

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: 859 W Southslope Parcel # RPO6N01W 303075

SITE INFORMATION:

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

Quarter: _____ Section: NW Township: 06N Range: 01W Total Acres: 8.835

Subdivision Name (if applicable): N/A Lot: N/A Block: N/A

Site Address: Same as Above City: Emmett

Tax Parcel Number(s): 3742 Current Zoning: A2 Current Land Use: _____

PROPERTY OWNER:

Name: Ryan Stinson

Address: 1824 E Cottontrail Ct

City: Idaho State: ID Zip: 83616

Telephone: 951-642-3818

Email: RLSmustang@yahoo.com

APPLICANT:

Name: Same

Address: _____

City: _____ State: _____ Zip: _____

Telephone: Same

Email: _____

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)

Date

Signature: (Applicant)

Date

OFFICE USE ONLY

File No.:

Received By: SC

Date: 12-13-22

Fee: 710.00

Receipt No:

R2 22-017

12-13-2022

Gem County-Re-Zone Letter of intent

To whom it may concern

I Ryan Stinson intend to rezone 859 W Southslope Emmett Idaho Parcel (Rp06N01W308075) from A2 to R3.

The zoning for my property complies with the Gem County Existing Conditions Comprehensive Plan with no foreseeable issues.

I comply with the availability of public facilities and compatibility with surrounding areas. This parcel is currently located in an upper scale area of Emmett with single family residences. I intend on keeping the same value of craftsmanship if and when I intend to build my home. I would like to have the option for R3 so I can build a home for my parents/close friends or family so they can have their own address and separated land.

Thank you very much for taking the time in consideration of my rezoning.

Ryan Stinson

A handwritten signature in black ink, appearing to read 'Ryan Stinson', with a long horizontal stroke extending to the right.





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-3)

FILE NUMBER(s): RZ-22-017

ZONING COMMISSION HEARING DATE: June 12, 2023, 6:00pm

PROPERTY OWNER: Ryan L and Heather N Stinson 2021 Revocable Trust
14000 N RAINY PL
Boise, ID 83714

APPLICANT: Ryan Stinson

SITE LOCATION: 859 W SOUTH SLOPE RD.

STAFF PLANNER: Jennifer Kharri

1. APPLICATION SUMMARY:

The applicant, Ryan Stinson, on property owned by the Ryan L and Heather N Stinson 2021 Revocable Trust is requesting a rezone of their property located at 859 South Slope Road. The application proposes a change from A-2, Rural Transitional Agriculture (5-acre minimum lot size), to R-3, Rural Residential (2-acre minimum lot size). The application states the reason for the request is to have the option to create more Lots. (Subdividing the property is a separate application and must be preceded by a rezone.) The property proposed to be rezoned is 8.83 acres in size and lies fully within the Priority Growth Area 1 of the County Residential Area, as designated on the Future Land Use Map in the Comprehensive Plan.

2. APPLICATION & PROPERTY FACTS:

A. Site Address/Location:

The property is located at 859 W South Slope Rd, and is within Township 6N, Range 1W, Section 30 (Tax Parcel #RP06N01W303075).

B. Current Owner(s): Ryan L and Heather N Stinson 2021 Revocable Trust
14000 Rainy Pl
Boise, ID 83714

C. Applicant(s): Ryan Stinson

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

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

F. Property Size: 8.835 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 13, 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 May 24, 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 May 17, 2023. The physical property was posted for the public hearing on May 17, 2023. Requests for all impact agencies' reviews were mailed on May 17, 2022.

Gem County Development Services received a letter from the following public impact agencies: Gem County Road and Bridge Department.

Public hearing notices were mailed to sixteen (16) parcels in the immediate vicinity. Five letters of concern were submitted by 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 low-density single-family residential properties. The entire vicinity contains irrigated and/or irrigatable lands (Emmett Irrigation District). The Hembree Subdivision lies north of the subject property. The subdivision is zoned R-2 with 8 lots that range in size from .40 to .98 acres. The Lynda Vista Subdivision lies southwest of the subject property and is zoned R-3 with 11 lots that are approximately 2 acres.

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	Rural Residential (Hembree Subdivision)
South of site	County Residential Area, Priority Growth Area #1	A-3, Rural Agriculture; R-3, Rural Residential	Irrigated agricultural land; rural residential; Black Canyon Canal; (Lynda Vista Subdivision)
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; 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 a domestic well.
- b. Septic: The site currently has an individual septic system and drain field. Under today's Zoning Ordinance, future lots in the proposed R-3 zone may apply for individual septic systems, subject to approval by Southwest District Health.

