



FEB 10 2022

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: Brockett Property 1 Acre Rezone

SITE INFORMATION:

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

Quarter: NE 1/4 Section: 34.35 Township: 7N Range: 01W Total Acres: 6.6780
 Subdivision Name (if applicable): _____
 Site Address: 3488 Fuller Rd. Lot: _____ Block: _____
 City: Emmett
 Tax Parcel Number(s): RP07N01W340450 (4491) Current Zoning: A2 Current Land Use: AG

PROPERTY OWNER:

Name: Harvey and Sherie Brockett

Address: 3488 Fuller Rd.

City: Emmett State: id Zip: 83617

Telephone: 208-869-5989

Email: canada.acres@q.com

APPLICANT:

Name: Jeff Storkan

Address: 22727 N Can Ada Rd

City: Star State: id Zip: 83669

Telephone: 208-830-7606

Email: canada.acres@q.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.

Signature: (Owner) [Signature] Date 2/10/22 Signature: (Applicant) [Signature] Date 2-10-2022

OFFICE USE ONLY

File No.: R2-22-003 Received By: mb Date: 2-10-22 Fee: 710.00 Receipt No: 2022-06120

Letter of Intent for Brockett Rezone on Fuller Road

The request for rezone on Fuller Road by Harvey Brockett is a hardship request. The property has a mobile home which can't be refinanced and is costing the family a large monthly payment and does not leave much left of their retirement to cover all the other living expenses they have.

They only wish to create (one) 1 acre lot just to supplement their income and to have a better standard of living. They respect the county's desires to keep the area rural and would rather not split the property but do to hardship they are making this request to the commissioners.

They also wish to enter a land development agreement with the county so that the one acre lot is considered for approval and the rest of the property cannot be split into further one acre lots.

We respectfully request your input on this parcel rezone and understand your opinions for keeping Gem County rural as long as possible.

Intended use of rezone would allow the property owners financial relief

Proposed rezone is close to area of city impact and in a future county residential zone with densities as small as one acre. This proposed rezone and creation of one residential lot will have a minimal impact on county services with only one building lot proposed.

Access to the property will utilize the current driveway off of Fuller Road and would not need a new access to the street. Power and phone services are already on the property and irrigation can be given to the new parcel allowing for drainage off the new parcel. The request is compatible with the surrounding area with some smaller lots in and around the location. The rezone should not cause economic, social or physical stress on existing or surrounding areas.

Respectfully
Harvey Brockett



FULLER ROAD

BROCKETT
6.678
ACRES

NEW BUILDING
LOT
1 ACRE

DRIVEWAY



3488 FULLER RD



House

Shop

HARVEY & SHERIE
BROCKETT

SITE MAP

N ↗

TEXPLORE

NEE ...

Q M S *



Approximate 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

APPLICATION DESCRIPTION: REZONE (A-2 TO R-2)

FILE NUMBER(s): RZ-22-003

ZONING COMMISSION HEARING DATE: April 11, 2022, 6:00pm

PROPERTY OWNER: Harvey and Sherie Brockett
3488 Fuller Road
Emmett, ID 83617

APPLICANT: Jeff Storkan

SITE LOCATION: 3488 FULLER ROAD

STAFF PLANNER: Jennifer Kharri

1. APPLICATION SUMMARY:

The applicant, Jeff Storkan, on property owned by Harvey and Sherie Brockett, is requesting a rezone of a small portion of their parcel from A-2, Rural Transitional Agriculture (5-acre minimum lot size) to R-2, Residential Transitional (1-acre minimum lot size). The application states the reason for the request is to allow a 1.00+ acre parcel to be created and sold off while keeping the existing home on a 5+ acre parcel zoned A-2. (Note: Subdividing the property is a separate application and must be preceded by a rezone to allow for the smaller lot size.) The property proposed to be rezoned consists of approximately 1+ acre that sits on the southwestern edge of a larger parcel that lies fully within Priority Growth Area 1 of the County Residential Area, as designated on the Future Land Use Map in the Comprehensive Plan. There is an existing single family dwelling on the portion that would remain zoned A-2. This report will primarily address only the 1.00+ acres, even though technically the parcel does not yet exist as a legal, stand-alone parcel.

At a minimum, if the Zoning Commission is in favor of the application, staff recommends a Development Agreement (DA) to ensure the intent of the application is met and sustained. A DA will allow for one parcel at a minimum of 1+acre that is zoned R-2 and one parcel at a minimum 5+ acres zoned A-2. The DA will require a survey to accurately describe the R-2 zoned land which is needed to finalize the rezone.

