



MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

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

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

- | | | |
|--|--|---|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUPPLEMENTAL AMENDMENT |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> REZONE | <input type="checkbox"/> VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT | <input checked="" 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: The Packing Shed

SITE INFORMATION:

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

Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: 14.270

Subdivision Name (if applicable): _____

Site Address: 2731 Cherry Lane Lot: _____ Block: _____
City: Emmett

Tax Parcel Number(s): RP06NO1W164800 Current Zoning: A2 Current Land Use: transitional

PROPERTY OWNER:

Name: Emily C. Graves

Address: 2731 Cherry Lane

City: Emmett State: ID Zip: 83617

APPLICANT:

Name: Emily C. Graves

Address: Same

City: _____ State: _____ Zip: _____

Telephone: 208-369-1532

Email: SunshineTranch@gmail.com

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]
Signature: (Owner) 2-3-22 Date

[Signature]
Signature: (Applicant) 2-3-22 Date

File No.: SUP-22

Received By: JV

OFFICE USE ONLY

Date: 2/14/22

Fee: 375.00

Receipt No: 22-00123

Emily Graves
2731 Cherry Lane
Emmett, ID 83617

February 9, 2022

Re: Grit & Grace Idaho at old "Evans" property

Dear Neighbor,

I am the owner of Grit & Grace Idaho that is currently in the Sander's Fruit Stand. I am working with P&Z to expand my store model to the property I recently purchased that was the old Evan's Fruit Packing facility and Orchard.

My intention is to continue to showcase local growers, artisans and makers in everything from Raw Milk, Eggs, Baked Goods, Tea, Coffee and Fresh Local Produce, to Jewelry, Decor, Antiques, and Home Goods. We also proudly sell products from Veteran Owned companies. Grit & Grace Idaho currently offers an outlet for over 35 local artisans, makers, and growers.

In addition to selling locally produced and grown goods from farms in the valley, I plan to plant some produce on the property as well as planting a sunflower and pumpkin crop.

I would also like to have a small commercial kitchen where local makers can process their local foods such as preserves, baked goods, salsas, pickles, etc to sell. I intend to continue to offer tea, coffee, ice cream, fudge, etc that guests can enjoy as they shop. The option of a local artisan butcher counter is also being considered.

As a long time Emmett resident and your neighbor, I am excited by the opportunity to revive this property back into a beautiful location as you come into the Emmett Valley, with an emphasis on a rural, farm to table, hometown feel. With Gem County rapidly growing and developing, it's my intent to save and restore this property in such a way that honors Emmett's roots.

As I expand my business to the "The Packing Shed" Property, I expect to continue my current standard of business. I do not foresee a dramatic increase of traffic and feel the impact would remain similar to what I am seeing in our current location.

The existing 100 year old home is currently not livable. I would love to restore the building but have yet to determine its future.

I don't intend to remove any of the existing healthy trees and plan to keep the lawn area and property well manicured and maintained.

Our current hours of operation are Monday through Saturday 10-6 Closed on Sundays. I expect to continue those hours, with some occasions having extended hours.

I plan for parking to be established near the main buildings as marked on the aerial photo included, with additional or overflow parking to be directed to the south side of the buildings.