2. Floodplain: The parcel falls within zone "D" on FEMA's Flood Insurance Rate Map, on a non-printed Panel, which indicates area of undetermined flood hazard.

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

E. Subdivision Plat Information: N/A (separate application)

F. Streets and/or Access Information:

The site has approximately 350 feet of frontage along South Slope 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-3 zone designation would allow a minimum two (2) acre lot size for primarily residential uses. The proposed R-3 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 are found to be relevant to this 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.

The following policy has been set forth in the Natural Resources and Hazardous Areas chapter of the Joint Comprehensive Plan (Chapter 6) and are found to be relevant to this application:

6.7 – Preserve, protect and promote high quality standards for ground and surface water as an essential and limited natural resources throughout the community.

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

6.11 – Prevent contamination of groundwater from sewage and wastewater through appropriate planning, treatment and through regulations.

6.14 Manage and prevent unsuitable uses along creeks, canals, drainage ways, ponds and rivers to protect water quality.

The following policy have been set forth in the Transportation chapter of the Joint Comprehensive Plan (Chapter 10) for future growth and are found to be relevant to this application:

10.1.4- Encourage clustering of uses and access points along arterial, minor arterial and section line roads where applicable

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.

12.7 – 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 residential development of 2-acre minimum lot sizes should not encroach or impede these enterprises more than what is existing as there are several smaller parcels in the area as

noted in section 4.B. above.

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 11-4-4.B lists the purpose of the R-3 zone as follows: “To provide lands for the development of single-family dwellings, in areas that can be served by individual well and septic systems.” The R-3 zone has a two (2) acre minimum lot size requirement.

The applicant’s intent is to have the option to create more Lots which would require that he apply for a minor subdivision. (If the rezone is approved, a Minor or Standard 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-3 zone allows the following uses, either outright or as a Special Use Permit:

Fruit and produce stand (commercial), utilities, convenience store, park and ride lots, health club, libraries, parks, schools, swimming pools, sports arenas, daycares, government services, clinics, bed and breakfast, and single-family residential.

With the exception of a convenience store (only allowed through a Special Use Permit in the R-3 zone), staff finds the land uses in an R-3 zone to be generally more restrictive than the current allowed A-2 land uses. This is largely due to the mining and entertainment land uses allowed in the A-2 which are prohibited in the R-3 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-3 rezone in this area. In Staff's estimation, the Comprehensive Plan Future Land Use Map relevant policies does support the rezone application to R-3 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-3 zone would allow three (3) additional dwellings on the subject parcel beyond what is permitted today (as it sits today, there is a building permit available). The potential increased septic use has not been viewed as detrimental to the health, safety, or welfare when located on two (2) acre minimum lot sizes, but has not yet been verified by SWDH. At the time a building permit is applied for, SWDH will perform an on-site perc test to determine the suitability and type of septic system that will be required. **The County may require further analysis on ground water impacts before a subdivision can be approved which would need to be a condition of a Development Agreement tied to this rezone.***

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

The minimum lot size in the proposed R-3 zone is two-acres. The subject area to be rezoned is currently 8.83 acres in size. The site complies with the minimum size and setbacks of the R-3 zone. The subject site could be developed to comply with the minimum dimensions for an R-3 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 in the proposed R-3 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-3 zone. There are a few special uses allowed in the R-3 zone that would not be harmonious with the existing rural residential character of South Slope Road, such as convenience stores, 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-3 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-3 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 were the Gem County 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 8.83 acres of R-3-zoned land into two-acre parcels is not expected to generate demands on public services beyond the current service demands with the addition of 3 homes. 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

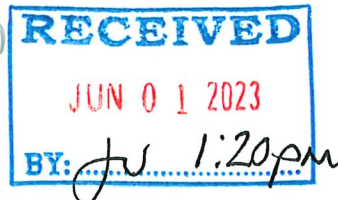
Gem County Road Department
Gem County School District #221
Gem County Mapper
Gem County School District #221 Transportation
Idaho Department of Transportation
Gem Rural Fire District #1
Last Chance Ditch

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-3 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.

May 30 , 2023

Attention: Gem County Development Services Department



Re: Rezone request from Ryan Stinson on the 8.835 acres of 859 W. South Slope Rd, Emmett ID.

To the County Rezone Committee:

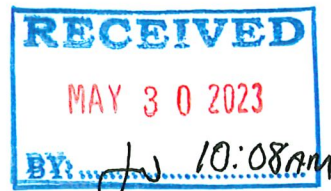
It seems we are in the same predicament we were in with the Guthrie Subdivision. It appears to me that the Gem County Officials do not think enough about the Gem county residents in the surrounding area of this land in question, and only to the properties that are within 300 ft of the land in question, to send the letter of re-zoning. This letter should have been sent out to the larger surrounding area, All of S. Slope (east and west), Mill, S.Johns, and the smaller roads in the area, where this has a potential impact on everyone in the area.