2. APPLICATION & PROPERTY FACTS:

A. Site Address/Location:

The property is located at 3488 Fuller Road and is within Township 7N, Range 1W, Section 34 & 35 (Tax Parcel #RP07N01W340450).

B. Current Owner(s): Harvey and Sherie Brockett

3488 Fuller Road
Emmett, ID 83617

C. Applicant(s): Jeff Storkan

D. Present Zoning: A-2, Rural Transitional Agriculture (5-acre minimum)

E. Present Comprehensive Plan Designation: County Residential Area, Priority Growth Area #1

F. Property Size: Approximately 1 acre to be rezoned (total existing parcels is 6.67 ac.)

3. APPLICATION PROCESS FACTS:

A. Application Submittal:

The application for this item was received and deemed complete by the Development Services Department on February 10, 2022.

B. 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 March 23, 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 March 18, 2022. The physical property was posted for the public hearing on March 18, 2022. Requests for all impact agencies' reviews were mailed on March 21, 2022.

Gem County Development Services received letters from the following public impact agencies: Emmett School District and Gem County Road and Bridge Department.

Public hearing notices were mailed to thirteen (13) parcels in the immediate vicinity. Eight (8) letters were submitted from members of the public in opposition.

C. Relevant Ordinances and Required Actions:

The subject application will in fact constitute a rezone as determined by Gem County Code. By reason of the provisions of the Gem County Code Title 11, Chapter 15, a public hearing is required before the Zoning Commission and the Board of County Commissioners on this matter.

D. History of Previous County Actions on Property: None.

E. Companion Applications: There are no companion applications to the Rezone.

4. LAND USE

- A. Existing Land Use(s): Irrigated agricultural land with a single-family dwelling and outbuildings.
- B. Description of Character of Surrounding Area: The immediate vicinity includes a combination of active and inactive agricultural lands and single-family residential properties. The entire vicinity contains irrigated and/or irrigatable lands (Emmett Irrigation District).
- C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	County Residential Area, Priority Growth Area # 1	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential
South of site	County Residential Area, Priority Growth Area #1	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential
East of site	County Residential Area, Priority Growth Area #1	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential
West of site	County Residential Area, Priority Growth Area #1	A-2, Rural Transitional Agriculture	Irrigated agricultural land; rural residential

D. Physical Constraints and Opportunities:

1. Wastewater and Domestic Water:

- a. Water: The site currently has a domestic well.
- b. Septic: The site currently each has an individual septic system and drain field.

2. Vegetation: Pasture land

3. Floodplain: The parcel falls within zone "D" on FEMA's Flood Insurance Rate Map, Community Panel Number 160127 0345 B, which indicates areas of undetermined flood hazards. No flood insurance is required in Zone D areas.

4. Canals/Ditches/Irrigation: The property is served by Emmett Irrigation District.

E. Subdivision Plat Information: N/A

F. Streets and/or Access Information:

The site is currently served by a driveway off of Fuller Road.

5. COMPREHENSIVE PLAN POLICIES & GOALS [Staff comments and analysis are shown in *italics*.]

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

The Comprehensive Plan Future Land Use Map identifies the subject property as **County Residential Area, Priority Growth Area 1**. The County Residential Area is set aside for primarily residential development. The long-term vision for this planning area is to maintain the uniquely rural character and to preserve non-conforming uses. The Priority Growth Area 1 allows densities down to one (1) unit per one (1) acre, or as the Zoning and Subdivision Ordinances currently allow.

The proposed R-2 zone designation would allow a minimum one (1) acre lot size for primarily residential uses. The proposed R-2 zone complies with the purpose of the County Residential Area and Priority Growth Area 1 policies.

The following policies have been set forth in the Housing Chapter of the Joint Comprehensive Plan (Chapter 3) and generally support the application:

3.8 - Rural residential and small ranchette type development shall be encouraged in areas where it is compatible with existing agricultural and ranching development.

If the rezone request is approved, the applicant intends to subdivide their 6.67 acres and create a total of 2 parcels (1 parcel at 1.00+ acres and 1 parcel at 5.00+ acres, with the latter lot remaining zoned A-2).

