



MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 South McKinley, Emmett, Idaho 83617 www.co.gem.id.us phone: (208) 365-5144 fax: (208) 365-2499

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- | | | |
|--|--|--|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> REZONE | <input type="checkbox"/> SUBDIVISION, MODIFICATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> SPECIAL USE PERMIT | <input type="checkbox"/> VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT | <input checked="" type="checkbox"/> SUBDIVISION, PRELIMINARY | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT, FINAL | <input type="checkbox"/> SUBDIVISION, FINAL | <input type="checkbox"/> ZONING TEXT AMENDMENT |
| <input type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUBDIVISION, MINOR | |
| | <input type="checkbox"/> SUBDIVISION, COMBINED | |

PROJECT NAME: Lera Subdivision

SITE INFORMATION:

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

Quarter: SW Section: 07 Township: 6N Range: 2W Total Acres: 96.095

Subdivision Name (if applicable): _____

Site Address: 0 Bowman Rd Lot: _____ Block: _____
City: _____

Tax Parcel Number(s): RPO6NOZW074801 Current Zoning: AZ Current Land Use: AZ

PROPERTY OWNER:

Name: Vince Lera

Address: 909 9th Ave

City: Sacramento State: CA Zip: 95833

Telephone: _____ Fax: _____

APPLICANT:

Name: Nicole Welch Sawtooth Land Surveyors

Address: 555 Edgemont Rd. 2030 S. Washington Ave

City: Emmett State: ID Zip: 83617

Telephone: (208) 365-3222 208-398-8104

Email: awelch@bigididorealestate.com

amy@sawtoothls.com

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

Vince Lera

8/24/2021 12:25:34 PM MDT

Signature: (Owner)

08/24/2021

Date

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

Authentisign

Nicole Welch (NW)

8/23/2021 8:15:47 PM MDT

Signature: (Applicant)

08/23/2021

Date

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPLICABLE CHECKLIST (S).

File No: <u>PP-21-004</u>	OFFICE USE ONLY	Received By: <u>JV</u>	Date: <u>8/31/21</u>	Fee: <u>1400.00</u>	Receipt No. <u>1176</u>
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Sawtooth Land Surveying, LLC

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

March 17, 2022

Development Services

RE: Lera Subdivision

To whom it may concern,

On behalf of Vince Lera, we are pleased to submit this Letter of Intent and attached application and supporting documents for the proposed Preliminary Plat for Lera Subdivision.

Lera Subdivision comprises of approximately 96.095 acres. The property is located at the corner of Bowman Road and ID-52. Details on the existing property comprising the project is as follows:

<u>Address</u>	<u>Parcel Number</u>	<u>Acreage</u>
No Situs Bowman Road	RP06N02W074801	96.095

This property is within Gem County and is currently zoned A2. The subdivision offers 18 residential lots and 1 common lot. The residential lots range from 4.908 to 5.170 acres. Due to the amount of right of way dedication, one lot will be substandard.

The subject property lies within the Enterprise Irrigation District service area.

Lera 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.

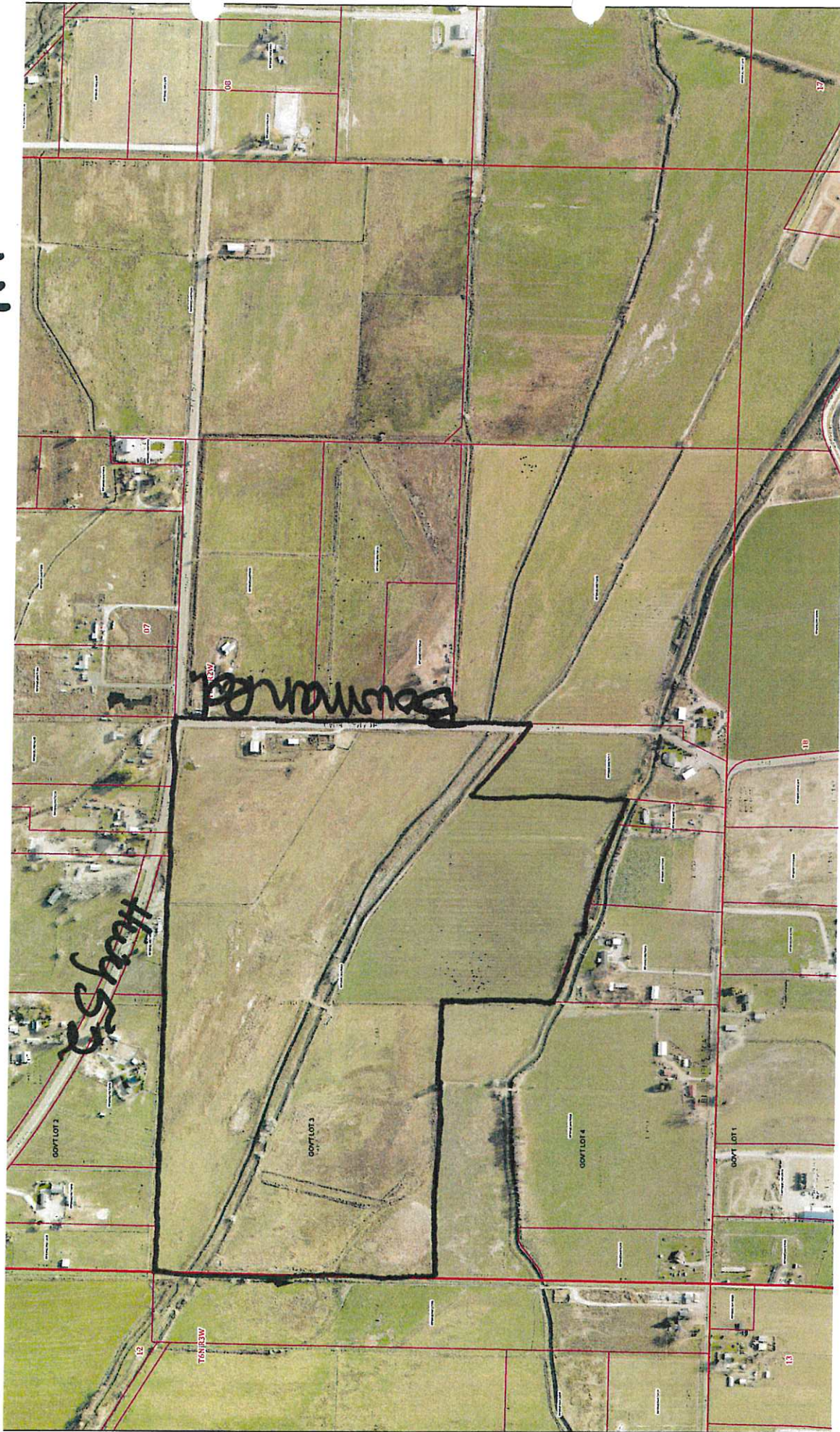
All lots will have their own wells and septic systems.

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

Sincerely,

Fritz Brownell
Sawtooth Land Surveying, LLC

N↑



Apprx. 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 LERA SUBDIVISION

FILE NUMBERS: PP-21-004

ZONING COMMISSION HEARING DATE: MAY 9, 2022

APPLICANT: SAWTOOTH LAND SURVEYING, LLC
2030 SOUTH WASHINGTON AVENUE
EMMETT, ID 83617

PROPERTY OWNER: VINCE LERA
909 9TH AVENUE
SACRAMENTO, CA 95818

SITE LOCATION: BOWMAN ROAD, T 06N R 02W Section 7

STAFF PLANNER: JENNIFER KHARRL

1. APPLICATION SUMMARY & OVERVIEW

The applicant, Sawtooth Land Surveying, on property owned by Vince Lera, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to construct a single-family residential development on approximately 96 acres on Bowman Road. There are two outbuildings located on the property. The property is zoned R-2, Residential Transitional.

