



Staff Report

New Hope Subdivision, PP-24-006

Public Hearing Date: October 15, 2024

Development Services Department

Applicant:

Daniel L and Lori L Staples

Property Owner:

Daniel L and Lori L Staples

Representative:

Same

Surveyor/Engineer:

Jerimiah B Fielding, PLS, Eagle Land Surveying

Planner:

Jennifer Kharri

Parcel Number:

RP06N02W015400

Parcel Address:

1713 Sunset Drive

Lot Size/Project Area:

9.36+/- acres

Impact Area:

N/A

Current Zone:

"R-2" (Residential Transitional)

Comprehensive Plan:

2023 Comprehensive Plan

Future Land Use: County

Residential

Current Uses:

Single-family dwelling

Parcel History:

This property was rezoned from A-2 to R-2 in 2019.

Applicable Zoning Land Use

Regulations: GCC 12-3-7

Notification:

9/13/24-Agency

9/13/24-Mailing

9/19/24-Publication

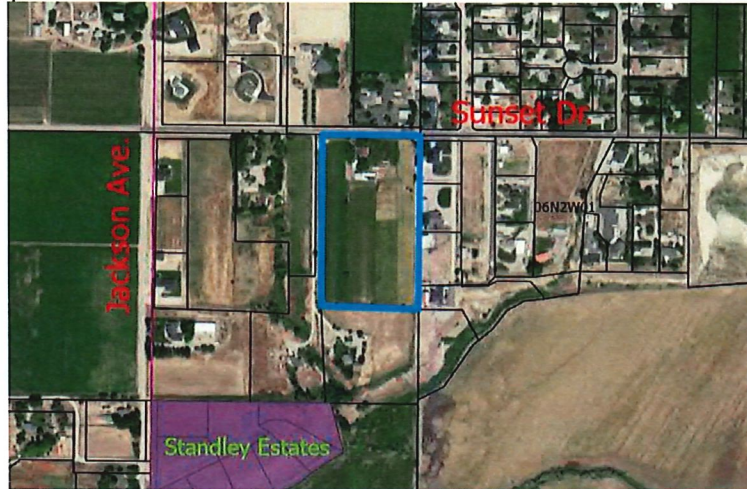
9/19/24-Posting

Exhibits:

1. Standard Subdivision Application

Brief Summary of Request

The applicant and property owner, Daniel and Lori Staples, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to construct a 7 Lot single-family residential development on approximately 9.36 acres located at 1713 Sunset Drive. The property is zoned R-2, Residential Transitional. Vehicular access for the new lots will be via a private road converted from an existing shared driveway. The new lots are proposed to have an individual well and septic. The site is designated County Residential, on the 2023 Comprehensive Plan Future Land Use Map.



Description of Character of Surrounding Area

The immediate vicinity includes a combination of rural residential and irrigated pasture land.

	COMP PLAN	ZONING	LAND USE
North	County Residential	A-2, R-2	Irrigated agricultural land; rural residential; Sunset Subdivision with four 4.5+/- acre Lots and Valley View Subdivision with 41 Lots that range between .50 to 1.00 acres
South	County Residential	A-2	Irrigated pasture land; rural residential
East	County Residential	A-2, R-3	Irrigated agricultural land; rural residential; Vista View Estates with four 2.00 acres Lots
West	County Residential	A-2	Irrigated pasture land; rural residential

Comments

Public Comments

Public hearing notices were mailed to seventeen (17) parcels in the immediate vicinity. At the time of this report staff received one (1) written comment regarding the proposed subdivision.

County Agency Comments

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

Staff/Administrator Recommendation

Staff finds the majority of the Comprehensive Plan policies and required findings support the approval of the PP application under the proposed conditions. If the Commission feels all requirements have been adequately addressed at the hearing, a recommendation can be sent to the Board.

Decision Options

- The Commission may **recommend approval** of the Preliminary Plat as presented; or
- The Commission may **recommend approval with modified conditions of approval**; or
- The Commission may **recommend** denial of the Preliminary Plat.