The following policy has been set forth in the Natural Resources and Hazardous Areas chapter of the Joint Comprehensive Plan (Chapter 6) and generally supports the application:

GC6.8 - Ensure that new development includes Health District approved site utilities to protect the quality of water in the county.

At this time, no new development is being proposed. If the rezone is approved and the applicant proceeds with a subdivision application, Southwest District Health will be notified and new development will need to comply with their standards.

The following policies have been set forth in the Land Use chapter of the Joint Comprehensive Plan (Chapter 12) for future growth and are found to be relevant to this application:

12.1 – Respect the responsibilities and rights of land ownership.

12.3 – Ensure due process of land development is clear and concise and avoid unnecessary delays for citizens and businesses.

12.7 – Support agriculture and business by buffering agriculture and business from incompatible land use encroachment.

There are existing agricultural uses in the vicinity of this parcel. They are mostly small-scale and a potential of 1 more dwelling should not encroach or impede these enterprises more than what is existing. If such concerns are raised during the public hearing, the Commission has the option to

require a Development Agreement with the Rezone if more restrictive conditions are warranted.

12.1.10 – Review all development proposals in areas that are critical to groundwater recharge and groundwater source to determine impacts, if any, to protect surface and groundwater quantity and quality.

12.1.11 – Growth should start at the community centers and radiate outwards in a logical, orderly fashion.

12.9.1 – Encourage management and land –use priorities that support agricultural lands.

6. ZONING ORDINANCE

- A. Purpose Statement of Zone: Gem County Code 11-4-4A lists the purpose of the R-2 zone as follows: “To provide lands for the development of single-family dwellings.” The R-2 zone has a one (1) acre minimum lot size requirement.

The applicant’s intent is to create a total of 2 parcels (1 at 1.00+ acres (zoned R-2) and 1 at 5+ acres (zoned A-2)). (If the rezone is approved, a Minor Subdivision application must be filed to subdivide the property). The requested zoning would support this type of development. The subject site is large enough for such development, therefore this criteria is met.

B. Permitted Uses:

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

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

The proposed R-2 zone allows the following uses, either outright or as a Special Use Permit:

Commercial food stand, utility buildings, convenience store, park and ride lot, botanical garden/arboretum, health club, libraries, government services, parks, schools, swimming pools, sports arena, hospitals/clinics, bed and breakfast, daycare facilities, group quarters, single-family residential, multifamily residential, and manufactured home parks.

With the exception of a health club and a hospital (only allowed through a Special Use Permit in the R-2 zone) and duplex/multi-family residential uses allowed outright, staff finds the land uses in an R-2 zone to be more restrictive than uses allowed in the current A-2 zone. This is largely due to the mining and entertainment land uses allowed in the A-2 which are prohibited in the R-2 zone.

7. REQUIRED FINDINGS & STAFF ANALYSIS [Staff comments and analysis are shown in *italics*.]

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

following findings are made by the Commission or Board”:

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

Based on the Comprehensive Plan analysis provided in Section 5 above, staff finds the majority of the applicable policies support an R-2 rezone in this area. In Staff's estimation, the Comprehensive Plan Future Land Use Map relevant policies does support the rezone application to R-2 since the parcel falls within the County Residential Area, Priority Growth Area 1.

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

Staff finds, as proposed, an R-2 zone would allow a new home to be built on the 1+ acres parcel and the existing home to sit on a 5+ acre parcel remaining zoned A-2. The property as it sits today, qualifies for a permanent secondary dwelling, as such staff finds that the rezone request is no more detrimental than a secondary dwelling that is already allowed. The potential increased septic use has not been viewed as detrimental to the health, safety, or welfare when located on one (1) acre, but has not yet been verified by SWDH. If supported, the County should require a Development Agreement that is specific to the letter of intent to only rezone 1+ acre to R-2 and keep the remaining property zoned A-2 around the existing house.

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

The minimum lot size in the proposed R-2 zone is one-acre. The subject area to be rezoned to R-2 is currently 1+ acres in size. The site complies with the minimum size and setbacks of the R-2 zone. The subject site could be developed to comply with the minimum dimensions for an R-2 zone.