The PP application proposes 18 building lots and 1 common lot. The average building lot size is 5.22 acres. Individual wells and septic systems are proposed for each lot. Two private roads are proposed through the development. A neighborhood meeting was held on November 23, 2021 and ten (10) people attended the meeting.

The applicant is also requesting one exception to the Subdivision Ordinance (as allowed per Section 1-12) – to allow a block length over 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 the southwest corner of Bowman Road and West Highway 52. The property has approximately 1,645 feet of frontage along Bowman Road and approximately 420 feet of frontage along West Highway 52. The property is located in Section 7 of Township 6N, Range 2W.

B. Current Owner(s): Vince Lera

C. Applicant(s): Sawtooth Land Surveying, LLC

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. 96 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 May 12, 2021. A Notice to Proceed was issued on May 19, 2021. In accordance with Gem County Code 12-3-3, the applicant conducted a neighborhood meeting on November 23, 2021.

B. Application Submittal:

The complete Preliminary Subdivision application for this item was received by the Development Services Department on March 22, 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 April 20, 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 April 8, 2022. The physical property was posted for the public hearing on April 15, 2022. Requests for all impact agencies' reviews were mailed on April 8, 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. None.

F. Companion Applications: Two private road applications.

4. LAND USE

A. Existing Land Use(s): Irrigated pasture land with a couple outbuildings.

B. Description of Character of Surrounding Area: The immediate vicinity includes a combination of active and inactive agricultural lands and rural single-family residential properties. The entire vicinity contains irrigated and/or irrigatable lands (Enterprise Ditch Company).

C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential
South of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential; Enterprise Ditch
East of site	Agriculture/Natural Resources	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential
West of site	Agriculture/Natural Resources	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 “D” on FEMA’s Flood Insurance Rate Map, Community Panel Number 160127 0405 B, which indicates areas of undetermined flood hazard. No flood insurance is required in Zone D areas.
4. Canals/Ditches/Irrigation/Creeks: The Reed bisects the property and the Enterprise Ditch runs along the southern boundary. The property lies within the boundaries of the Enterprise Ditch jurisdiction. Enterprise Ditch and Reed Ditch submitted letters with a few conditions if the subdivision is approved.
5. Hazards: The **Reed Ditch** bisects the property. 14 of the 18 proposed building lots abut the ditch. The **Enterprise Ditch** runs along a portion of the southern boundary. 4 of the 18 proposed building lots abut the ditch. The application does not indicate how these ditches will be addressed for any child safety measures. No measures are required by ordinance, but the Commission and Board should give special consideration to the ditch (given its size and impact on the site). This and any other potential hazards

should be addressed by the applicant at the public hearing.

- F. Streets and/or Access Information: The plat proposes to construct two new private roads (Venice Lane and Sicily Lane). All Lots will access the new roads. Access will be prohibited from West Highway 52 and Bowman Road except for the two private roads.

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 “Agriculture/Natural Resources”.

The Comprehensive Plan defines the “Agriculture/Natural Resources” category (in **Chapter 12**,) as follows:

“Irrigated and non-irrigated lands located throughout the county that consist of a diversity of natural resource-based land uses, including crops, pastures, grazing, mining, forestry and similar industries that are land-dependent.”

The Plan also notes that “this is an area where the community recognizes that there will be rural residential in long-range planning, but the purpose of this land-use policy is to buffer agricultural pursuits and to provide guidelines for conversion to future rural residential development of 1 unit to 40 acres or more. . New building and development within the Agriculture/Natural Resources area is based upon the existing zoning.”

This property is located in A-2 zone and within the Agriculture/Natural Resources designation of the Future Land Use Map. The property contains 96 acres and seventeen of the proposed lots will meet the minimum zoning requirement. The 4.90 acre parcel (Lot 9) 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 on-site visits 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

April 12, 2022

To whom it may concern.

I am writing regarding the Lera Subdivision located on Bowman Rd. I am concerned for the following reasons: 1) traffic – The intersection that this subdivision would most effect is already a huge problem. We have had 2 truckloads of dirt put in out borrow pit in the last few years because of this intersection. It is at a dangerous corner and there is no turn lane. This would also put more traffic at the Tom's Cabin intersection which is also a very dangerous intersection. 2) Wells and septic systems. This is in low lying land and we have shallow wells. Putting in 18 septic systems and 18 wells would drop our water table and possibly require our well to be drilled deeper – who would pay for this expense. 18 septic systems could possibly cause contamination of our shallow wells. 3) What is your plan to deal with the schools which are getting near capacity – Who will be paying that bill? 4) Washington is already full – when and how is that going to be resolved?

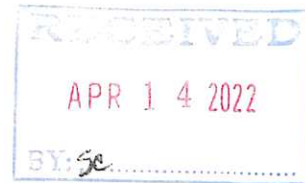
How can we be guaranteed that this subdivision will not add to public expenses and that will not create any environmental issues. This subdivision **will add** to an already existing public safety issue. Hwy 52 intersection and Bowman Rd.

What qualifications does Sawtooth Land Surveying, LLC have to make the statements that they did on their form – I called them to ask that question and I got no answer.

For all of these reasons I oppose this subdivision until all of the above issues have been addressed in a satisfactory manner.

Thank you for your time in addressing my concerns.

Annette Smith



APR 29 2022

BY: JU 11:12am

Page 1 of 4

April 27, 2022

To Whom it May Concern:

Regarding the Preliminary Subdivision Plat (Lera Subdivision) application for Parcel Number RPD6N02W074801

We would like to address some questions and concerns we have regarding the proposed subdivision, and in the letter from Sawtooth Land Surveying, LLC dated March 17, 2022.

The proposed residential lots range from 4.908 to 5.170 acres. Property Zoning is A2 which comprises at least 5 acres, not 4.908. If lots are over 5 acres, does that allow for an additional home or sublet on that lot?

What studies have been done to substantiate there are no known health, safety or environmental issues currently or will not exist as a result of the development?

Adding 18 residential lots with family vehicles will increase the already hazardous flow of traffic on Bowman Road and creating more pollution.

The current speed limit of 40 MPH is not realistic for such a busy road with blind curves,

April 27, 2022

Page 2 of 4

Regarding Preliminary Subdivision Plat (Lera Subdivision)

Since 2018, Bowman Road has become an alternate route to Emmett; to and from Middleton and surrounding areas via Little Freeze out / Emmett Rd and Highway 52. The significant increase in vehicle traffic has included heavy equipment trucks and especially 18 wheelers with excessive use of air brakes on the hazardous Bowman Road ^{narrow} curves. With this increase in traffic, this has created unsafe conditions for ranchers moving their livestock on Bowman Road from pasture to pasture. This violates Idaho's Open Range Right of Way Laws. Has Bowman Road infrastructure been studied or tested recently to be able to handle the increased traffic, especially heavy equipment rigs?

Nearby surrounding roads currently access Bowman Road to Highway 52. Adding 2 entrances to the proposed subdivision on Bowman Road could create traffic hazard. Who will pay for those roads?

There have been fatalities on Bowman and Highway 52. The intersection of Bowman Rd and Highway 52 is hazardous. There are "passing lanes" on Highway 52 right before Bowman Road. Highway 52 does not have turn lanes onto Bowman Rd. Will it be widened with turnouts? at whose expense?

