



# 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 checked="" 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 type="checkbox"/> SUBDIVISION, PRELIMINARY                |   |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT          | <input type="checkbox"/> SUBDIVISION, MODIFICATION               |   |

PROJECT NAME: Frozen Dog Rezone

## SITE INFORMATION:

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

Quarter: NE Section: 3 Township: 6N Range: 1W Total Acres: 19.04

Subdivision Name (if applicable): \_\_\_\_\_

Site Address: 3991 Frozen Dog Road

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

City: Emmett

Tax Parcel Number(s): RP66N01W030400 Current Zoning: \_\_\_\_\_ Current Land Use: \_\_\_\_\_

## PROPERTY OWNER:

Name: Robert Kaskel

## APPLICANT:

Name: Kyle Stratton

Address: 3991 Frozen Dog Road

Address: PO Box 718

City: Emmett State: ID Zip: 83617 City: Emmett State: ID Zip: 83617

Telephone: 208-631-4500

Telephone: 208-870-8075

Email: jbkaskel@gmail.com

Email: Kyle@evansrealtyllc.com

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

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

Robert Kaskel

[Signature]

6/29/23

Signature: (Owner)

Date Signature: (Applicant)

Date

## OFFICE USE ONLY

File No.: \_\_\_\_\_ Received By: SV Date: 7-7-23 Fee: \$710.00 Receipt No: 2023-00306

New Comp. Plan

EXHIBIT 1-1



## Sawtooth Land Surveying, LLC

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

July 7, 2023

Development Services

RE: Rezone 3391 Frozen Dog Road

To whom it may concern,

On behalf of Robert and Jeanette Kaskel, we are pleased to submit this Letter of Intent and attached application and supporting documents for the proposed Rezone on 3391 Frozen Dog Road.

<u>Address</u>	<u>Parcel Number</u>	<u>Acreage</u>
3391 Frozen Dog Road	RP06N01W03060	19.04 acres

This property is within Gem County and is currently zoned A2. We are looking to have the property zoned R3. The future plan is to subdivide the property into residential lots of 2 acres and leave 5 acres for the existing house. This appears to coincide with the future land use map, as this parcel is under county residential area. The comprehensive plan states in chapter 3 on page 49, that area is for county residential.

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, The proposed 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 know health, safety or environmental issues that currently exist or that will exist as a result of this development.

All lots will have their own wells and septic systems.