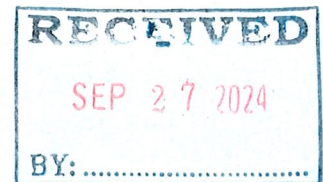
STAFF REPORT EXHIBITS

Exhibit A – Required Findings

Exhibit B – Site Specific Conditions of Approval

Exhibit C – Proposed Preliminary Plat

September 18, 2024



TO: Gem County Development and Services Department – Planning Administrator

RE: Preliminary Subdivision Plat (New Hope Subdivision) at 1713 Sunset Drive
T 06N; R 02W; Section 1

Dear Planning Administrator,

We are one of the four property owners (Vista View Estates) that share the eastern boundary of the proposed subdivision. We have the following concerns / questions;

- We would like confirmation that the eastern property line will follow the surveyed / legal property lines and not the fence line that has been used to contain farm animals. There is currently a discrepancy that favors the development.
- Please describe / show the location of the easement that will be utilized to deliver irrigation water to each of the proposed lots. It's probably on the plat drawing but I am unable to identify it.
- Will this proposed subdivision be subject to Protective Covenants and Restrictions in regards to establishing and maintaining a general plan and building scheme that is uniform over the entire subdivision?
 - Will the lots be used for residential use only?
 - Will all residences be built on site?
 - Will there be a minimum dwelling size?
 - Will there be a restriction to not allow occupation of tents, shacks, trailers or garages?
 - Will there be a restriction to not allow wholesale or retail shops or stores or business, industry or obnoxious or offensive home occupation trades?
 - Will there be a restriction on the keeping of farm animals that are offensive to neighbors?

Thank you for considering the above questions and providing a response. We look forward to having neighbors who enjoy each other and the neighborhood.

Jerry and Cindy Isaak
1055 Greenfields Lane Property
559-994-9589

Two handwritten signatures in blue ink. The top signature is "Jerry Isaak" and the bottom signature is "Cindy Isaak". Both are written in a cursive, flowing style.

EXHIBIT A

REQUIRED FINDINGS FOR STANDARD SUBDIVISION PERMIT

New Hope Subdivision (File #PP-24-006)

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 and the engineer was held on 8/20/24. 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) that determines the soil types, groundwater depth and site placement of the septic systems for future installation. In addition, SWDH will issue a septic permit 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 convert an existing shared driveway into a private road to serve the subdivision.

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

Subdivision Ordinance (12-5-5) requires the area to be dedicated to be free and clear of all liens and encumbrances, this includes but is not limited to fences or structures.

The Gem County Road & Bridge Department (Neal Capps) was notified of the application and responded in writing regarding the proposed upgraded approach off of Sunset Drive.

4. **All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.**

Staff is not aware of any soil or topographical conditions that may present a hazard within this development.

5. **The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in the Gem County Code and the Comprehensive Plan.**

The subject property is zoned R-2, Residential Transitional and falls within the County Residential designation on the Gem County Comprehensive Plan future land use map. The R-2 zone has a minimum lot size of one (1) acre. The purpose of the R-2 zone is to provide lands for the development of single-family dwellings in areas that can be served by individual well and septic systems. As the applicant is proposing single-family residential lots 1+/- acres in size, this requirement has been met.

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

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

Sunset Drive is identified as a Local Road (60' total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 2,000 vehicle trips per day at full build out and a 30' right-of-way from centerline is requested from the Gem County Road and Bridge Department. Gem County Subdivision Ordinance (12-5-5) requires that areas to be dedicated are free and clear of all liens and encumbrances; this includes but is not limited to: fences or structures of any kind. This area will need to be confirmed at the time of Final Plat application.

In order to mitigate other impacts on the Gem County Road and Bridge system and other public facilities, the Board adopted an Impact Fee Ordinance which establishes impact improvement costs required for any new residence. This fee is required at the time of building permit issuance of a new residence.

