

GEM COUNTY DEVELOPMENT SERVICES

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

- | | | |
|--|--|---|
| <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: Edgemont Riley Rezone

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

Quarter: 41 Section: 1 Township: 4N Range: 2W Total Acres: 8.265

Subdivision Name (if applicable): _____

Site Address: TBD Edgemont Rd Lot: — Block: —
City: Emmott

Tax Parcel Number(s): RPO61025010000 Current Zoning: A2 Current Land Use: Ag

Name: Theodore Richard Riley

Address: 1905 Edgewater St

City: Baker City State: OR Zip: 97814

Name: Kyle Stratton

Address: PO Box

City: Emmett State: ID Zip: 83617

Telephone: _____

Email: _____

Telephone: 208-870-80

Email: Kyle@evansrealtyllc.com

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

Theodore R Riley 12/02/22

[Signature] 12/1/21

Signature: (Owner)

Date Signature: (Applicant)

Date _____

OFFICE USE ONLY

File No.: 22- Received By: SC Date: 12-2-22 Fee: \$1710⁰⁰ Receipt No: 06074

File No.: B2-22-016



Sawtooth Land Surveying, LLC

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

December 1, 2022

Development Services

RE: Rezone No Situs Edgemont Road

To whom it may concern,

On behalf of Theodore Riley, we are pleased to submit this Letter of Intent and attached application and supporting documents for the proposed Rezone on No Situs Edgemont Road.

Address	Parcel Number	Acreage
No Situs Edgemont Road	RP06N01W010000	8.265

This property is within Gem County and is currently zoned A2. We are looking to have the property zoned R2. The future plan is to subdivide the property into 1 acre lots. This appears to coincide with the future land use map, as this parcel is under county residential area. The comprehensive plan states in chapter 12, that area is for primarily single family and multi-family use. 3.1.1 Encourage the provision of quality and diverse housing, as well as creative subdivision designs, of all price ranges for present and future residents

The proposed subdivision will not create excessive additional requirements at public expense. Additional services will be supported by property taxes and/or fees paid directly to service providers.

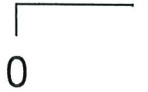
There is no know health, safety or environmental issues that currently exist or that will exist as a result of this development.

All lots will have their own wells and septic systems.

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

Sincerely,

Amy Rosa
Project Manager
Sawtooth Land Surveying, LLC





GEM COUNTY 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-22-016

PLANNING & ZONING COMMISSION HEARING DATE: April 10, 2023

PROPERTY OWNER: Theodore Richard Riley
1905 Edgewater Street
Baker City, OR 97814

APPLICANT: Kyle Stratton

SITE LOCATION: EDGEMONT ROAD

STAFF PLANNER: Jennifer Kharri

1. APPLICATION SUMMARY:

The applicant, Kyle Stratton, on property owned by Theodore Richard Riley, is requesting a rezone of his 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 apply for a subdivision to create 1 acre parcels. (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 8.26 acres 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. The property is bare.

2. APPLICATION & PROPERTY FACTS:

A. Site Address/Location:

The property is located on Edgemont Road and is within Township 6N, Range 2W, Section 1 (Tax Parcel #RP06N02W010000).

B. Current Owner(s): Theodore Richard Riley
1905 Edgewater Street
Baker City, OR 97814

C. Applicant(s): Kyle Stratton

- 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 8.26 acres

3. APPLICATION PROCESS FACTS:

A. Application Submittal:

The application for this item was received and deemed complete by the Development Services Department on December 2, 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 22, 2023. 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 16, 2023. The physical property was posted for the public hearing on March 16, 2023. Requests for all impact agencies' reviews were mailed on March 16, 2023.

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

Public hearing notices were mailed to sixteen (16) parcels in the immediate vicinity. Four (4) letters were submitted from members of the public.

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): Bare land.

