone Number
Debra Towers <i>Debra Towers</i>	3826 Water Wheel Rd Emmett	(425) 591-6047
Jack Towers <i>Jack Towers</i>	3826 Water Wheel Rd Emmett	(208) 593-1220
GARY L THOMAS <i>Gary L Thomas</i>	3810 WATERWHEEL Rd EMMETT, Id	208-957-9464
ARLENA S THOMAS <i>Arlena S Thomas</i>	3810 Waterwheel Rd Emmett ID 83617	208-350-8460
Chad Brusseau <i>Chad Brusseau</i>	3711 Waterwheel Rd Emmett, ID 83617	208-713-4605
Valerie Lesur <i>Valerie Lesur</i>	3815 Frozen Dog Rd Emmett ID 83617	208-477-8583 510-326-4228
Brian Lesur <i>Brian Lesur</i>	3815 Frozen Dog Rd Emmett 83617 ID	208-478583
Janette Schneider <i>Janette Schneider</i>	3806 Waterwheel Rd Emmett, ID 83617	208-739-8561
JOHN SCHNEIDER <i>John Schneider</i>	3806 WATERWHEEL EMMETT ID 83617	208-739-2790
Larry Clark <i>Larry Clark</i>	3800 Waterwheel Rd EMMETT, Id 83617	208-720-5443
Noelle L. Clark <i>Noelle Clark</i>	3800 Waterwheel Rd EMMETT, Id 83617	208-720-9143

Rezoning Petition

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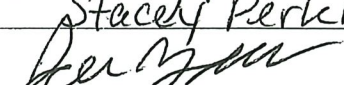
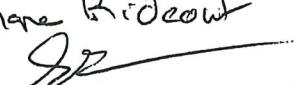
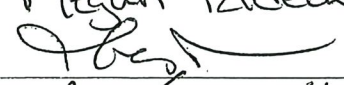

T Olen, R oiw, Section 03
RPO6 no1w030600

[illegible]

Rezoning Petition

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T. Olsen, R 01 W, Section 03
R706N 01 W 03 0600

Print Name & signature	Address	Phone Number
WILLIAM R. SMITH 	3400 WATERWHEEL	208-284-7498
Lena A. Smith 	3400 Waterwheel	208-949-0553
Tim Perkins 	3235 Waterwheel	208-392-3288
Stacey Perkins 	3235 Waterwheel Rd Emmett Idaho	208 389 8905
Joe Zider 	970 North Plaza Emmett ID 83617 Rd	(208) 703-6856
Shane Rideout 	3400 Waterwheel Rd	(208)-921-6987
Megan Rideout 	3400 Waterwheel Rd	208-577-7694
AM Stew 16 	3535 Waterwheel Emmett	208 367-5977

Rezoning Petition

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T 06n, R 01W, Section 03
R P 06 N 01 W 03 06 00

Print Name & signature	Address	Phone Number
David R. Frisbee <i>David R. Frisbee</i>	4600 FROZEN DOG EMMETT, ID	208-830-9033
Judy R. Frisbee <i>Judy K Frisbee</i>	4600 FROZEN DOG EMMETT, ID	208-830-9033
Julie Jendrich <i>Julie Jendrich</i>	4800 Frozen Dog Emmett ID	208.315.2360
LAWRENCE C. JENDRICH <i>[Signature]</i>	4800 Frozen Dog Emmett, ID	208.315.2446
Dorothy Franklin <i>Dorothy Franklin</i>	2017 Lariat Way EMMETT, ID	986-910-2704
Gary Franklin <i>Gary Franklin</i>	2017 Lariat Way Emmett, ID	986-910-2603