Ryan Stainson purchased this property and infomed a few of us neighbors he had interned to build a home for his family. Shortly thereafter they purchased a home in Eagle. Not much time after Ryan put the property up for sale. If he truly had any intentions of building a home and "for my parents/close friends or family" as stated in the letter, he would have not put the property up for sale. This property has been for sale for a long time with no offers. At the time he submitted this letter the property was for sale most of the year. I believe he was watching and waiting to see the outcome of the Guthrie property. As soon as you made a decision on the Guthrie's property, Ryan saw an opportunity to split the property to make more money. He had no intention in building a family home here in Emmett. He had told a neighbor his wife did not like the area and did not want to live here. They have planted their roots in Eagle.

The Guthrie's had moved out of state prior to them requisitioning a rezone of their property. In the public hearing, the Guthrie's said they weren't planning on staying. They moved from Boise to get away from the congestion. They had no offers on their house prior to the split of the property. As soon as the split into two properties was approved the properties were relisted and for more money than the original price. 781 W S. Slope was sold quickly. Ryan is doing the same play book as the Guthrie's and has no intention of living in Emmett or Gem County.

My concern is that if the Gem County Commissioners continue to let property owners rezone their properties, there will be a great impact on the Aquaphor and all of our wells will dry up. There will also be increased traffic and other unforeseen issues in the future. Is the County going to bring water and any other needs up to us when the resources dry up? The county can't even keep up with maintaining the infrastructure it has now, as it is now with the fast growth rate in Emmett now. Continuous building will only make things worse. The Gem County residents don't want Emmett to become like Meridian, Star, and others in the Boise metropolis. There was a comprehensive study/ letter that went out to all residents of Gem County and the residents wanted a small town feel. This area is zoned for 5 area minimums. The Gem County representatives are not listening to their Residents. Don't let people like Ryan Stinson, the Guthrie's, and others in the area push through rezoning prior to the new County plan being implemented and then selling off the properties for profit, without thinking of future issues that will affect the locals from your decisions. Do your research Listen to the local Gem county residents.

John Tobias
4031 Farmstead Lane
Emmett, ID 83617



Attention: Gem County Development Services Department

Re: Rezone request from Ryan Stinson, 8.835 acres off of W. South Slope Rd., Emmett, ID

25 May 2023

To Whom it May Concern:

Enclosed please find a copy of a letter my neighbor, John Tobias, regarding the above mentioned re-zone. I agree completely with his information and very valid points.

The proposed re-zone of this property is just another instance where a property owner, who hasn't been able to sell their property as a whole, wants to divide it up, doesn't live here and has no plans to do so. There is no regard for the current residents in this area and how this affects their lives.

Our elected County Commissioners have had a deaf ear to the concerns of residents in the past with the same issues as this one. The majority of Gem County residents who responded to your Comprehensive Development Plan proposal, voted no. We don't want this. We want to keep Emmett and surrounding area rural with that small town, country environment. We don't want to become Eagle or Star.

A very big concern regarding all of this, what about the Aquaphor? What impact will more houses have on our ground water, increased traffic, etc. Plus just the general well being of those that live in this area? Have there been or plan to be any water impact studies done? What happens when wells dry up because there isn't any more water? Is the County going to help out those residents?

This area is zoned for 5-acre minimums and should remain so. The residents have spoken, had valid concerns and the County Commissioners need to listen and not just rubber stamp this.

A handwritten signature in black ink that reads "Laura Williams". The signature is fluid and cursive.

Laura Williams
4021 Farmstead Lane
Emmett, ID 83617

To the neighbors of South Slope:

It appears to me that the county officials do not think enough about all the residence in the area to send you this letter. They only sent it to the properties that are within 300 ft of the land in question, however it has a potential impact on everyone in the area.

What the county informed me, is that Ryan wants to re-zone the property at 859 W South Slope into 2 acre lots, adding another possible 4 homes. Ryan originally bought the property to build a home for himself and his family. Then decide to buy and live in Eagle. Shortly after, they put the property on South Slope up for sale. Over the last year they have been digging up the trees on the property and selling them. The 8 plus acres has been for sale for the last year with no buyer.