April 27, 2022 Page 3 of 4
Regarding Preliminary Subdivision Plat (Lera Subdivision)

Idaho is experiencing continued drought conditions annually. Many counties this year already are filing for emergency aide due to drought.

Last year, water in our irrigation districts area was shut off early due to drought conditions. How will adding 18 homes onto Enterprise Irrigation District affect the water and irrigation situation for current residents? Will adding 18 wells and septic systems cause water table or irrigation issues?

We currently have issues with our irrigation well running out of water during summer months.

How will Lera subdivision not create excessive additional requirements at public expense? Please clarify "excessive". Adding more housing creates the need for additional support services such as; health care providers, hospitals, law enforcement, fire, schools, infrastructure upgrades, which are paid somewhat by property taxes and levies. Please explain how additional services will be supported by property taxes and/or fees paid directly to service providers. Who's property taxes? Property taxes in Gem County have increased significantly in the last 4-5 years, placing substantial burdens on current property owners.

April 27, 2022

Page 4 of 4

Regarding Preliminary Subdivision Plat (Hera Subdivision)

What is the proposed start date for this development?

What are the next steps?

Thank you for your consideration in reviewing our comments, concerns and questions. We look forward to your response.

Respectfully,
Bob and Kathy Hunt
Harry and Helen Hunt Trust
2426 Bowman Road
Emmett, Idaho 83617



The Ditches need to
be maintained open & clean
AS They will flood us out
If not. Thx

V.C & Jan

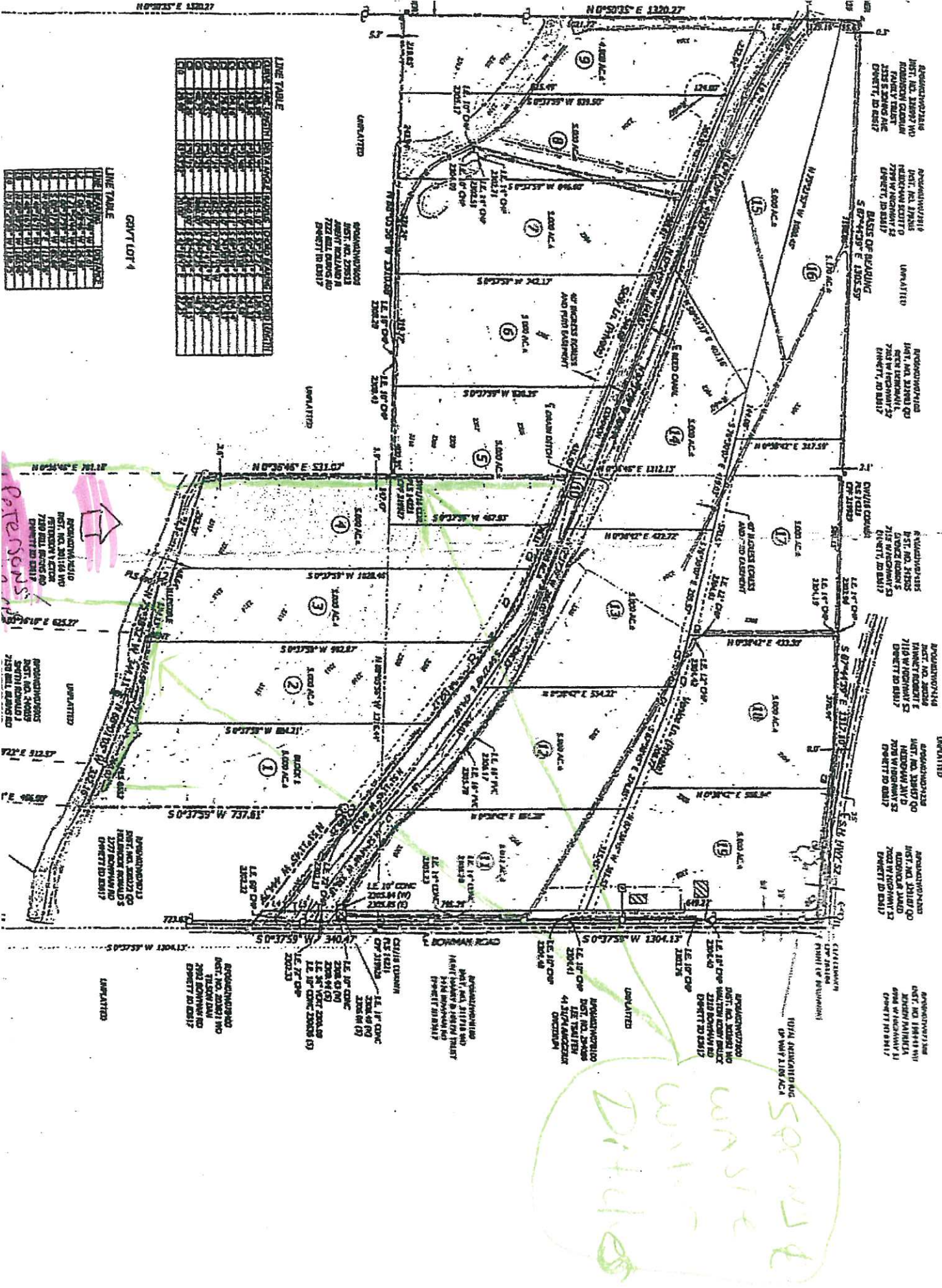
Petersons

7190 Bld Buns Rd

Emmett ID

83617

208-880-6498



LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
1	N 0° 00' 00" E	100.00	...
2	N 0° 00' 00" E	100.00	...
3	N 0° 00' 00" E	100.00	...
4	N 0° 00' 00" E	100.00	...
5	N 0° 00' 00" E	100.00	...
6	N 0° 00' 00" E	100.00	...
7	N 0° 00' 00" E	100.00	...
8	N 0° 00' 00" E	100.00	...
9	N 0° 00' 00" E	100.00	...
10	N 0° 00' 00" E	100.00	...
11	N 0° 00' 00" E	100.00	...
12	N 0° 00' 00" E	100.00	...
13	N 0° 00' 00" E	100.00	...
14	N 0° 00' 00" E	100.00	...
15	N 0° 00' 00" E	100.00	...

GRANT LOT 4

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
1	N 0° 00' 00" E	100.00	...
2	N 0° 00' 00" E	100.00	...
3	N 0° 00' 00" E	100.00	...
4	N 0° 00' 00" E	100.00	...
5	N 0° 00' 00" E	100.00	...
6	N 0° 00' 00" E	100.00	...
7	N 0° 00' 00" E	100.00	...
8	N 0° 00' 00" E	100.00	...
9	N 0° 00' 00" E	100.00	...
10	N 0° 00' 00" E	100.00	...
11	N 0° 00' 00" E	100.00	...
12	N 0° 00' 00" E	100.00	...
13	N 0° 00' 00" E	100.00	...
14	N 0° 00' 00" E	100.00	...
15	N 0° 00' 00" E	100.00	...

Ditto

EXHIBIT A

REQUIRED FINDINGS FOR STANDARD SUBDIVISION PERMIT Lera Subdivision (File #PP-21-004)

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 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.

An on-site, Pre-Development Meeting with Southwest District Health on February 8, 2022. 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 two new private roads to serve the subdivision. Bowman Road is classified as a Major Collector roadway and requires a minimum 1000-foot right-of-way width. The applicant is proposing to dedicate 50-feet of public right-of-way from the centerline of Bowman Road to meet this requirement.

The Gem County Road & Bridge Department (Neal Capps) was notified of the application and responded in writing regarding the new approaches off of Bowman Road.