Emmett Irrigation District will have requirements for the irrigation system and access easements for their maintenance needs. The Emmett School District has provided a letter regarding a bus stop.

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.

7. **The proposed subdivision complies with the design and improvement standards set forth in this Ordinance.**

GCC 12-6-1 sets the following standards for subdivision improvements:

- a) Natural Feature Areas – n/a
- b) Utilities – the subdivision developer is responsible to extend power, phone and other proposed utilities to the subdivision boundary and provide utility easements to ensure each lot has legal access to said utility. Utilities will be more specifically designed at the time of Final Plat construction drawing submittal.
- c) Domestic Water Supply – individual domestic wells; to be constructed at time of future building permit – see Finding #1 above
- d) Irrigation – Emmett Irrigation District
- e) Sewage Disposal – individual septic systems to be approved via the SER; to be constructed at time of future building permit – see Finding #2 above
- f) Public & Private Streets – street dedication along Sunset Drive is shown as required (30' right-of-way from centerline). The existing shared driveway is proposed to be converted to a private road.
- g) Lots – The R-2 zone requires a one (1) acre minimum lot size.
- h) Remainder lots – n/a
- i) Blocks – n/a
- j) Drainage – suitable drainage facilities required; will be reviewed by County Engineer at time of construction drawing submittal
- k) Park or School Site Dedication – n/a
- l) Public Access Easements – n/a
- m) Easements – All required easements will be more specifically designed for the Final Plat

8. The proposed subdivision, when applicable, meets any standards for subdivision in floodplain or hillside areas.

This subdivision does not qualify as a Floodplain subdivision or as a Hillside subdivision.

9. The proposed subdivision complies with all other standards set forth in this Ordinance or any other applicable ordinance or statute.

Staff finds that the application complies with the standards of Gem County Code, Title 12.

EXHIBIT B

STAFF RECOMMENDED CONDITIONS OF APPROVAL NEW HOPE SUBDIVISION (#PP-24-006)

General Conditions

1. The Preliminary Plat for “New Hope Subdivision” by Jeremiah B. Fielding, PLS, is approved with conditions, as noted below.
2. The applicant shall comply with the conditions/comments of the following impact agencies:
 - a. Gem County Treasurer (10/7/24) (*this condition does not technically apply until Final Plat*)
 - b. Keller Associates (County Engineer) (9/27/24)
 - c. Gem County Road and Bridge (9/25/24)
 - d. Emmett School District (9/19/24)
 - e. Idaho Power (10/3/24)
3. Revise Note #2 to reflect the correct zoning of R2, Residential Transitional
4. Add a note that references the wood shed setback variance approved by the Planning and Zoning Commission on September 11, 2023 for the existing house on Lot 1
5. 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

6. 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.
7. Applicant must ensure irrigation water supply is made available to all lots per the irrigation district requirements and appropriate easements are in place to accomplish this and provide a copy of the written approval from the irrigation district prior to the Board signature of the Final Plat.
8. Prior to the Board signature of the Final Plat, a partial release/reconveyance will need to be completed and verified to ensure the public road dedication is free and clear of all liens and/or encumbrances.
9. Prior to the Board signature of the Final Plat, the subdivider shall prepare a new Quitclaim Deed for Lots 1-7 Block 1 of New Hope Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the plat.
10. The developer shall submit engineered construction drawings for the required improvements including a storm water drainage plan to be reviewed by the County Engineer.
11. The developer shall submit a copy of the Subdivision Engineering Report approval from Southwest District Health for the proposed septic systems.