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	R-2, Residential Transitional	Irrigated agricultural land; rural residential; 4 Lot Minor Subdivision (1 acre); Trailer Park
South of site	County Residential Area, Priority Growth Area #1	R-2, Residential Transitional	Rural residential; Edgemont Subdivision 14 Lots (.32 to .56 acre)
East of site	County Residential Area, Priority Growth Area #1	R-2, Residential Transitional	Irrigated agricultural land; rural residential (.65 acre to 2.00 acre size parcels); two recently rezoned 5 acre parcels to become Minor Subs
West of site	County Residential Area, Priority Growth Area #1	A-2, Rural Transitional Agriculture and R-2, Residential Transitional	Irrigated agricultural land; rural residential

D. Physical Constraints and Opportunities:

1. Wastewater and Domestic Water:

- a. Water: The site currently has no domestic well.
- b. Septic: The site currently doesn't have an individual septic system and drain field. Under today's Zoning Ordinance, future lots in the proposed R-2 zone may apply for individual septic systems, subject to approval by Southwest District Health.

2. Vegetation: Pasture land

3. Floodplain: The parcel falls within zone "X" on FEMA's Flood Insurance Rate Map, Community Panel Number 160127 0319 B, which indicates areas outside of floodplain. No flood insurance is required in Zone X 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 has approximately 330 feet of frontage along Edgemont Road and approximately 98 feet of frontage along Idaho Boulevard.

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. This area of the bench that lies east of Jackson Avenue and south of Central Avenue is intended for rural residential growth of densities that range between 1 and 2 acres per dwelling unit. 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 8.26 acres.

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.

The applicant/property owner met with Development Services staff to review the application process for both rezoning and subdividing.

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

B. Permitted Uses:

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

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

The proposed R-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 an R-2 zone would allow seven (7) additional dwellings on the subject parcel (as it sits today, there is a building permit available on the parcel). The potential increased septic could be viewed as detrimental to the health, safety, or welfare when located on one (1) acre minimum lot sizes, but has not yet been verified by SWDH. **The County should require further analysis on ground water impacts, as it is the standard for R-2 zoning, before a subdivision can be approved which would need to be a condition of a Development Agreement tied to this rezone. Two adjacent properties to the east are currently going through a water quality and quantity study.***

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 8.26 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 Edgemont 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. 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 the Road and Bridge Department.

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

The impacts of development of 8.26 acres of R-2-zoned land into one-acre parcels is expected to generate demands on public services beyond the current service demands. The Board adopted an Impact Fee Ordinance which is used to off-set costs, to the public road system and other public services that are provided, caused by new homes and their traffic generation.

8. IMPACT AGENCIES NOTIFIED

Gem County Road Department
Gem County School District #221
Gem County School District #221 Transportation
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 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 R-2 zone appears to be appropriate for this location at this time. Based on the information presented to date and available to staff, we support this application. The Commission must rely upon any additional testimony provided during the public hearing when making its recommendation to the Board of County Commissioners.



Loren Dugan
1950 Dove Crossing Lane
Emmett, ID. 83617

Denise Long
1940 Dove Crossing Lane
Emmett, ID. 83617

Subject: Response to the Rezoning Request by Kyle Stratton on Property Owned by Theodore Riley.
Property location is Edgemont Road in T 6N, T 2W section 1, Emmett, ID

Dear, Gem County Planning and Zoning

This response is provided to address the potential rezoning of an 8.265-acre parcel from A2 Rural (5 acre minimum) to R2 Transition (1 acre minimum).

The addressees on this response oppose this change for the following reasons:

Household water resources are always a concern for rural properties who can only rely on well water for subsistence. Adding more condensed housing will only serve to threaten the currently available well water (water table) and force current residents to drill even deeper wells to obtain water. This cannot be sustained long term. More condensed housing like this would be better served in a city district that can utilize available city services.

The current residents established homes in this area for the quality of life that comes with living in a rural area. Adding more condensed housing only serves to increase traffic, congestion and noise that do not serve the quality-of-life interests of the existing residents. Any change to existing zoning from A2 to R2 in these tranquil rural areas may serve as a precedent for future rezoning and further disrupt the quality of life and well-being of existing residents and place even more pressure on available, limited resources. R2 zoning belongs in a municipality where more condensed housing is more suited and expected and has the sustainable resources available to support that housing.

Thank you for your consideration.



Loren and Sonia Dugan

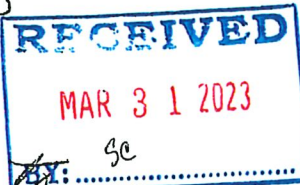


Denise Long

Jennifer Kharri
Planning Director

3/24/23

Elam County Development Services Dept



I am ^{writing} this regarding the Edgemont Riley Rezone
and Edgemont Estates No. 1 application pertaining to
Parcel RPO6N01W063339

That Kyle Stratton
P.O. Box 718
Emmett, Id. 83617 - has purchased.