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

A list comparing the allowed uses, as listed in the GCC 11-5-5 Matrix Chart, in the proposed R-2 zone with the existing A-2 zone is shown in Section 6 of this report. More intense uses are allowed with or without a SUP in the current zone than in the proposed R-2 zone. There are a few special uses allowed in the R-2 zone that would not be harmonious with the existing rural residential character of Fuller Road, such as convenience stores and a hospital, but since these require special approval from the County as well as neighbor notification, they are not found to change the essential character of the area in and of themselves. As such, staff finds the uses allowed in an R-2 zone are compatible with the intended character of the area, especially since this application is specific to only 1 acre. This is largely due to the mining and entertainment land uses allowed in the A-2 zone with a SUP which are prohibited in the R-2 zone. The specific uses are listed according to each zone as allowed outright, prohibited or allowed with a Special Use Permit.

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

The public service agencies/providers that responded to this rezone application was Emmett School District with no concerns and the Road and Bridge Department with concern.

The impacts of development of 1+ acres of R-2-zoned land into one parcel with an additional 5+ acre parcel around the existing home is not expected to generate demands on public services beyond the current service demands especially since they will only be adding 1 additional dwelling (per the letter of intent with a Development Agreement). Staff finds the proposed zone change will not have any adverse impacts upon the public services any more so than the secondary dwelling that the existing parcel qualifies for today.

8. IMPACT AGENCIES NOTIFIED

Gem County Road Department
Gem County School District #221
Gem County Mapper
Idaho Department of Transportation
Gem Rural Fire District #1
Emmett Irrigation District

9. STAFF RECOMMENDATION

Staff finds that the proposed rezone application, **with a Development Agreement**, meets all of the required findings from the Zoning Ordinance listed in Section 7 of this report and conforms with the overall intent of the applicable Comprehensive Plan policies and Future Land Use Map. The Commission must rely upon any additional testimony provided during the public hearing when making its recommendation to the Board of County Commissioners.

Stephanie Crays

From: Dorothy Hawthorne <d17hawth@hotmail.com>
Sent: Monday, April 4, 2022 11:05 AM
To: Stephanie Crays
Subject: Property located at 3488 Fuller County Rd., T07N, R01W Sections 34 & 35

Attention: Stephanie Crays

Sent from my iPad

TO WHOM IT MAY CONCERN:



SUBJECT: App. for REZONE of 3488 Fuller County Rd. by Jeff Storkan

I am an 83 year old widow who owns 5 + acres approximately one mile from the property in question. If I could NOT make ends meet there is no way I would jeopardize my neighbors by proposing an act to rezone that could take presidency for more wells that would compromise our Aquifer let alone septic to pollute it! Our water table is very high, Fuller road is barely wide enough for two vehicles as it is and we are zoned 5 acres!! Perhaps the Brocketts should consider selling all of their valuable property and find something more manageable. As for Mr. Storkan; there are one acre parcels already zoned that I am sure he could find desirable.

All of my neighbors located in this area because we wanted seclusion for privacy and the serene Country living. We do NOT want more traffic (to further ruin our roads) and we do NOT want higher taxes and we do NOT want our aquifer jeopardized. It is imperative that 5 acre minimum remain.

Sincerely,

Dorothy Hawthorne
2439 Julie Avenue
Emmett, Idaho 83617

Stephanie Crays

From: Eric and Billie Hanson <hansons4HIM@protonmail.com>
Sent: Monday, April 4, 2022 10:08 AM
To: Stephanie Crays
Subject: Brockett Property 1 Acre Rezone (3488 Fuller Rd)

To the Gem County Development Services Department/Rezoning Commission:

We are sorry to hear of our neighbor's hardship. But we wish to object to the rezoning exception requested due to the deterioration of Fuller Road (traffic must enter the shoulder any time opposing traffic exists, the asphalt is crumbling on both edges) and our concerns regarding the water table.

We are also very concerned that this will set a precedent for other property owners in our area to subdivide those acreages.

Respectfully,

Eric and Billie Jean Hanson
3800 Laurie Lane
Emmett

Sent with [ProtonMail](#) secure email.



Stephanie Crays

From: Joan Rice <jkrice@q.com>
Sent: Monday, April 4, 2022 9:37 AM
To: Stephanie Crays; Joan Rice
Subject: Subdivision request, 3488 Fuller Road

I strongly oppose the request to split off an acre at subject address.

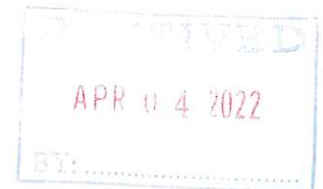
- (1) it will put more traffic on an already dilapidated road.
- (2) it will require one more well, to drain the limited water we have now
- (3) it will require yet another septic tank.
- (4) it will set a precedent for others to do the same
- (5) it means the one-house-per 5 acres or more is violated.