Idaho Transportation Department was notified of the application but didn't submit a response.

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 Agriculture/Natural Resources 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 4.9 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 Lera Subdivision application and the plat states the proposed use is only single-family residential.

The Comprehensive Plan defines the "Agriculture/Natural Resources" area of the Future Land Use Map as being intended for agricultural pursuits and/or natural resource operations with "limited" residential uses. A section in Chapter 12 of the Plan states, ". . . this is an area where the community recognizes that there will be rural residential in long-range planning, but the purpose of this land use policy is to buffer agricultural pursuits. . . ." The primary agricultural pursuit in this area is pasture activities. Other than houses, the overall character of the area should remain open, rural, and very low density (i.e. 5-acre lots or larger) to comply with the Comprehensive Plan goals.

6. **The applicant has made adequate plans to ensure that Gem County and its citizens will bear no more than their fair share of costs to provide services, by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within Gem County.**

Bowman Road is identified as a Major Collector (100' total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 8,500 vehicle trips per day at full build out and a 50' right-of-way from centerline is requested from the Gem County Road and Bridge Department. 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 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. Enterprise Ditch has requirements for the irrigation system and access easements for their maintenance needs. Reed Ditch Company has some concerns and requirements due to the location of the Reed Ditch.

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 – Reed Canal bisects the property*
- 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 – Enterprise Ditch Company*
- 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 50' ROW dedication of Bowman Road 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.M.2 states that any residential block length greater than 1,200 feet in length shall provide the necessary mitigation as required by the fire authority having jurisdiction. Final mitigation requirements shall be determined during the Board review and made conditions of approval. This is something the Board of County Commissioners can waive if they agree to it.*

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 LERA SUBDIVISION (#PP-21-004)

General Conditions

1. The Preliminary Plat for "Lera Subdivision" by Sawtooth Land Surveying, Fritz Brownell, 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 (4/14/22) (*this condition does not technically apply until Final Plat*)
 - b. Keller Associates (County Engineer (4/29/22)
 - c. Gem County Road and Bridge (4/26/22)
 - d. Emmett School District (4/28/22)
 - e. Gem County Assessor's Office (4/29/22)
 - f. Enterprise Ditch Company (4/28/22)
 - g. Reed Ditch Company (4/29/22)
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 1-19 Block 1 of Lera Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the plat.
6. A 25' landscape street buffer will be required for Lot 19 along West Highway 52. The street buffer shall be planted with trees shrubs, lawn and other vegetative ground cover and maintained by the property owner upon which the buffer lies or by a homeowners association.
7. The developer shall submit engineered construction drawings for the required improvements including a storm water drainage plan to be reviewed by the County Engineer.
8. The subdivider shall hire an Idaho Licensed Hydrologist, Geotechnical Firm or a certified licensed Idaho laboratory to conduct a water quality and quantity that includes ground water monitoring wells to be installed and monitored. The report must provide a conclusion as to whether addition of the 18 new wells will have negative effects on existing wells based on the monitoring wells, and provide for any mitigation requirements. The study should rely on data received from ground water monitoring wells or any well(s) on the subject property or, in the alternative, state the reasons why monitoring wells or on-site wells are unnecessary and the data is accurate without such evaluating the information from such wells.

Private Road Applications

1. The proposed Private Road names of "Venice Lane" and "Sicily Lane" are 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 roads 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.
4. Applicant shall purchase and install a blue private road sign and a stop sign at the intersection of each private road and Bowman Road.
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 for the private roads 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

April 14, 2022

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

RE: Lera Subdivision (Standard Subdivision)
Loc: Bowman Road
PIN: RP06N02W074801

Dear Michelle,

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

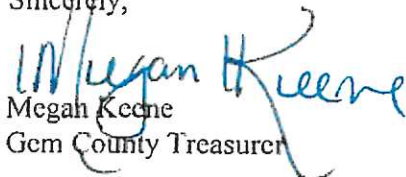
Parcel RP06N02W074801 has 2021 taxes owing in the amount of \$362.56. This parcel or sub parcel(s) will have 2022 taxes due at a future date.

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,


Megan Keene
Gem County Treasurer

April 29, 2022

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

Re: Lera Subdivision Preliminary Plat Application

Dear Jennifer:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Lera Subdivision dated March 1, 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. Please provide signature on Professional Land Surveyor seal.
2. The scale is too small making it hard to read in some areas. Please include larger depictions of areas that have a lot of line work.
3. Provide typical section for private roads. Clarify if the intent is to construct Type A or Type B private road.
4. Provide detail/depiction of SH-52 right of way dedication.
5. Depict easements for Reed and Enterprise Canals.
6. Show existing trees (larger than 4" caliper) throughout the property.
7. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
8. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
9. Plat shall comply with requirements of the local highway district.
10. Plat shall comply with irrigation district requirements.
11. Plat shall comply with Southwest District Health requirements.
12. A road users agreement shall be provided for the two private roads prior to final plat recording.

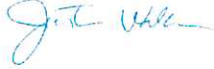
We recommend that the **conditions 1 through 6 listed above be addressed prior to approval of the Preliminary Plat**. Any variance or waivers to the Gem County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat

does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.



Justin Walker, P.E.
County Engineer

cc: File

Gem County
Road & Bridge Dept.
402 N. Hayes Ave.
Emmett, ID 83617



Neal Capps, Director
Phone: 208-365-3305
Fax: 208-365-2530
Email: gcrb@co.gem.id.us

April 26, 2022

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

RE: Lera Subdivision

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the Subdivision Application for Lera Subdivision, a proposed 19 lot subdivision, located adjacent to Bowman Road. Bowman Road is a major collector in the Gem County jurisdiction, and is not on the Capital Improvements project list. This roadway is a highly used commuter route, to the Nampa and Caldwell areas. Bowman Road has been constructed of asphalt, and is approximately 24 feet in width, GCRB has no plans for road maintenance on said roadway in the FY 2023. The Lera Subdivision will have two private lanes to accommodate the proposed 19 lots. This subdivision would generate approximately 190 ADT per day, in addition to current traffic on Bowman Road.

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

1. Applicant shall enter into a license agreement with Gem County regarding the removal of all trees, fence, and irrigation from the right of way.
2. Applicant shall apply for a 2 driveway approach permits with GCRB.
3. Both approaches 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.
4. Applicant shall pave both approaches to the proposed subdivision.
5. 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%.
6. Applicant shall hire an experienced paving contractor licensed in the State of Idaho.
7. Applicant or contractor, shall provide commercial asphalt mix design to GCRB for approval, prior to paving approach.
8. Applicant shall saw cut the edge of the existing pavement and apply tack oil on said roadway, prior to paving approach.
9. Paved approaches shall be a minimum of 30 feet in width and a minimum of 20 feet in length. The asphalt shall be a depth of 3 inches after compaction. The compaction test shall be a minimum of 92%.
10. Approach shall meet Gem County approach standards, upon completion.
11. Lots 11 and 19 shall not be granted additional access to Bowman Road.
12. Applicant shall comply with, Emmett School Districts bus stop and path requirements.