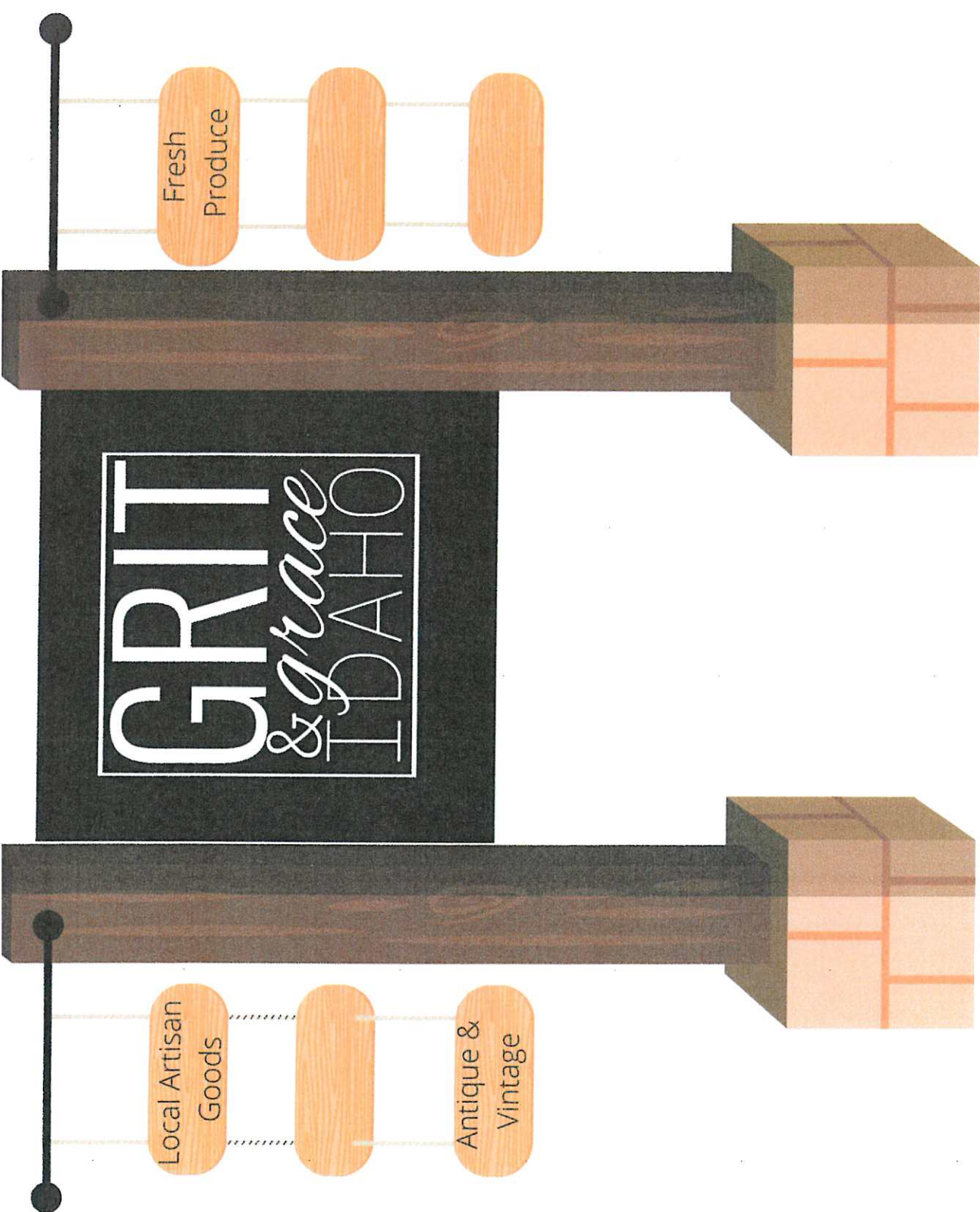
Emmett has my heart and I am proud to continue raise my family, and grow my business here. I hope to have your support as I work through details with Gem County Planning and Zoning. If you have any questions for me, you are welcome to contact me.

Emily Graves
208-369-1532
gritandgraceid@gmail.com



- *Event parking if needed to the south side of cold storage building.
- *Sunflowers and pumpkins to be planted in west side field.

- *The Packing Shed will be main point of interest.
- * "X" marks door access.



Sample draft - not final design- but would like to propose something of this type of signage.



245033
7 3248
R/S JES/MS



GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT

109 S. MCKINLEY AVENUE EMMETT, IDAHO 83617

**OFFICE OF THE ADMINISTRATOR
PLANNING & ZONING**

PHONE: (208) 365-5144

WEB PAGE: WWW.GEMCOUNTY.ORG

STAFF REPORT

DESCRIPTION: SPECIAL USE PERMIT APPLICATION – ARTISAN FARMERS MARKET,
COMMERCIAL KITCHEN AND RETAIL

FILE NUMBER: SUP-22-002

ZONING COMMISSION HEARING DATE: APRIL 11, 2022

APPLICANT: EMILY C. GRAVES
2731 CHERRY LANE
EMMETT, ID 83617

PROPERTY OWNER: SAME

SUBJECT PROPERTY: 2731 CHERRY LANE, IN T 06N, R 01W, SECTION 16

STAFF PLANNER: JENNIFER KHARRL

1. APPLICATION SUMMARY

The property owner, Emily Graves, is requesting approval of a Special Use Permit (SUP) to allow an artisan farmers market with a commercial kitchen and retail along with allowed agricultural uses on the property. The use is proposed at 2731 Cherry Lane and is located in the A-2, Rural Transitional Agriculture zone (5-acre minimum). The subject property consists of approximately 14.27 acres.