We bought this property in 2008 BECAUSE it required 5 acres or more. We LOVE living in the country. And while we are empathetic about a financial issue, that is HIS personal issue. Impacting all lives on Fuller Road does not justify trying to fix HIS issue.

We have been in the real estate business since 1989, and have managed to get loans on property that "no one would loan on." Yes, you pay more in interest, but I believe it is possible.

I appreciate your attention to this matter.

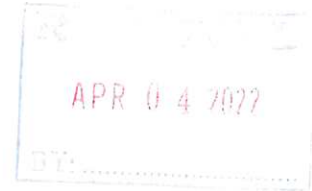
JoAn Rice
3471 Fuller Road
Emmett, ID 83617



Sent from [Mail](#) for Windows

3-30-22

Barry and Mona Barnes
3900 Frozen Dog Rd
Emmett, ID 83617



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

Re: Application for a Rezone by Jeff Storkan #RZ-22-003

Dear Zoning Commissioners;

We, Barry and Mona Barnes, are opposed to the Rezone by Jeff Storkan #RZ-22-033 which would allow a parcel that is 5 +/- acres to be changed from A2 (Rural Transitional Agriculture – 5 acre minimum) to R2 (Rural Residential – 1 acre minimum) zoning. We have a few different reasons why we oppose the Rezone.

1. When we moved here in 2015, we could have moved anywhere within the US and did a lot of research and narrowed it down to Idaho and then Emmett to make this the last area we would live in. As many have found before us this was the perfect area for those who desire a Rural lifestyle with access to the big city.
2. We no longer wanted to live on top of our neighbors and look into their windows every day. With the zoning being 5 acres, it allows space and more privacy and there are many other areas of the county that are zoned for the Zagerella's needs.
3. With a drought this year and reports of lower water levels all over the West Coast, we are very concerned with the water table and having enough well water for the future. Without access to the canal for irrigation many property owners in our area rely on their wells to water their land.
4. Roads have been built and easements have been made to accommodate the zoning as it is. To change it now would mean the loss of use of more private land and more expense for roads and upkeep.

Please do not allow this to take place and change this small yet great area to live.

Sincerely,

Barry and Mona Barnes



Dear Sir:

We Strongly object to one more house on one acre @ 3488 Fuller Road.

Our road is quite in disrepair - no budget to fix. Makes no sense to get more traffic on it.

We DO have limited water - already talking of short irrigation season. We don't need one more family using water

And there will be another septic tank. More "Country acres" converted to almost town-like character.

We DO NOT want a precedent set for this type of split.

Our taxes may well go up.

We bought here BECAUSE 'it was

limited to 5 acres.

While I understand Mr. / Mrs. Brockets' financial dilemma, 'it is not fair to have our entire subdivision suffer for 'it.

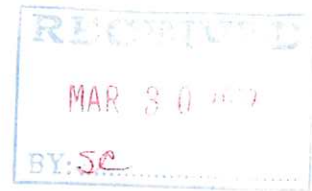
I trust you will not approve this request to sell off one acre.

Sincerely,

Jo Ann Price

3471 Fuller Rd.

Emmett, ID 83617



March 29, 2022

Gem County Development Service Department
109 S. McKinley Avenue
Emmett, ID 83617

Attn: Stephanie Cray

Re: The Rezoning of 3488 Fuller Road (T07N, R 01W, Section 34 & 35)

We are strongly opposed to the rezoning and dividing of the property owned by Harvey & Sherie Brockett at 3488 Fuller Road by Jeff Storkan into a 1-acre residential lot.

*We specifically bought in this area because of the 5-acre minimum lot size zoning that is in place by the County.

*Fuller Road is already experiencing too much traffic for a small county road with a blind 90 degree turn in the middle of it. Parts of Fuller Road aren't wide enough for 2 cars to pass each other.

*An added Well will put a strain on an already limited ground water supply in this area.

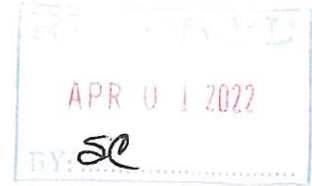
*Allowing this would impact an already taxed EMS and Fire Service.