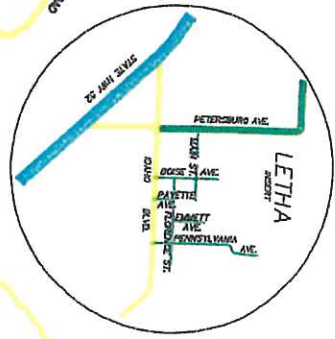
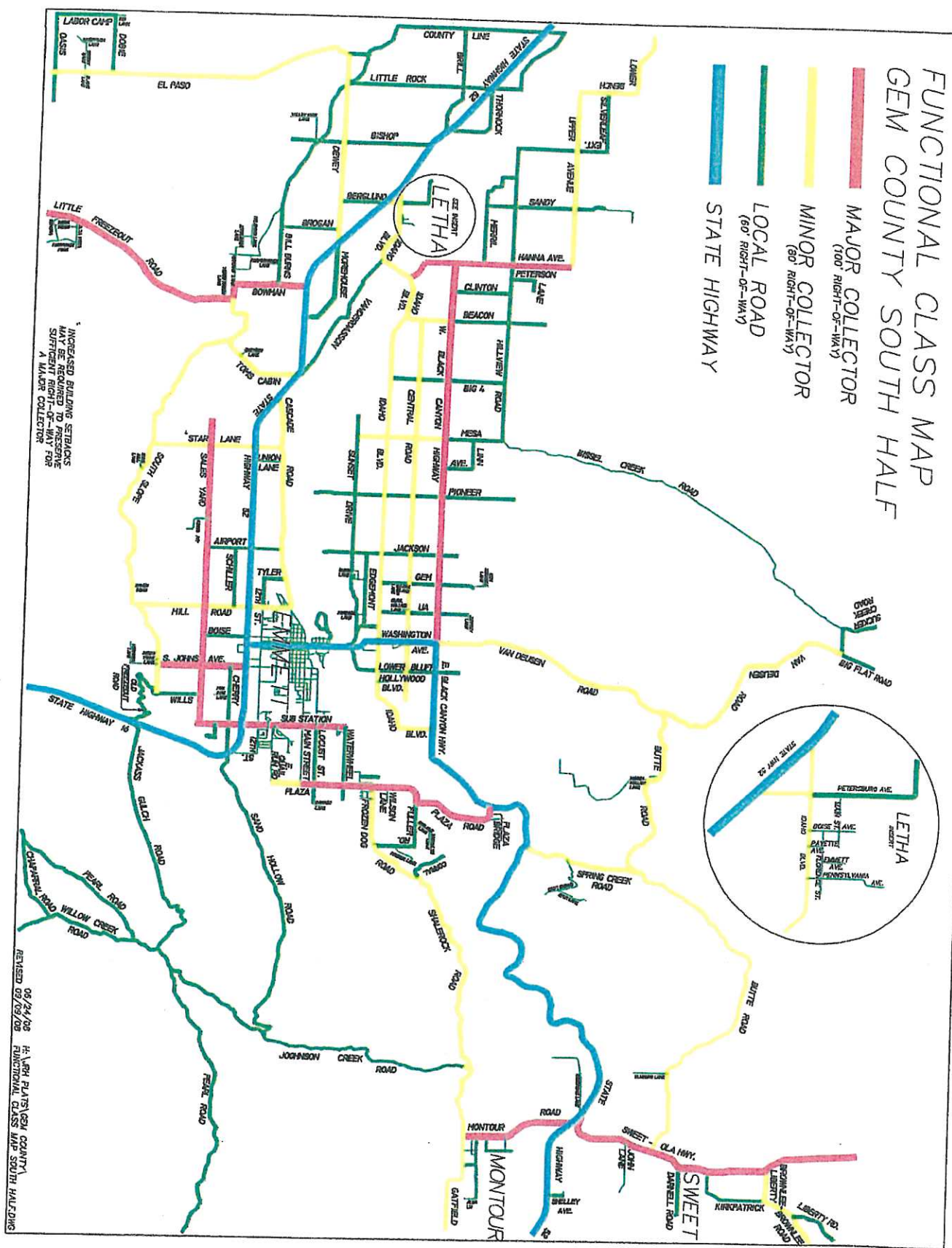
If you have any questions, please contact me at 208-365-3305.

Thank you,


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



06/24/08 H. VASH PLANNING COUNTY
REVISED 07/09/08 FUNCTIONAL CLASS MAP SOUTH HALF/DWG

LAND USE APPLICATION

DATE: 04-27-2022

PROJECT: Lera Subdivision

ROAD:

Bowman Road

MAJOR/MINOR COLLECTOR:

Major

ROAD PROJECTS:

N/A

ROAD SURFACE:

Asphalt

ROAD WIDTH:

Approximately 24Ft.

ROAD LENGTH:

Approximately 1.5 miles

RIGHT OF WAY - DISTANCE:

50 feet form center

APPROACH PERMIT:

No need to obtain

SAFETY IMPROVEMENTS:

.Lowered Speed Limit down to 40 mph in 2021

TRAFFIC COUNTS:

GCRB 2018, 2020, 2021


SIGNATURE:

4-27-2022
DATE:

INDEPENDENT SCHOOL DISTRICT OF EMMETT #221

Craig Woods, Superintendent

April 28, 2022

Michelle Barron
Gem County Development Services Office
109 S McKinley Ave
Emmett, ID 83617



RE: Lera Subdivision

Michelle Barron Gem County Development Services:

The Emmett Independent School District 221 wishes to offer comments regarding an application made by Niccole Welch/Sawtooth Land Surveying on behalf of Vince Lera—The Lera Subdivision, and the impact it may have on the Emmett School District.

The District transportation department would prefer that a small walking path between the two entries off Bowman Rd. be established with a 20x20-concrete pad. The District proposes the pad be located in the middle near lot 11 with a lighted bus stop for neighborhood students to wait safely for school transportation.

Thank you again for listening to our concerns regarding this proposed subdivision.

Sincerely,

A handwritten signature in black ink that reads "Craig Woods".

Craig Woods

Emmett Ensures Educational Excellence



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: 4/8/22 Due Date: 4/29/22 Review #: 1 DS File #: 21-004 ^{PP#}

Current parcel numbers: Lera Sub- RPOLN02WD074801

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

	Compliant	Non-compliant	Not Reviewed	Initials
Conveyances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>SW</u>
Closures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>SW</u>
Fit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>SW</u>

Comments: New Conveyances not provided for review

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

Closures are not compliant - please see notes regarding East line distance.

Tracy Wiley 4/29/22
Mapper Signature Date Completed

Danielle Lemire 4/29/22
Assessor Signature Date
Chief Deputy



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

4/29/2022

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

RE: Lera Sub – PP #21-004 - 1st Review
RP06N02W074801

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

The FIT can't be verified through review of previously recorded surveys

The Closures for the Boundary was reviewed and is compliant to standards, however Survey Page needs reviewed. Please refer to notes below:

- Boundary –
 - Precision > 1 / 999,999
 - Closure = 0.00 ft
 - Acreage match – Description supplied – 96.095; Calculated Acreage – 96.095
 - Meets Compliance Standards
- ❖ The East line on the Boundary needs reviewed. The East Line shows - S 00°37'59" W 1674.60' on both the Map Check and Legal Description Pages. However, the Survey Page shows S 00°37'59" W 340.47' and 1304.13'. When these distances are added together, it equals 1644.60', which is missing 30.00' on this page. Please review this line and make the necessary adjustments.

Shar Wiley

Certified Cadastral Specialist #144
Certified Property Tax Appraiser #1048
Gem Co GIS Tech
(208)477-2005
swiley@co.gem.id.us



Sawtooth Land Surveying, LLC

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

Lera Subdivision Boundary Legal Description

BASIS OF BEARINGS for this legal description is South $87^{\circ}44'39''$ East, between a brass cap marking the W1/4 corner of Section 7 and a railroad spike marking the C1/4 corner of Section 7, both in T. 6 N., R. 2 W., B.M., Gem County, Idaho.