Private Road Application

1. The proposed Private Road name "Aries Lane" has been approved by the Street Naming Committee. A blue private road sign needs to be ordered and placed at the intersection of the private road and Sunset Drive. **This needs to be done at the same time that the plat gets recorded or the private road sign needs to be covered until the plat gets recorded.**
2. Applicant shall hire an engineer to design construction drawings for the private road to be reviewed by the County Engineer.
3. Applicant shall comply with all Gem County Fire District #1 requirements for emergency turnarounds on the private roads. Submit a letter of approval from Gem County Fire District #2 prior to the Board signature of the Mylar for the turnarounds.
4. 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.
5. Submit a signed and ready-to-record Maintenance Agreement for the private road to the Development Services Department prior to the Board signature of the Mylar.



GEM COUNTY TREASURER

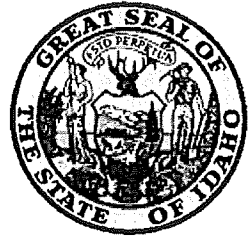
Megan Keene

415 East Main Street, Suite 200

Emmett, Idaho 83617

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

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



October 7, 2024

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

RE: New Hope Subdivision (Staples), Preliminary Plat PP-23-004
Loc: 1713 Sunset Dr, Emmett, ID
PIN: RP06N02W015400

Dear Stephanie,

After reviewing the application for the New Hope Subdivision, I have the following comments regarding Parcel RP06N02W015400:

Currently, the parcel is in good standing with property taxes.

Please be aware that any splits, combinations, property boundary adjustments, or minor subdivisions must have all taxes paid in full.

Important Note: Splits, combinations, property boundary adjustments, platted subdivisions, and manufactured homes declared as real property need to be recorded correctly by no later than May 1, 2024, to appear on the 2024 Assessment Roll and Tax Roll. Any recordings made after this date will be valued and taxed based on the property's status as of January 1, 2024.

If you have any questions, please feel free to reach out to the Treasurer's office.

Sincerely,

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

Megan Keene
Gem County Treasurer



100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

September 27, 2024

Jennifer Kharri
Gem County
Planning Director
109 S McKinley
Emmett, Idaho 83617

Re: New Hope Subdivision Preliminary Plat Application

Dear Jennifer:

Keller Associates, Inc. has reviewed the Preliminary Plat for the New Hope Subdivision dated August 22, 2024. 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:

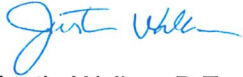
1. With the additional lots taking access from the existing driveway along the western boundary, developer shall improve road section to meet Type A private road requirements outlined in Gem County Code 11-6-3. Additionally, the private road shall have a recorded, permanent, perpetual easement.
2. Provide fire department approval for private road design.
3. Provide verification that water rights have been or will be transferred to the managing entity.
4. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
5. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
6. Plat shall comply with requirements of Gem County Road and Bridge.
7. Plat shall comply with irrigation district requirements.
8. Plat shall comply with Southwest District Health requirements.

We recommend that the preliminary plat be **APPROVED with the conditions listed above**. 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

September 25, 2024

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

RE: New Hope Subdivision (PP 24-006)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the application for New Hope Subdivision, a proposed 7 lot minor subdivision, located adjacent to Sunset Drive. Sunset Drive is a local roadway under the Gem County Functional Class Map, with a right of way of 60 feet. This roadway was constructed of asphalt at a width of 22 feet and will be able to accommodate the added traffic this subdivision will generate.

GCRB shall recommend the following conditions be added to the Subdivision, if approved;

1. Applicant shall apply for a driveway approach permit with GCRB.
2. Applicant shall remove the irrigation pipe line, out of the proposed right of way dedication.
3. Applicant shall remove all trees and vegetation, out of the proposed right of way dedication.
4. Applicant shall lower driveway on the west end of the property, to meet Gem County standards.
5. Approach shall be constructed to Gem County approach standards, at a 2% fall away from the existing roadway, with 12 inches of pit run and 4 inches of road mix.
6. Applicant shall pave the approach to the proposed subdivision.
7. 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%.
8. Applicant shall hire an experienced paving contractor licensed in the State of Idaho.
9. Applicant or contractor shall provide commercial asphalt mix design to GCRB for approval, prior to paving approach.
10. Applicant shall saw cut the edge of the existing pavement and apply tack oil on said roadway, prior to paving approach.
11. Paved approach shall be a minimum of 30 feet in width and a minimum of 20 feet in length. The asphalt shall be a depth of 3 inches after compaction. The compaction test shall be a minimum of 92%.
12. Approach shall meet Gem County approach standards upon completion.