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

Sincerely,

Amy Rosa  
Project Manager  
Sawtooth Land Surveying, LLC



# GEM COUNTY

RP06N01W030600



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

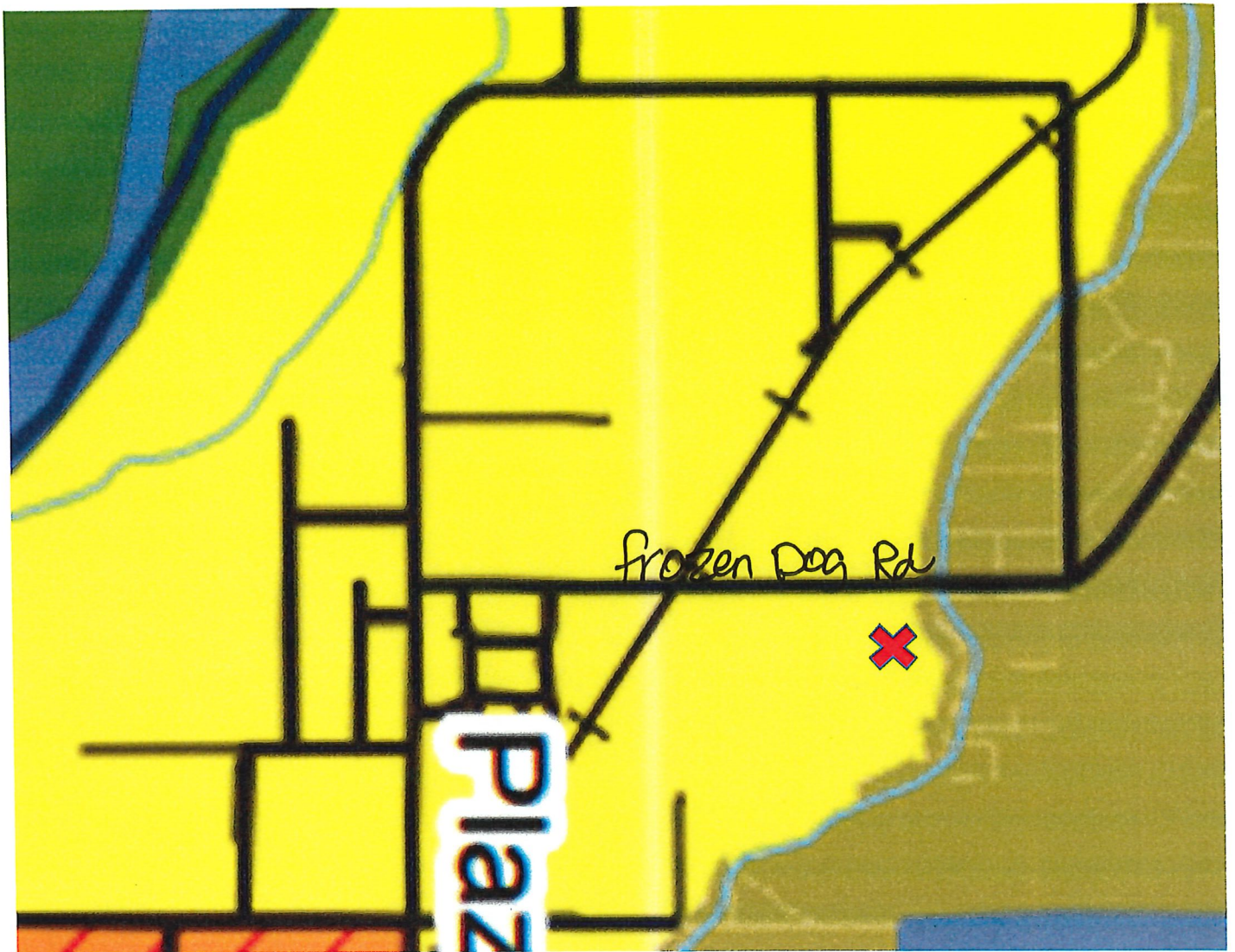
EXHIBIT 1-3





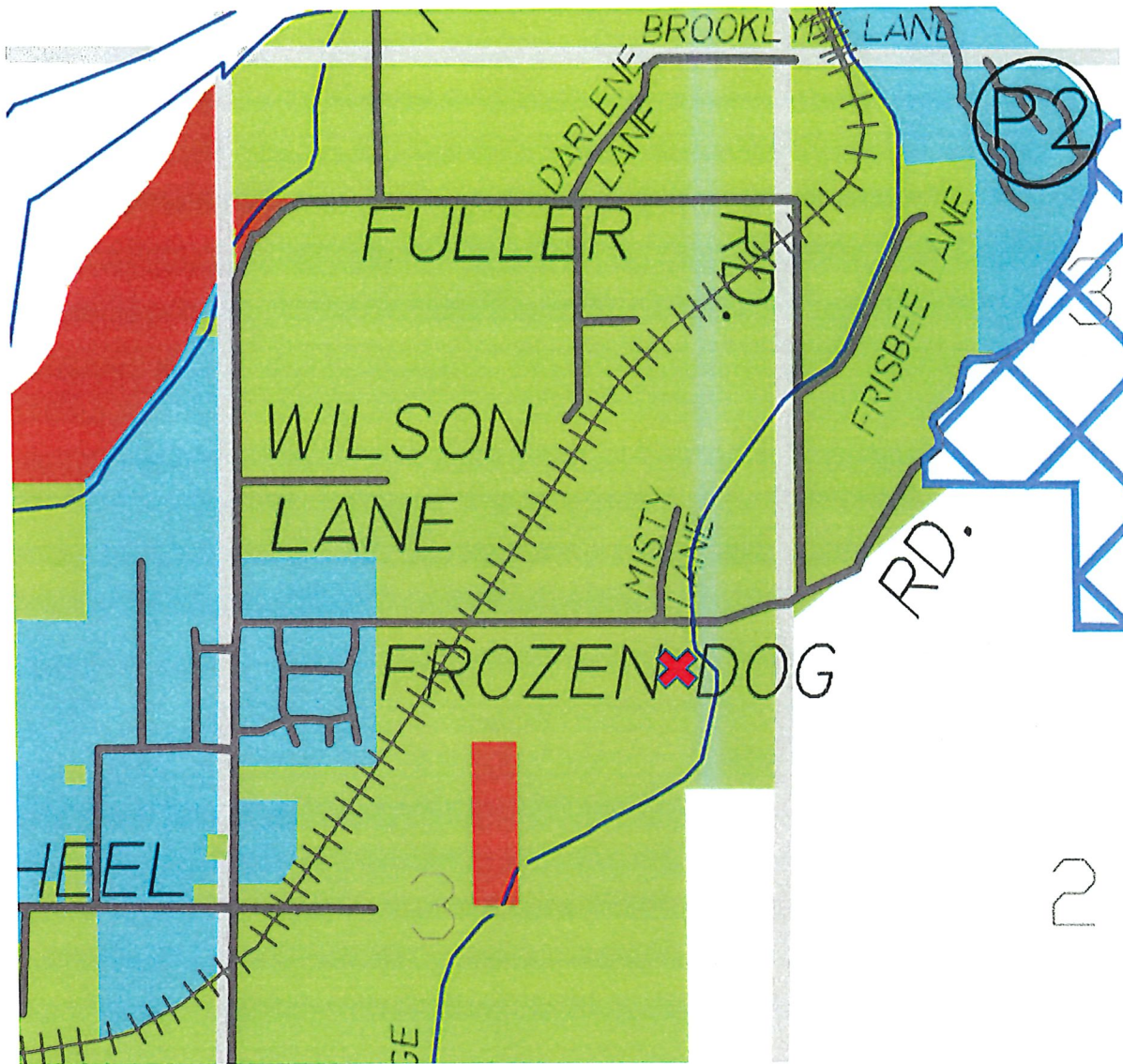


# FUTURE LAND USE MAP DESIGNATION



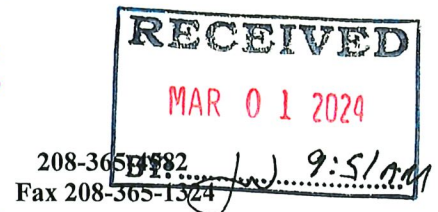


# ZONING MAP





222 E. Park St.  
Emmett, Idaho 83617



**Serving the Valley Since 1910**

[emmettirrigationshop@gmail.com](mailto:emmettirrigationshop@gmail.com)

February 29, 2024

To Gem County Development Services

**RE: Rezone from A2 to R3, Parcel #RP06N01W030600**

**Applicant: Kyle Stratton on behalf of property owner Robert Kaskel**

**The Parcel is located at 3991 Frozen Dog Road in Emmett, Idaho**

**Emmett Irrigation District Does not oppose the rezone application for this Parcel.**

The proposed rezone is in Emmett Irrigation District (EID) and has water entitlement through the district. This parcel also borders the Black Canyon Main Canal which is maintained and operated by Black Canyon Irrigation District and will have its own requirements and recommendation's. Below are some things that will be required and/or recommended by the irrigation district prior to subdivision approval if the rezone is approved.

1. EID will require an engineer certified pressurized irrigation delivery plan with overflow to drain that meets EID standards and specifications. Plans need to be submitted to EID along with an application and nonrefundable application fee. Once submitted, applications will be reviewed by EID Board of Directors at the next regularly scheduled board meeting. A copy of the standards and specifications and an application can be obtained at the EID office located at 222 East Park St. Emmett, Idaho 83617.
2. The future subdivision will need to form a water users association or join if there is an existing one for the irrigation delivery point.
3. There is an Irrigation delivery that runs through the center of this proposed rezone that feeds properties to the west and will need to have an easement and access recorded if none exist currently. There is also an Irrigation delivery pipe that runs along the north property line from the Black Canyon canal to the west along Frozen Dog Rd. This line will also have to have an easement recorded if none exists. Both lines will need to be protected at any driveway or road crossings.
4. Prior to Final plat the installed irrigation system and any EID approved projects pertaining to the project must be inspected by EID and the design engineer.