4.96 acres current zoning R2
from the Comprehensive Plan. This Land is
minimum Lot size 2 acres.

Come on Kyle you want to Have 4-Homes
to Be Built on 4.96 acres and their Outbuildings
also a Road into this Land off Edgemont Rd.
at 1001 Edgemont Rd. This is where I Live and the
County needs to respect its freshly formed Plan.
Residential zoning in the County, Category should be
R3 rural Residential with minimum Lot size 2 acres
and I urge applicants to do like wise regardless
of zoning. You are wanting to Sell Lots for
4 homes - 300 ft. from my front Door.
I already have all Neighborhood and Mail Boxes at my
property. Everyday and School Bus stops and now
no thanks to you - you want to add more, just to
Make Money in your Pocket and gain more by
trying to Rezone. Please, you need to live in the
Country and appreciate our farm lands -
Cropped with alfalfa, with Cattle 3 to 4 times a year
Watch it grow the Beauty of Nature, Open scenery, & fresh air
Hay Baled for Cattle. We have many more Travelers on
this narrow 2 lane Rd. now - Driving faster than
35 MPH. Safety has weakened to walk, Drive & Even
See the traffic has tripled - you want to take my 20 yrs
of views away & Build and add to Benefit yourself

I say No to Private Road application

I say No for Sub Division

Give Me my fresh air
Judy Useman

208-365-0663

1001 Edgemont Rd.
Emmett, Id. 83617

3/24/23

RECEIVED

MAR 31 2023

Jennifer Khassi
Planning Director
San County Development Services Dept.

I am writing this regarding: The Edgemont Riley Rezone
and Edgemont Estates No. 1 applications pertaining to
parcels RPO6N02W010000 and RPO6N01W063337
that Kyle Stratton has purchased 4.96 acres current
zoning R2 from the Comprehensive Plan. This land is
minimum lot size 2 acres. Come on Kyle you want
4 homes to be built on 5 acres along with their
out buildings on Edgemont Rd. in Emmett, Id.
The County should respect its freshly formed Plan:
Residential zoning in the County, Category should be
R3 rural Residential with minimum lot size 2 acres.
and I urge applicants to do likewise regardless
of zoning.

I have lived at 1001 Edgemont Rd. for 20 yrs.
My letter stating a new Road & Sub Division to be rezoned
so you can sell 300 ft. from my front door.
Block my views and take away farm land that has
always cuttings 3 & 4 times a yr. to bale and feed our cattle.
Did you know what I know by living at 1001 Edgemont Rd?
That traffic has increased with higher rates of speed
than the 35 MPH posted and that a sub division and a Rd.
into land - will cause more travelers on an already
two laned narrow road. It's not the safest to take,
walks, ride bikes, ride horses or walk dogs now. I have
the neighborhood mail boxes and school bus stops at the
front of my property now - and you want to cause more
noise, construction and Rd. building in front of my home.
This is daily travelers - cars, pickups, construction equip, lawn maintenance,
UPS, FedEx, water delivery, power co. trucks, dish & TV. phone service,
U-Hauls, dump trucks, gravel & dirt trucks, lumber trucks, mail, garbage,
concrete pumps, furniture delivery, campers, trailers, school buses,
ATV's, motorcycles and yes even car races at 10:00 PM at night.
I called this my retirement years and now you want to add
more to make yourself happier - Good Gosh, What's left for
happiness for others - I say no for private Rd and Sub Division
Save our farm Land!

Judy M. Wiseman
1001 Edgemont Rd.
Emmett, Id. 83617

Jennifer Kharri
Planning Director
Gem County Development Services Department



Dear Ms. Kharri:

This is regarding the **Edgemont Riley Rezone** and Edgeview Estates No. 1 applications pertaining to parcels RP06N02W010000 and RP06N01W063339, respectively.

Having participated in the Gem County Comprehensive Plan development process, I have come to respect the level of thought and diligence that the parties involved applied to the Plan, considering the interests of various stakeholders and yet also making choices that would be respected far into the future. It is clear that Gem County is adopting a Plan that steers development in a direction that will better Gem County for all its residents.