GCRB reserves the right to make additional comments to the proposed subdivision, if new information is presented.

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

Thank you,


Neal Capps, Director
Gem County Road & Bridge

MAJOR COLLECTOR
(100' RIGHT-OF-WAY)

MINOR COLLECTOR
(80' RIGHT-OF-WAY)

LOCAL ROAD
(60' RIGHT-OF-WAY)

STATE HIGHWAY



LAND USE APPLICATION

DATE: 09-26-2024

PROJECT: New Hope Subdivision

ROAD:

Sunset Road

MAJOR/MINOR COLLECTOR:

Local Collector

ROAD PROJECTS:

N/A

ROAD SURFACE:

Asphalt

ROAD WIDTH:

Approximately 22

ROAD LENGTH:

Approximately 3 miles

RIGHT OF WAY - DISTANCE:

30 feet form center

APPROACH PERMIT:

Need to obtain

SAFETY IMPROVEMENTS:

N/A

TRAFFIC COUNTS:

N/A


SIGNATURE:


DATE:

INDEPENDENT SCHOOL DISTRICT OF EMMETT #221

Craig Woods, Superintendent

September 19, 2024

Stephanie Crays
Development Service Coordinator
Gem County Development Services
109 S. McKinley
Emmett ID, 83617

Stephanie Crays Gem County Development Services:

At this time, Emmett Independent School District 221 would request a bus stop area at the subdivision's entrance in regards to the application made by Daniel and Lori Staples – New Hope Subdivision.

Respectfully,



Craig Woods
Emmett School District Superintendent

Emmett Ensures Educational Excellence

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

Stephanie Crays

From: Uhrig, Jake <JUhrig@idahopower.com>
Sent: Thursday, October 3, 2024 8:01 AM
To: Stephanie Crays
Subject: RE: New Hope Subdivision

CAUTION: This email originated from outside of your organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Idaho Power has no objection to the development of New Hope Subdivision. The interior easements appear to provide adequate space for facilities to be installed. It is not clear, however, if the "40' Ingress-Egress Access & Utility Easement" adjacent to the westerly property line is a recorded easement, part of a previously recorded plat, or otherwise. It would be preferred to have that clarified on the final plat.

Thank you for the opportunity to comment.

Jake Uhrig

DESIGN LEADER | WESTERN REGION

Idaho Power | Payette Operations Center
1550 S. Main Street | Payette, ID | 83661
Phone 208-642-6278
juhrig@idahopower.com

From: Stephanie Crays <scrays@co.gem.id.us>
Sent: Friday, September 13, 2024 8:56 AM
To: Neal Capps <ncapps@co.gem.id.us>; Road & Bridge Office <gcrb@co.gem.id.us>; 'Angela Mattingly' <amattingly@isd221.net>; Ben Bennett <bbennett@isd221.net>; Megan Keene <mkeene@co.gem.id.us>; Mike Welch <mwelch@gemfireems.org>; James B. Baily <jb.baily@uspo.gov>; Kiester, Mitch SWDH (Mitch.Kiester@phd3.idaho.gov) <Mitch.Kiester@phd3.idaho.gov>; Mike Hickman <mhickman@Kellerassociates.com>; Uhrig, Jake <JUhrig@idahopower.com>; WebMaps@digline.com; emmettirrigationoffice@gmail.com; file@idwr.idaho.gov; d3development.services@itd.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Sandy Mitchell <samitchell@co.gem.id.us>
Subject: [EXTERNAL] New Hope Subdivision

Please see attached.

Please respond to this email on or before October 7 before NOON!