In his letter to the County Re-Zone Committee dated 12/13/2022 he states "if and when I build. I would like to have the option for R3 so I can build a home for my parents/close friends or family so they can have their own address and separate land. "If he intends to build as he states, I believe he would have submitted this letter before he put this property up for sale and not a year later. It is my belief that Ryan has no intention of building, and this is just his way of selling the property quicker and making a profit.

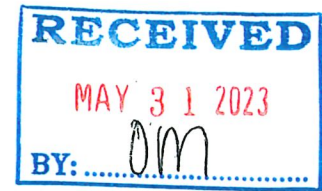
On going for approximately 2 years, 781 W South Slope was trying to sub-divide their 5-acre property into 4 separate properties, with a 3 house HOA sub-division. At that time, I brought up the Aquaphor issue to the county. I asked the County Officials if our wells dry up would the county bring city water to the area, their response was No it would be our issue. Since then, the owners have dropped the HOA idea and the property has been allowed to be re-zoned into 2 parcels, however the County did put a hold on building any additional home on the property until a water impact study has been done in the area. The property with the original house/shop has been sold, but the other parcel is up for sale and no house can be built on it until the water impact study has been completed.

My concern is that if the county continues to let property owners' re-zone their properties, there will be a great impact on the Aquaphor and all of our wells will dry up. We will also have increased traffic and other unforeseen issues in the future. The county cannot even maintain the infrastructure as it is now. Continuous building will only make things worse. There was a comprehensive study/ letter that went out to all residents of Gem County and the residents wanted small town feel. This area is zoned for 5-acre minimums. The Gem County representatives are not listening to their Residents and are letting people like Ryan and others in the area push through re-zoning prior to the new County plan being implemented.

John Tobias
4031 Farmstead Lane
Emmett, Idaho 83617

5/30/2023

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



RE: Ryan Stinson rezone application for Parcel Rp06N01W308075, 859 W South Slope Rd.

In general, we are not opposed to the rezone request assuming no parcel is smaller than 2 acres. We are, however, concerned about water availability, traffic, and the driveway into this new development.

Water

Less than two years ago, during the rezone of the Guthrie property to the east of us, officials agreed that to rezone and build on the empty lot(s), the Guthries would be required to conduct a water study. The definition of a water study was never agreed upon. Officials did agree that a comprehensive water study had never been conducted in this part of the valley, and the discussion pointed to the need to determine the water availability, quality, recharge rate and sources to ensure current residents would not be negatively affected by additional development. To date, we're not aware of any study though the Guthrie property has been split and one parcel sold.

Water availability is a huge issue for locals. In addition to current residential use, officials must take into consideration the future draws from the aquifer as a result of the extensive gravel pits to the west (they own property from Sale Yard to almost South Slope) and the large-scale development at Cherry Heights to the east.

While Gem County has increased the minimum lot size to two acres in this area, that density, to our knowledge, hasn't been quantified against any scientific investigation. This two-acre minimum also doesn't seem to take into account the existing density issues resulting from poor subdivision decisions of the past. This area includes pockets of quite dense housing – my parcel included. Decades ago, south of the highway, the County allowed subdividing as small as 0.25-acre lots. Considering each lot has its own well and septic, this is far too small. County officials must take these smaller subdivisions into account when approving future subdividing.

Long-time Ada and Canyon rural residents are feeling the strain as farmland is converted to homes. When older wells run dry, developers and IDWR seem to blame the property owner. More than one "expert" has claimed the old wells were "improperly engineered." Well, they were adequate until large-scale development occurred. Homeowners are having to pay tens of thousands of dollars and wait up to 12 months for new, deeper wells to be dug. Gem County residents deserve better. This isn't a matter of personal preference for a rural lifestyle. This is a matter of thousands of current residents potentially losing access to drinkable water.

We ask that Gem County partner with IDWR or USGS to conduct a comprehensive, independent groundwater study of the area south of the highway, from Mill Rd (to include the gravel pit) on the west to Highway 16 (Freezeout Hill) on the east. Focus must be given to the areas that the City of Emmett does not intend to annex and that Gem County has characterized as prime for rezoning.

To ensure the groundwater is further protected, we propose that all new developments are required to utilize solely irrigation water for outdoor watering needs (landscaping, gardens, and agriculture etc.). This is a very common practice in the Treasure Valley when irrigated farm land is converted to homes, and it should be implemented in Gem County. We have a robust surface water irrigation system in Gem County and it should be used to reduce the strain on the aquifer.