A parcel a land being Government Lot 3 and a portion of the E1/2 of the SW1/4 of Section 7, T. 6 N., R. 2 W., B.M., Gem County, Idaho, more particularly described as follows:

BEGINNING at a railroad spike, marking the C1/4 corner Section 7;

Thence South $0^{\circ}37'59''$ West, coincident with the east line of the SW1/4 of Section 7, a distance of 1674.60 feet to a 5/8" rebar cap PLS 14221;

Thence North $51^{\circ}11'45''$ West, 444.79 feet to a 5/8" rebar cap PLS 14221;

Thence South $0^{\circ}37'59''$ West, 737.61 feet to a 5/8" rebar cap PLS 14221;

Thence North $68^{\circ}01'05''$ West, 332.16 feet to a 1/2" rebar cap bent;

Thence North $75^{\circ}38'52''$ West, 344.11 feet to a 1/2" rebar cap PLS 6901;

Thence North $6^{\circ}29'46''$ East, 26.58 feet to a 1/2" rebar with an illegible cap;

Thence North $71^{\circ}54'44''$ West, 341.01 feet to a 5/8" rebar cap PLS 14221 to a point on the west line of the SE1/4 of the SW1/4;

Thence North $0^{\circ}36'46''$ East, coincident with the west line of the SE1/4 of the SW1/4 of Section 7, a distance of 531.07 feet to a 5/8" rebar cap PLS 14221 marking the SW1/16 corner of Section 7;

Thence North $88^{\circ}05'56''$ West, coincident with the south line of Government Lot 3, a distance of 1310.68 feet to a 5/8" rebar cap PLS 14221 marking the S1/16 corner of Section 7;

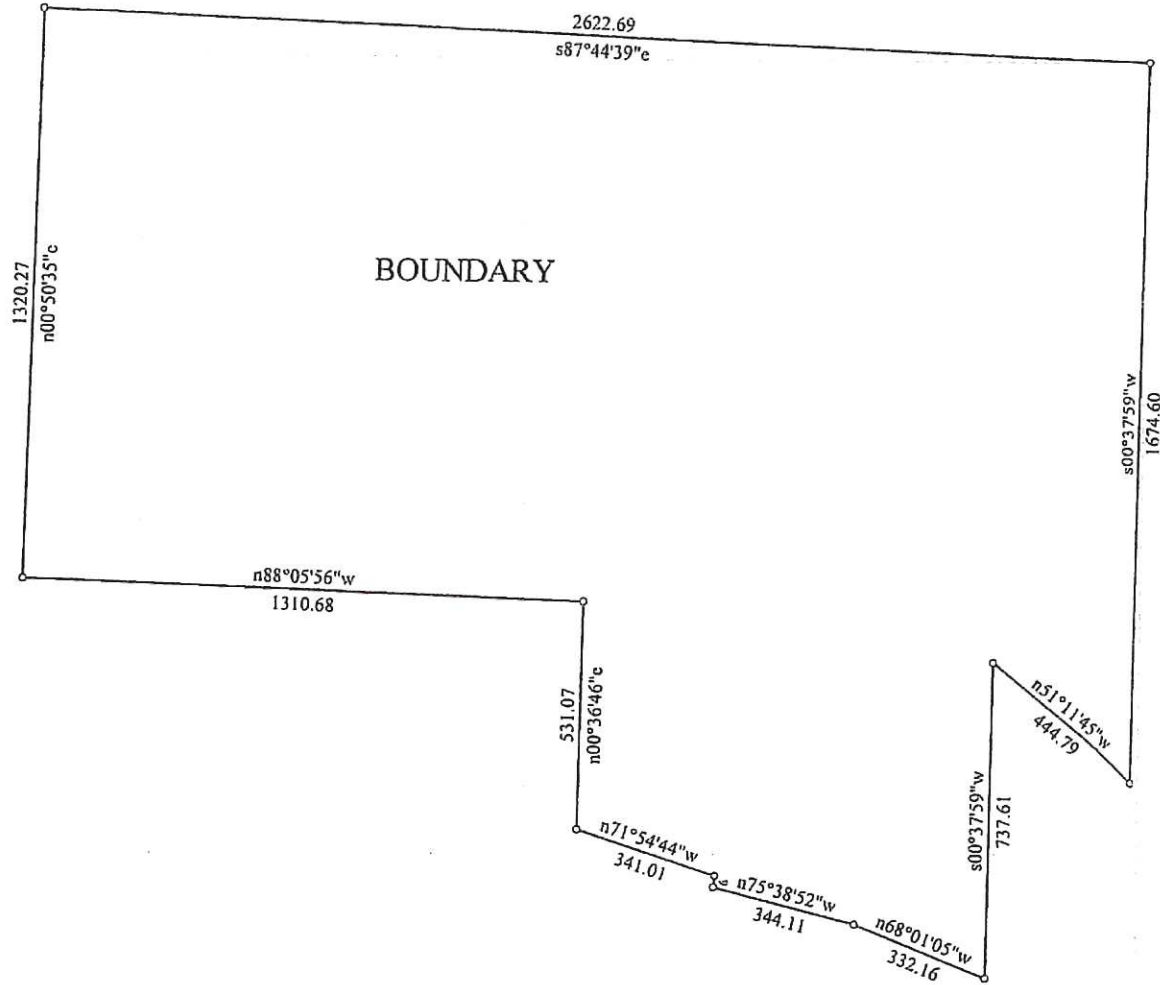
Thence North $0^{\circ}50'35''$ East, coincident with the west line of said SW1/4 of Section 7, a distance of 1320.27 feet to a brass cap PLS 878 marking the W1/4 corner of Section 7;

Thence South $87^{\circ}44'39''$ East, coincident with the north line of said SW1/4 of Section 7, a distance of 2622.69 feet to the **POINT OF BEGINNING**.

The above described parcel contains 96.095 acres more or less.

- match -

- does not match survey page
- East line needs PLS 14221
30' is missing in the survey
shown



Title:		Date: 04-28-2022
Scale: 1 inch = 425 feet	File: LeraSub_PP21004_1stRev_Boundary_28APR2022.des	
Tract 1: 96.095 Acres: 4185908 Sq Feet: Closure = n74.3141e 0.00 Feet: Precision >1/999999: Perimeter = 9686 Feet		
001=NE,NE,SW,07,06N,02W	006=n75.3852w 344.11	011=n00.5035e 1320.27
002=s00.3759w 1674.60	007=n06.2946e 26.58	012=s87.4439e 2622.69
003=n51.1145w 444.79	008=n71.5444w 341.01	
004=s00.3759w 737.61	009=n00.3646e 531.07	
005=n68.0105w 332.16	010=n88.0556w 1310.68	

Map Check

Lera

BNDY

Operator

AR

Date

3/2022

Project

121183

Time

Wed Mar 17 08:54:30 2022

Course	Bearing	Distance	PT#	Northing	Easting	Description
300-301	S 00°37'59" W	1674.60	300	805112.08	2394900.33	CLOSURE
301-307	N 51°11'45" W	444.79	301	803437.58	2394881.83	CLOSURE
307-306	S 00°37'59" W	737.61	307	803716.31	2394535.21	CLOSURE
306-308	S 00°37'59" W	737.61	306	802978.75	2394527.06	CLOSURE
308-309	N 68°01'05" W	332.16	308	803103.08	2394219.05	CLOSURE
309-310	N 75°38'52" W	344.11	309	803188.38	2393885.68	CLOSURE
309-310	N 06°29'46" E	26.58	310	803214.79	2393888.68	CLOSURE
310-311	N 71°54'44" W	341.01	311	803320.66	2393564.52	CLOSURE
311-312	N 00°36'46" E	531.07	312	803851.71	2393570.20	CLOSURE
312-313	N 88°05'56" W	1310.68	313	803895.19	2392260.25	CLOSURE
313-314	N 00°50'35" E	1320.27	314	805215.31	2392279.67	CLOSURE
314-300	S 87°44'39" E	2622.69	300	805112.08	2394900.33	CLOSURE