Please even if you have no comment, It's very important that the Planning and Zoning Commission here's from you ALL!

Be Blessed

Stephanie Crays
Interim Associate Planner
109 South McKinley
Emmett, Id 83617
(208)365-5144



MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 SOUTH MCKINLEY, EMMETT, IDAHO 83617 WWW.GEMCOUNTY.ORG PHONE: (208) 365-5144

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

- | | | |
|--|--|---|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUPPLEMENTAL AMENDMENT |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> REZONE | <input type="checkbox"/> VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT | <input type="checkbox"/> SPECIAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> SPECIAL USE PERMIT (MINERAL EXTRACTION) | <input type="checkbox"/> ZONING TEXT AMENDMENT |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input checked="" type="checkbox"/> SUBDIVISION, PRELIMINARY | |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> SUBDIVISION, MODIFICATION | |

PROJECT

NAME: STAPLES SUBDIVISION

SITE INFORMATION:

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

Quarter: NW 1/4 FSW 1/4 Section: 1 Township: 6N Range: 2W Total Acres: 9.36
 Subdivision Name (if applicable): NEW HOPE SUBDIVISION
 Site Address: 1713 SUNSET DR. Lot: _____ Block: _____
 City: EMMETT
 Tax Parcel Number(s): RP06N02W015400 Current Zoning: R2 Current Land Use: Farming

PROPERTY OWNER:

Name: Daniel +/or Lori Staples
 Address: 1713 Sunset Dr.
 City: Emmett State: ID Zip: 83617

APPLICANT:

Name: Daniel +/or Lori Staples
 Address: 1713 Sunset Dr.
 City: Emmett State: ID Zip: 83617

Telephone: 208-484-6444 or 208-477-4227
 Email: dan_staples@msn.com
cc: lori_staples@gmail.com

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

Telephone: 208-484-6444 or 208-477-4227
 Email: dan_staples@msn.com
cc: lori_staples@gmail.com

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

Daniel Staples 7/15/24 Daniel Staples 7/15/24
 Signature: (Owner) Date Signature: (Applicant) Date