Traffic

As this area transitions to almost exclusive residential use, we request that Gem County continue to plan to improve East and West South Slope Road to accommodate safer pedestrian traffic. Most importantly, the speed limit should be reduced on Mill and South Johns, but also on South Slope. As drivers come down Old Freezeout, Mill, and South Johns, they seem to have a highway-speed mentality. Many do not slow down on South Slope though the allowable speed is reduced by 10 mph. Also, as the road is maintained and resurfaced, consider how to add a protected lane for those on foot, bicycle, or horse. We do not disagree with rezoning this area, but the County has an obligation to ensure minimum safety standards for the resulting RESIDENTIAL environment.

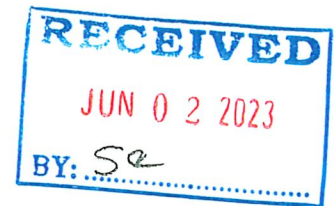
Driveway

The current driveway for the Stinson property is directly across the street from our home so we will see an increase in nighttime headlights in our windows. If at all possible, and if neighbors on that side of the road are in agreement, consider giving the Stinsons an easement to use the private Farmstead Ln. just to the west. That way, we'll experience headlights from just one exit instead of two.

Handwritten signatures of Karl and Traci Ross in black ink. The signature 'Karl E Ross' is on the top line, and 'Traci Ross' is on the bottom line.

Karl and Traci Ross
824 W. South Slope Rd
Emmett, ID
83617

June 1, 2023



Paula Guest
4001 Farmstead Ln
Emmett, Idaho
83617

Planning and Zoning Commission,

I, like the majority of my neighbors, have grave concerns about the water table here at the base of the foothills in Emmett.

Before more properties are rezoned for higher density, and more wells dug, there needs to be a comprehensive water study done to determine the impact new development will have on the existing wells.

Has this been done? Does anyone actually have data to prove that digging new wells, and adding new irrigation, will not negatively impact those of us relying on our wells? Once the damage is done it is too late to undo it.

Please proceed with caution, and reliable, verified information. And have the results of such a comprehensive study to reassure those of us impacted.

Sincerely,

Paula Guest

STinson



RD: Rezone by Ryan Stinson A2 to R3

We oppose this rezone request. The current 5-acre A2 zone is what this property has been zoned in the zoning master plan for years and is what the neighboring landowners knew when they bought their property expecting the characteristic of the area to remain that way. When people buy property, they expect the area to remain as it is zoned and is a major factor when they buy a piece of property. Gem County should not be doing spot zoning every time a landowner wants to subdivide so they can make more money as they sell and move away.

This rezone would permit 4 each 2 plus acre lots on a parcel that should only have one building permit. If the zoning plan is not going to be adhered to why does the county even have one? What assurances do property owners have with the zoning we live in if every time a person wants to subdivide their property the county allows it? This spot rezoning needs to stop.

Edward Price
Elizabeth Price
787 W. South Slope Rd.
Emmett, ID

Elizabeth Price
Elizabeth Price

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

June 1, 2023

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

RE: Stinson (Rezone)

Dear Jennifer,

Gem County Road & Bridge Department (GCRB) has reviewed the Rezone Application of Ryan Stinson, property located on/at 859 W. South Slope Road. GCRB has the following comments for the proposed rezone.

1. Applicant shall use existing driveway for the proposed lots if approved.
2. Applicant shall apply for an approach permit with GCRB.

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

Thank you,

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

Neal Capps, Director
Gem County Road & Bridge Dept.

CERTIFICATE OF MAILING

I hereby certify that on the 17 day of May, 2023, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Stinson

T06N, R01W, Section 30

Rick Inman
983 Walker Tr
Emmett, ID 83617

Erin Fahrenkopf
984 Walker Tr
Emmett, Id 83617

Laura Williams
4021 Farmstead Lane
Emmett, ID 83617

John Tobias
4031 Farmstead Lane
Emmett, ID 83617

Thomas Ladue
977 W. South Slope Rd
Emmett, Id 83617

Albert Ruther
888 W. South Slope Rd
Emmett, Id 83617

Steve Tow
852 W. South Slope Road
Emmett, Id 83617

Edward Price
787 W. South Slope Road
Emmett, Id 83617

Kay Ross
824 W. South Slope Road
Emmett, Id 83617

Virginia Joyce
783 W. South Slope Road
Emmett, Id 83617

Felicitas Burnham
800 W. South Slope Road
Emmett, ID 83617

Donald Bishop
786 W. South Slope Road
Emmett, ID 83617

Tod Guthrie
779 W. South Slope Road
Emmett, ID 83617

Richard Roeder
983 W. South Slope Road
Emmett, ID 83617

Ronald & Paula Guest
4001 Farmstead Lane
Emmett, ID 83617

~~Tod Guthrie~~ *Brenda Halone*
781 W. South Slope Road
Emmett, ID 83617