Thank You  
Andrew Griggs  
Emmett Irrigation District  
[emmettirrigationshop@gmail.com](mailto:emmettirrigationshop@gmail.com)  
Cell: 208-365-8983

EXHIBIT 4-1



# BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

February 28, 2024

Gem County Development Services  
109 South McKinley  
Emmett, ID 83617  
(208) 365-5144

**RE: Rezone from A2 to R3, Parcel RP06N01W030600**

Applicant: Kyle Stratton on behalf of Property Owner Robert Kaskel

The parcel is located at 3991 Frozen Dog Road in Emmett, Idaho.

The proposed rezone is located within a parcel that is outside of the Black Canyon Irrigation District (District) boundary of service. However, as discussed with Gem County Planning and Zoning Department, the parcel is located adjacent to the Black Canyon Main Canal which is operated and maintained by the District. Therefore, the following items will be required and/or recommended by the District when/if the property is approved for rezone and the owner proceeds with future plans to subdivide the property into residential lots:

1. The proponent will be required to fill out and submit a Development Intake Sheet with a non-refundable intake fee prior to the District providing pre-plat concurrence for the future subdivision. This Development Intake Sheet can be found on the District's website (<https://blackcanyonirrigation.com/development>). This application gets the proponent in line with the District's process to avoid any unforeseen development constraints.
2. The District will not allow any utilities, structures, and encroachments within the existing Black Canyon Main Canal easement/right-of-way.
3. The existing Black Canyon Main Canal easement/right-of-way line is recommended to be fenced along the entire length of any future subdivision. The District has standard fencing details on the District's website under development standards and specifications.
4. All diversions from the Black Canyon Main Canal along the parcel's boundary will need to be metered. If the property owner intends to abandon any of the existing deliveries, they shall be abandoned in compliance with the District Standards.



## BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

5. The proponent will be required to provide a recorded, standalone easement for the Black Canyon Main Canal. This includes both an exhibit and legal description. These documents will need to be signed by a licensed land surveyor within the State of Idaho per District Resolution 2023-04.

All the above requirements compliant with the District's current development policies will need to be met, including any others that arise during future development review.

Thank You,

*Donald Popoff*

Donald Popoff P.E.  
District Engineer  
Black Canyon Irrigation District

CC: Carl Hayes – Black Canyon Irrigation District  
Tyler Chamberlain – Black Canyon Irrigation District  
Office – Emmett Irrigation District  
Jennifer Kharri – GEM County Planning Director

Attachment: BCID Development Intake Form



# Black Canyon Irrigation District

Phone: (208) 459-4141

474 Elgin Street, Notus, Idaho 83656

Mailing address: P.O. Box 226, Notus, ID 83656

CLEAR FORM

## FOR INTERNAL USE ONLY:

Received by:

Date Received:

BCID Application No.:

Payment Amount /  
Check Number:

Scheduled Intake Meeting Date:

## NEW PROJECT APPLICATION FORM:

Applicant is responsible for any fees plus reimbursement of costs incurred. The intake fee is NON-REFUNDABLE.

APPLICANT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROJECT LOCATION: (ALL INFORMATION REQUIRED)

PROJECT OR SUBDIVISION NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PARCEL NUMBER(S): \_\_\_\_\_

SECTION: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

COUNTY: \_\_\_\_\_

### Check all that apply:

### Non-Refundable Intake Fee:

<input type="checkbox"/> New Development – Parcel Change (Subdivision / Short Plat / other)	\$1000 + (additional costs incurred)
<input type="checkbox"/> Infrastructure Relocation / Bridge Crossing	\$300 + (additional costs incurred)
<input type="checkbox"/> Building Permit Review / Single Lot Split (Single Family not New Development)	Cost of infrastructure + Admin.
<input type="checkbox"/> New Turnout Request	\$200 + (additional costs incurred)
<input type="checkbox"/> Irrigation Water Allotment Transfer (Permanent)	\$200 + (additional costs incurred)
<input type="checkbox"/> Irrigation Water Allotment Transfer (Temporary)	\$250 + (additional costs incurred)
<input type="checkbox"/> Crossing of Facilities (Driveway, etc.)	\$250 + (additional costs incurred)
<input type="checkbox"/> Utility Service Crossing (water, irrigation, sanitary sewer, fiber)	Costs incurred + Admin.
<input type="checkbox"/> Other Work (fence, gate, pump station, water modeling, engineering, etc.)	

Note: The fees for the top two items are not cumulative (\$1000 + incurred cost max.) if both checked.