Notable in the Plan is the intent to preserve the precious agricultural land in the Emmett Bench. Much is not designated Prime Agricultural, but the County Residential area, large lot sizes specified clearly respect the land itself – a respect that may prove valuable for those who in the future may depend on their land for sustenance.

From the Comprehensive Plan: The uses in the County Residential category may include large-lot residential and clustered residential. Agriculture, open space, public/quasi public, and educational uses may be appropriate as well. The minimum lot size is 2 acres.

The County should respect its freshly-formed Plan:

- Residential zoning in the County Residential category should be R-3, Rural Residential, with minimum lot size 2 acres

and urge applicants to do likewise, regardless of zoning:

- In County Residential Land Use areas, encourage 2 acre lots despite R-2 zoning.

Obviously, the Comprehensive Plan does not override current zoning, but the Planning Commission should do its best to follow its freshly laid plan.

Best regards,

A handwritten signature in blue ink that reads "Eric Wesson".

Eric Wesson
995 Peacock Lane
Emmett, Idaho
(immediately adjacent to the affected area)

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 22, 2023

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

RE: Edgemont - Riley (Rezone)

Dear Jennifer,

Gem County Road & Bridge Department (GCRB) has reviewed the Rezone Application of Edgemont - Riley, property located adjacent to Edgemont Road. Edgemont Road is a local road under the Gem County Functional Class Maps.

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

1. GCRB shall only grant one access for the property in question.

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

Stephanie Crays

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Monday, March 20, 2023 2:30 PM
To: Stephanie Crays
Subject: RE: Edgemont Riley Rezone

Hello Stephanie,

After careful review of the transmittal submitted to ITD on March 16, 2023 regarding Edgemont Riley Rezone, the Department has no comments or concerns to make at this time. The applicant is proposing splitting this 8.25 acre lot into approx. 8 – 1 acre lots which is below IDAPA guidelines for TIS recommendations.

If you have any questions or concerns, please do not hesitate in contacting me.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Stephanie Crays <scrays@co.gem.id.us>

Sent: Thursday, March 16, 2023 2:26 PM

To: Neal Capps <ncapps@co.gem.id.us>; Road & Bridge Office <gcrb@co.gem.id.us>; Angela Mattingly <amattingly@isd221.net>; Shauna Davis <sdavis@isd221.net>; emmettirrigationoffice@gmail.com; D3 Development Services <D3Development.Services@itd.idaho.gov>; Mike Welch <mwelch@gemfireems.org>

Subject: Edgemont Riley Rezone

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see attached.

Please respond back before noon April 3, 2023 with or without a comment.
This would be greatly appreciated.

Be Blessed

Stephanie Crays
Development Services Coordinator
109 South McKinley

CERTIFICATE OF MAILING

I hereby certify that on the 16 day of March, 2023, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Riley

T06N, R02W, Section 1

Lace Fenwick
999 Peacock Ln
Emmett, ID 83617

Michael Rosecrans
989 Edgemont Rd
Emmett, Id 83617

Judy Wiseman
1001 Edgemont Rd
Emmett, ID 83617

Veritas Holdings LLC
1420 Judo Ln.
Emmett, ID 83617

Mary Melendez
1189 Edgemont Rd
Emmett, Id 83617

James Cotton
1009 Edgemont Rd
Emmett, Id 83617

Michael Barrows
1111 Edgemont Rd
Emmett, Id 83617

Arlie Stiles
1115 Edgemont Rd
Emmett, Id 83617

Kristi Hellman
1187 Edgemont Rd
Emmett, Id 83617

Jo Ann Mast
1140 Edgemont Rd
Emmett, Id 83617

Cynthia Huber
1025 W. Idaho Blvd
Emmett, ID 83617

William Myers
1021 W. Idaho Blvd
Emmett, ID 83617

Denise Long
1940 Dove Crossing Ln
Emmett, ID 83617

Loren Dugan
1620 W. Gaines CT
~~Emmett, ID 83617~~ Nampa, Id 83686

Dustin Crea
2141 UA Ave
Emmett, ID 83617

Stephen Tucker
1024 W. Idaho Blvd.
Emmett, ID 83617