Closure error distance> 0.000 Error Bearing> N 90°00'00" E

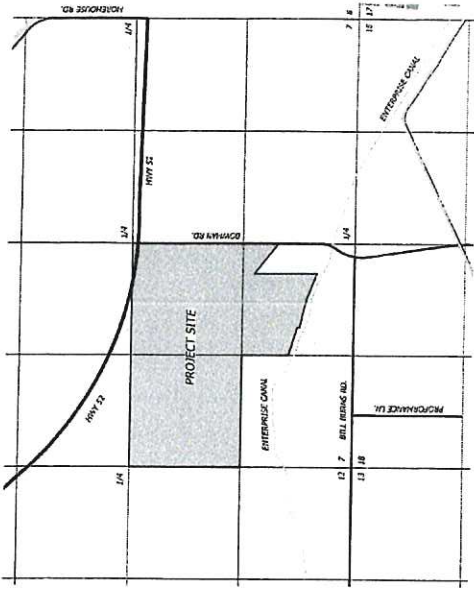
Closure Precision> 1 in 9685573706517.1 Total Distance Traversed> 9685.57

4185908.5 Sq. Feet

96.095 Acres

- match legal- 4/2/22 Show

PRELIMINARY PLAT OF LERA SUBDIVISION PP-21-004
 A PORTION OF THE SW1/4 OF SECTION 7,
 T. 6 N., R. 2 W., B.M., GEM COUNTY, IDAHO
 2022

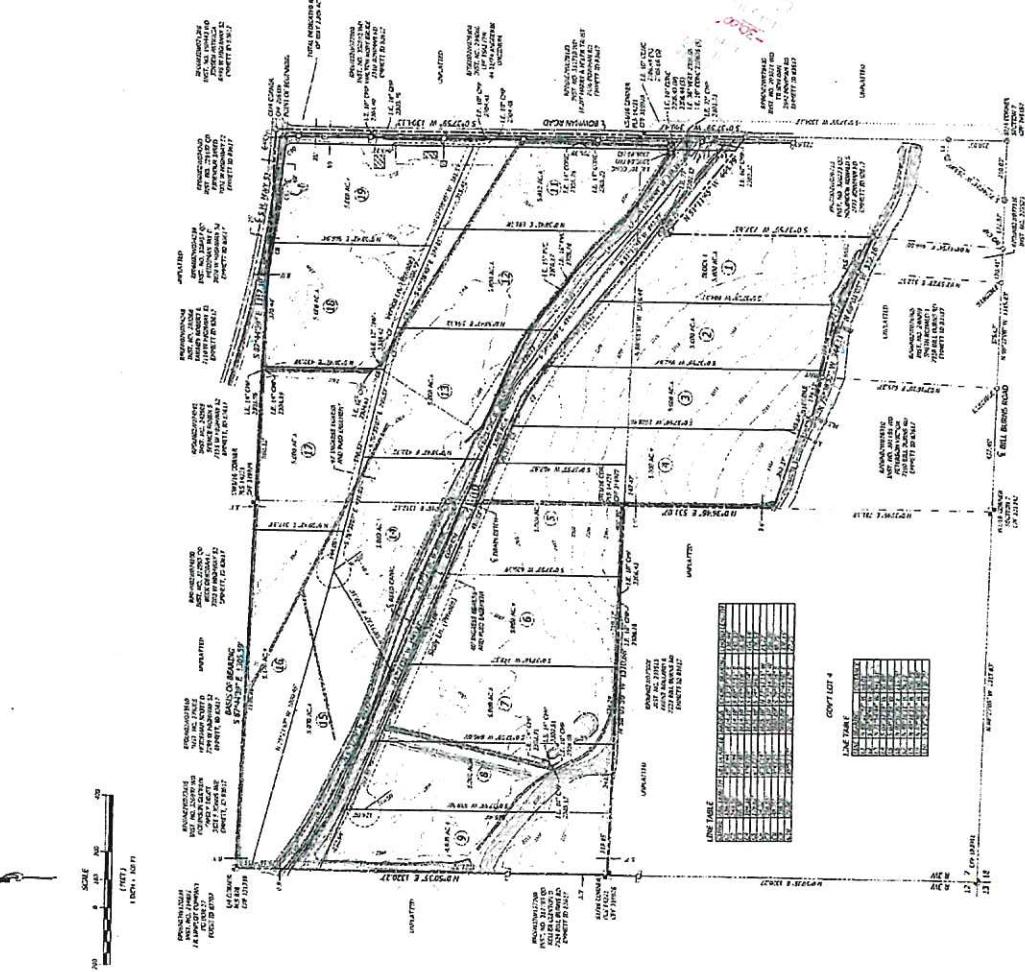


VICINITY MAP
 NOT TO SCALE

- LEGEND**
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FEW NOTE:
 THIS MAP IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

NOTES:
 1. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS IN THE MONTH OF MAY, 2022.
 2. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS IN THE MONTH OF MAY, 2022.
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 10. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS IN THE MONTH OF MAY, 2022.