OFFICE USE ONLY

File No.: _____ Received By: JV Date: 7-15-24 Fee: _____ Receipt No: _____

pp-24-006

EXHIBIT 1-1

Letter of Intent for Master Public Hearing Application

From: Daniel and Lori Staples

1713 Sunset Drive

Emmett, Idaho 83617

Ref: Project Name: Staples Subdivision

Proposed Subdivision Name: New Hope Subdivision

Date: July 15, 2024

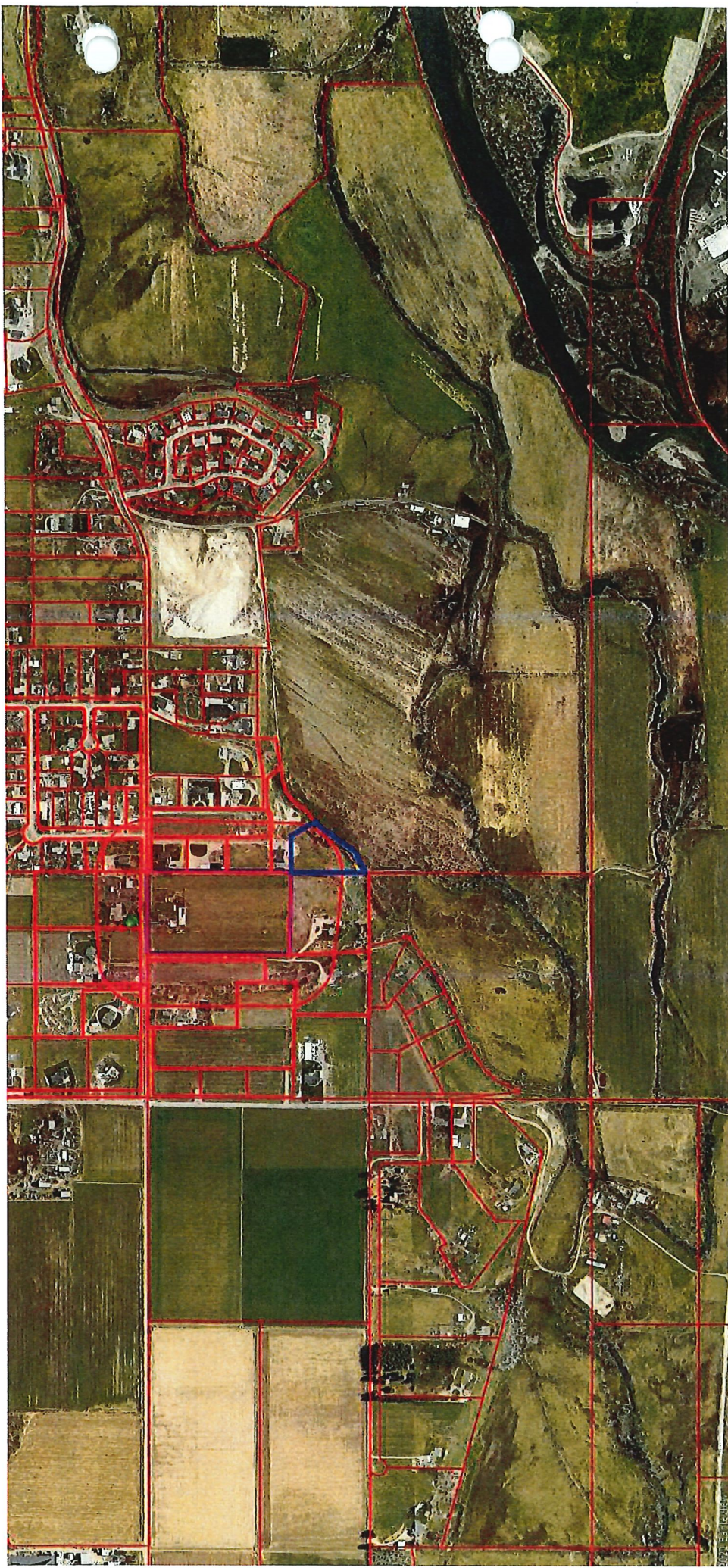
Members of the Planning and Zoning Commission,

The current property located at 1713 Sunset Drive is currently a 9.36 acre property with a house, barn, out buildings, corral and pasture. The Staples would like to split off 6 one acre properties on the south side of the property with a standard subdivision and keep the main property with approximately 3+ acres.

Narrative pertinent to standards described in Gem County Code 12-3-8-6:

1. Yes, adequate provisions will be made for a domestic water supply system that meets or exceeds the adopted water quality standards within Gem County and the State of Idaho. Each property will have a domestic well.
2. Yes, adequate provision will be made with approvals from the health authority for treatment of wastewater within the subdivision. Each parcel will have their own Septic system and drain field.
3. Yes, there is only one proposed street which currently is a driveway which will be widened to the proper specifications to become a private lane and the ingress of the private lane will be modified to meet Gem County standards. The Staples have already obtained an easement from the owner to make this into a Private Lane.
4. There are no soil or topographical conditions presenting hazards and the proposed subdivision is compatible with current conditions with no hazards or concerns.
5. Yes, the area proposed for the subdivision is currently zoned Residential R2 for 1 acre lots and conforms to all requirement found in the code and comprehensive plan.
6. Yes, Gem County and its citizens will NOT bear any more than their fair share of costs. There is not a need for mitigating measure and little to no impacts to current streets, parks and other public facilities within Gem County.
7. Yes, the proposed subdivision complies with the design and improvement standards set forth in this title.
8. NA. The proposed subdivision meets all necessary standards for Gem County and is not in a floodplain or located on a hillside area.
9. Yes, the proposed subdivision complies with all other standards set for the in this title or any other applicable ordinances or statutes.

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11/19/2021 - 12/18/2021