Sincerely,

John & Kristi Ghiglione

3450 Fuller Road
kghiglione@gmail.com

April 1, 2022



Tom and Margo Devanney
3480 Fuller Road
Emmett, ID 83670-9514

Re: Brockett Rezone, 3488 Fuller Rd.
Emmett, Idaho 83617

Subject: Opposition to the Rezone.

To: Stephanie Crays, Development Services Coordinator

Dear Ms Crays,

We attempted a housing development on Fuller Road in 2019. The County rejected the application because the road could not handle the additional traffic. The Brockett's strongly protested with letter and photos.

Now, they want the a rezone on their property Why should they be allowed a development when we were denied? The road is the same size as it was in years past

Also the application has no clear description of where a dwelling would be placed. The property has 6.678 acres, why place a dwelling so close to our home and the street.

The request for an land agreement that the rest of the property not be developed seems unreliable.

The 'map' provided is hand drawn, and has NO scale to fix anything. Where will the 'structure' be located and where is the access?

We strongly protest this application.

Tom & Margo Devanney
3480 Fuller Road
Emmett, Idaho

Larry and Valerie Albaugh

3761 Fuller Rd
Emmett, Idaho 83617
208.369.1706
ljalbaugh@gmail.com



30 March 2022

Stephanie Crays

Development Services Coordinator
Gem County Planning and Zoning
109 S. McKinley Ave
Emmett, ID 83617

Dear Stephanie Cray,

We recently received a copy of the Rezone application of Jeff Storkan on the Harvey and Sherie Brockett parcel at 3488 Fuller Rd. We oppose the request and feel it would open the door for uncontrolled change and growth if allowed to pass. This would set a precedent so any property owner could claim "hardship" and split their property.

We selected our property because of the larger parcels along Fuller Rd, the 5 Acre Minimum Zoning, and do not want it turned into a bunch of minor subdivisions. While a single split may have minimal impact on services the impact is still real. Increased vehicle traffic, increased use of county services, and increased noise. The proposed 1 acre parcel sits directly North of our back porch and we would have a direct view of any structure built there. We placed our home on our property where we have it specifically for our view of the Butte, any new construction would be directly in that view.

We do not support this proposal and ask the Gem County Zoning Commission to deny any rezone of the Brockett property at 3488 Fuller Rd.

Sincerely,

Larry and Valerie Albaugh

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

March 31, 2022

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

RE: Brockett Property (Rezone)

Dear Jennifer,

Gem County Road & Bridge Department (GCRB) has reviewed the rezone application of Jeff Storkan, property located on/at 3488 Fuller Road. Fuller Road is a narrow roadway constructed of double chip seal asphalt, this material makes a substandard roadway. Until the road can be widened and/or better constructed, GCRB is concerned about any additional traffic volumes on this roadway.

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

Thank you,

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

Neal Capps, Director
Gem County Road & Bridge

INDEPENDENT SCHOOL DISTRICT OF EMMETT #221

Craig Woods, Superintendent



March 30, 2022

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 does not have any current concerns regarding the application made by Jeff Storken to rezone Harvey and Sherie Brocketts' property.

Respectfully,

A handwritten signature in black ink that reads "Craig Woods". The signature is fluid and cursive.

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

CERTIFICATE OF MAILING

I hereby certify that on the 18th day of March 2022, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Brockett
T07N, R01W, Section 34 & 35

Scott Henderson
3760 Fuller Road
Emmett, ID 83617

Robert Smith
3483 Fuller Road
Emmett, ID 83617

Farm Family Trust
3471 Fuller Road
Emmett, ID 83617

Eugene Phillips
3500 Fuller Road
Emmett, ID 83617

Daniel Kozisek
3510 Fuller Road
Emmett, ID 83617

John Devanney
3480 Fuller Road
Emmett, ID 83617

Elaine Thomas
P.O. Box 505
Emmett, ID 83617

Kazarian Family Trust
6480 E. El Jardin St
Long Beach, CA 90815

Robert Whitnew
7660 Outback LN
Star, ID 83669

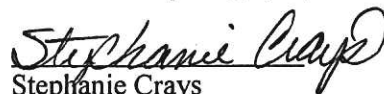
Lawrence Albaugh
3761 Fuller Road
Emmett, ID 83617

Clint Rohrbacher
4000 Brooklyn Lane
Emmett, ID 83617

John Jay Stine
14035 Crest Way
Del Mar, CA 92014

Katherine Jones
715 N. Butte Ave
Emmett, ID 83617

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


Stephanie Crays
Development Services Coordinator