- Please make checks payable to BCID, 474 Elgin St., Notus, ID 83656.
- Please reference your Development Name with this Payment.
- Payment by credit card can be received, however a processing fee will be applied.

### NEW PROJECT DESCRIPTION BY APPLICANT



**A COMPLETE APPLICATION, INCLUDING ALL APPLICABLE FEES PAID IN FULL IS REQUIRED PRIOR TO ACCEPTANCE.**

The following information is required for your application to be considered complete:

- Fill out all Name, Location, and project information on Page 1.
- In the space provided on Page 1, provide written description of the proposed project (describe the type of system, structures, or facility to be installed, to be constructed; physical specifications; when the construction is proposed to occur; duration of the project; etc.). Attach additional sheets as necessary.
- Attach a separate map/plan view drawing of the proposed project(s) showing locations of proposed construction and installation. Include the existing District's facilities and right of way (if known); include all proposed crossings, new facility locations, fences, gates, structures, etc.

Minimum map requirements include

- Section, Township, Range
- North Arrow
- Closest cross streets
- Parcel Number of Affected Property
- Property or Properties of affected project clearly identified (outlined parcel)
- Map shall be submitted in a legible typical scale.

\*If map does not meet the above minimum requirements, the application will not be processed.

- Provide any additional detailed drawings, sketches, and materials to be used, and any other relevant project information. Include dimensions of structures, pipe sizes, locations, etc.
- Provide Non-refundable Fee - Paid in Full. Intake fees cover the following items: One (1), 1-hour intake review meeting with District staff and engineers, One (1) site visit, One (1) Development Intake Quotation (DIQ), and administrative processing costs.

**UPON ACCEPTANCE OF THIS NEW PROJECT APPLICATION THE FOLLOWING STEPS WILL OCCUR:**

1. A project intake meeting will be scheduled with the District (Typically scheduled at time of application submittal). Development Review meetings are generally scheduled to take place on Mondays, with four (4) one-hour slots reserved from 1PM to 4PM on a first come, first serve basis.
2. A site visit will be scheduled after the project intake meeting has occurred.
3. A Development Intake Quotation (DIQ) will be provided to the applicant to estimate review fees for the project.
4. Development Standards will be provided to the applicant explaining the review process, requirements, and progression of the review process.
5. The Developer will need to provide preliminary plat information in electronic file format (AutoCAD.dwg or GIS) for District's water accounting and billing purposes.

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APPLICANT'S SIGNATURE

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DATE

Please submit completed applications and other pertinent information in electronic format to the District via email at [developmentreview@blackcanyonirrigation.com](mailto:developmentreview@blackcanyonirrigation.com). PDF format is preferred. If you have any questions, please contact the District's office at (208) 459-4141. No action will be performed by District staff until all application fees have been paid in full.



**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**

February 22, 2024

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

RE: Kyle Stratton (Rezone)

Dear Jennifer,

Gem County Road & Bridge Department (GCRB) has reviewed the Rezone Application for Kyle Stratton, property located at 3991 Frozen Dog Road. GCRB has no comments in regards to this application.

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

Thank you,

A handwritten signature in blue ink, appearing to be "Neal Capps", is written over the printed name.

Neal Capps, Director  
Gem County Road & Bridge



CERTIFICATE OF MAILING

I hereby certify that on the 15 day of February, I served a true and correct copy of the foregoing upon:

**PROPERTY OWNER LIST WITHIN 300 FEET**

Kaskel

T06N, R01W, Section 03

Linda Ravenholt  
4005 Frozen dog Rd  
Emmett, ID 83617

Ryan Fullerton  
3740 Frozen Dog Rd  
Emmett, Id 83617

Brian Lesur  
3815 Frozen dog Rd  
Emmett, Id 83617

Jason Janousek  
2804 N. Cole Rd  
Boise, ID 83704

Cleve Randall  
4025 Frozen Dog Rd  
Emmett, ID 83617

Russell Clark  
4911 Heath Way  
Nampa, Id 83687

Daniel Littlefield  
3801 Frozen Dog Rd  
Emmett, Id 83617

Marie Barnes  
P.O. Box 460  
Emmett, ID 83617

Kim Ridener  
4030 Frozen Dog Rd  
Emmett, ID 83617

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

  
\_\_\_\_\_  
Stephanie Crays  
Development Services Coordinator