LINE TABLE

LINE NO.	BEARING	DISTANCE	AREA
1	N 0° 00' 00" E	100.00	100.00
2	S 0° 00' 00" E	100.00	100.00
3	W 0° 00' 00" E	100.00	100.00
4	N 0° 00' 00" E	100.00	100.00
5	S 0° 00' 00" E	100.00	100.00
6	W 0° 00' 00" E	100.00	100.00
7	N 0° 00' 00" E	100.00	100.00
8	S 0° 00' 00" E	100.00	100.00
9	W 0° 00' 00" E	100.00	100.00
10	N 0° 00' 00" E	100.00	100.00
11	S 0° 00' 00" E	100.00	100.00
12	W 0° 00' 00" E	100.00	100.00
13	N 0° 00' 00" E	100.00	100.00
14	S 0° 00' 00" E	100.00	100.00
15	W 0° 00' 00" E	100.00	100.00
16	N 0° 00' 00" E	100.00	100.00
17	S 0° 00' 00" E	100.00	100.00
18	W 0° 00' 00" E	100.00	100.00
19	N 0° 00' 00" E	100.00	100.00
20	S 0° 00' 00" E	100.00	100.00
21	W 0° 00' 00" E	100.00	100.00
22	N 0° 00' 00" E	100.00	100.00
23	S 0° 00' 00" E	100.00	100.00
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30	W 0° 00' 00" E	100.00	100.00
31	N 0° 00' 00" E	100.00	100.00
32	S 0° 00' 00" E	100.00	100.00
33	W 0° 00' 00" E	100.00	100.00
34	N 0° 00' 00" E	100.00	100.00
35	S 0° 00' 00" E	100.00	100.00
36	W 0° 00' 00" E	100.00	100.00
37	N 0° 00' 00" E	100.00	100.00
38	S 0° 00' 00" E	100.00	100.00
39	W 0° 00' 00" E	100.00	100.00
40	N 0° 00' 00" E	100.00	100.00
41	S 0° 00' 00" E	100.00	100.00
42	W 0° 00' 00" E	100.00	100.00
43	N 0° 00' 00" E	100.00	100.00
44	S 0° 00' 00" E	100.00	100.00
45	W 0° 00' 00" E	100.00	100.00
46	N 0° 00' 00" E	100.00	100.00
47	S 0° 00' 00" E	100.00	100.00
48	W 0° 00' 00" E	100.00	100.00
49	N 0° 00' 00" E	100.00	100.00
50	S 0° 00' 00" E	100.00	100.00
51	W 0° 00' 00" E	100.00	100.00
52	N 0° 00' 00" E	100.00	100.00
53	S 0° 00' 00" E	100.00	100.00
54	W 0° 00' 00" E	100.00	100.00
55	N 0° 00' 00" E	100.00	100.00
56	S 0° 00' 00" E	100.00	100.00
57	W 0° 00' 00" E	100.00	100.00
58	N 0° 00' 00" E	100.00	100.00
59	S 0° 00' 00" E	100.00	100.00
60	W 0° 00' 00" E	100.00	100.00
61	N 0° 00' 00" E	100.00	100.00
62	S 0° 00' 00" E	100.00	100.00
63	W 0° 00' 00" E	100.00	100.00
64	N 0° 00' 00" E	100.00	100.00
65	S 0° 00' 00" E	100.00	100.00
66	W 0° 00' 00" E	100.00	100.00
67	N 0° 00' 00" E	100.00	100.00
68	S 0° 00' 00" E	100.00	100.00
69	W 0° 00' 00" E	100.00	100.00
70	N 0° 00' 00" E	100.00	100.00
71	S 0° 00' 00" E	100.00	100.00
72	W 0° 00' 00" E	100.00	100.00
73	N 0° 00' 00" E	100.00	100.00
74	S 0° 00' 00" E	100.00	100.00
75	W 0° 00' 00" E	100.00	100.00
76	N 0° 00' 00" E	100.00	100.00
77	S 0° 00' 00" E	100.00	100.00
78	W 0° 00' 00" E	100.00	100.00
79	N 0° 00' 00" E	100.00	100.00
80	S 0° 00' 00" E	100.00	100.00
81	W 0° 00' 00" E	100.00	100.00
82	N 0° 00' 00" E	100.00	100.00
83	S 0° 00' 00" E	100.00	100.00
84	W 0° 00' 00" E	100.00	100.00
85	N 0° 00' 00" E	100.00	100.00
86	S 0° 00' 00" E	100.00	100.00
87	W 0° 00' 00" E	100.00	100.00
88	N 0° 00' 00" E	100.00	100.00
89	S 0° 00' 00" E	100.00	100.00
90	W 0° 00' 00" E	100.00	100.00
91	N 0° 00' 00" E	100.00	100.00
92	S 0° 00' 00" E	100.00	100.00
93	W 0° 00' 00" E	100.00	100.00
94	N 0° 00' 00" E	100.00	100.00
95	S 0° 00' 00" E	100.00	100.00
96	W 0° 00' 00" E	100.00	100.00
97	N 0° 00' 00" E	100.00	100.00
98	S 0° 00' 00" E	100.00	100.00
99	W 0° 00' 00" E	100.00	100.00
100	N 0° 00' 00" E	100.00	100.00

CONTINUED 4

LINE TABLE



ENTERPRISE DITCH COMPANY

3740 COUNTY LINE ROAD ~ EMMETT, IDAHO 83617

3740 County Line Road
Emmett, ID 83617

April 28, 2022

Gem County Development Services
109 S. McKinley Ave.
Emmett, ID 83617

Gem County Development Services,

The Enterprise Ditch Company (EDC) has received notice from the Gem County Development Services that there is a proposed subdivision within EDC service area. The Board of Directors reviewed the application and letter of intent for the minor subdivision called Lera Subdivision on Bowman Road and have the following requirements for the said property:

1. The developer is required to deliver water to each parcel. Developer must submit a written irrigation and waste water plan. A pressurized system is required.
2. All plans must abide by the EDC right of way policy.
3. The developer must submit subdivision blue prints.
4. The developer must complete a Subdivision Application and return it with appropriate fees.
5. The developer must create a water users association.
6. The developer must obtain a permissive use permit for anything that crosses EDC right of way (power/bridge/etc).
7. Before approval is granted by EDC, all documents and appropriate fees listed above need to be submitted to EDC. They will be reviewed at the next Board of Directors meeting.

Sincerely,

Michelle Potter
Enterprise Ditch Secretary / Treasurer



REED DITCH COMPANY

3740 COUNTY LINE ROAD ~ EMMETT, IDAHO 83617

3740 County Line Road
Emmett, ID 83617

April 29, 2022

Gem County Development Services
109 S. McKinley Ave.
Emmett, ID 83617

Gem County Development Services,

The Reed Ditch Company (RDC) has received notice from the Gem County Development Services that there is a proposed subdivision within EDC service area.

The Board of Directors reviewed the application and letter of intent for the minor subdivision Lera Subdivision on Bowman Road and have the following requirements / concerns for the said property:

1. The location of this subdivision is a concern due to irregular use of irrigation water in the spring the water backs up and overflows on this said property.
2. All plans must abide by the RDC right of way policy:
Reed Irrigation Ditch Company is claiming a 50 foot right of way from the center line of the canal on each side or 25 from the top of the slope or Idaho Code #42-1102, whichever is applicable.
WHEREAS, having such a right of way, no permanent structures such as buildings, trees, etc. shall be allowed on the 100 foot of right of way. A power line crossing the canal shall not be less than 35 feet in height.
3. The developer must obtain a permissive use permit for anything that crosses RDC right of way (power/bridge/etc).

Sincerely,

Michelle Potter
Reed Ditch Secretary / Treasurer

CERTIFICATE OF MAILING

I hereby certify that on the 8th day of April 2022, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Lera
Bowman Road
T06N, R02W, Section 7

Clinton Keller
7686 W Highway 52
Emmett, ID 83617

Ronald Smith
7150 Bill Burns
Emmett, ID 83617

Victor Peterson
7190 Bill Burns Road
Emmett, ID 83617

Dan Tilson
2992 Bowman Road
Emmett, ID 83617

Rolland Arent
3979 Toms Cabin Road
Emmett, ID 83617

Harry & Helen Hunt Trust
2426 Bowman Road
Emmett, ID 83617

Tsai Fen Lee
44 31/74 Anggerik Oncidium
Shah Alam 40460
Malaysia

Koby Walton
2310 Bowman Road
Emmett, ID 83617

Robin Spence
PO Box 83
Emmett, ID 83617

Deborah Beck
7203 W Highway 52
Emmett, ID 83617

JR Simplot Company
PO Box 27
Boise, ID 83707

Scott Heideman
7299 W Highway 52
Emmett, ID 83617

Gudrun Robinson Family Trust
3535 S Johns Avenue
Emmett, ID 83617

Patricia Jensen
6996 W Highway 52
Emmett, ID 83617

Jared Ridenour
7002 W Highway 52
Emmett, ID 83617

Jay Heideman
7070 W Highway 52
Emmett, ID 83617

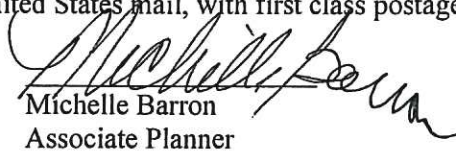
Robert Tawney
7110 W Highway 52
Emmett, ID 83617

Walt & Frances Dittman Trust
7120 W Highway 52
Emmett, ID 83617

Ronald Holbrook
2777 Bowman Road
Emmett, ID 83617

Annette Smith
6900 W Highway 52
Emmett, ID 83617

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



Michelle Barron
Associate Planner