“Artisan Farmers Market” is not a land use that is listed in Gem County Code (GCC) 11-5-5, Zoning Matrix. It is a unique category. GCC 11-5-3 states that “uses not specifically listed or not deemed similar to allowed uses shall require a special use permit.” The property lies within the “Area of City Impact” land designation of the Future Land Use Map.

2. APPLICATION & PROPERTY FACTS

A. Site Address/Location:

The property is located at 2731 Cherry Lane. The property is located in a portion of Section 16, T 06N, R 01W.

B. Current Owner(s): Emily C. Graves

2731 Cherry Lane
Emmett, ID 83617

- C. Applicant(s): Same
- D. Present Zoning: A-2, Rural Transitional Agriculture
- E. Present Comprehensive Plan Designation: Area of City Impact
- F. Property Size: 14.27+/- acres

3. APPLICATION PROCESS FACTS

A. Application Submittal:

The application for this item was received and deemed complete by the Development Services Department on February 14, 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 18, 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.

We received correspondence from the following impact agencies: Gem County Road and Bridge Department, City of Emmett, Gem County Building Official and Southwest District Health.

Public hearing notices were mailed to eighteen (18) parcels in the immediate vicinity. No letters were received from the public.

C. Relevant Ordinances and Required Actions:

The subject application constitutes a Special Use as determined by Gem County Code (GCC). By reason of the provisions of the GCC Title 11, Chapter 7, a public hearing is required before the Zoning Commission on this matter.

D. History of Previous Actions on Property: None.

E. Companion Applications: None.

4. LAND USE

- A. Existing Land Use(s): Single-family dwelling and outbuildings with irrigated pasture.
- B. Description of Character of Surrounding Area: Irrigated pastureland, rural single-family dwellings and commercial uses.
- C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Area of City Impact	City of Emmett and A-2, Rural Transitional Agriculture	Rural Residential, Bare land
South of site	Area of City Impact	A-2, Rural Transitional Agriculture	Rural Residential, Irrigated Pastureland
East of site	Area of City Impact	City of Emmett and A-2, Rural Transitional Agriculture	Bare land, irrigated crop land, State Highway 16
West of site	Area of City Impact	R-2, Residential Transitional	Rural Residential, Black Canyon Canal

D. Existing Site Characteristics:

The property is relatively flat and irrigated, contains a single-family dwelling and outbuildings.

E. Physical Constraints and Opportunities:

1. Wastewater & Domestic Water: Currently, the property has an individual domestic well and septic system for the home.
2. Vegetation: Pastureland.
3. Floodplain: Parcel is located outside of mapped floodplain.
4. Hazards: Staff is not aware of any existing or potential hazards on the property. The applicant should disclose any other known hazards on the property at the public hearing.

F. Special Use Information: A Special Use Permit application is required for the proposed use in the A-2 zone.

G. Building Setback Information. Any new structures over 120 square feet in size would have to receive a building permit and comply with setbacks in effect at the time.

H. Streets and/or Access Information: Vehicular access to the property is taken directly off Cherry Lane.

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

The Comprehensive Plan **Future Land Use Map** identifies the subject property as Area of City Impact.

The Comprehensive Plan defines the “Area of City Impact” category (in **Chapter 12**) as follows:

“Build out residential densities are expected to be higher in the Area of City Impact than the other two planning areas. Until municipal services are extended to out-lying parcels in the Area of City Impact, properties are encouraged to remain at lower densities. This will allow for a more efficient and cost-effective network of sewer and water lines to be constructed upon future annexations. . . The purpose of this policy is to keep properties as low density until city services are extended to properties within this area. . .”

This property is located in an A-2 zone and within the Area of City Impact designation of the Future Land Use Map. The proposed use is only allowed in the existing zone (A-2) if the Commission grants a SUP. No amendment to the Comprehensive Plan is necessary to allow the use since it is allowed with a SUP under the current zone.

6. ZONING ORDINANCE [Staff comments and analysis are shown in *italics*.]

- A. Schedule of Zoning Regulations: Gem County Code 11-5-3, allows special land uses not listed in the Zoning Matrix to be granted through a Special Use Permit.
- B. Purpose Statement of Zone: Gem County Code 11-4-2.A. lists the purpose of the A-2, Rural Transitional Agricultural, zone as follows: "Lands lying within those unincorporated portions of Gem County that are likely to undergo a more intensive urban development. The regulations governing this zone are designed to protect agricultural pursuits and provide guidelines for conversion to suburban development."

The Commission must find that the proposed use is consistent with the purpose of the zone.

Other: The following sections of the Zoning Ordinance directly and/or indirectly address the application:

- **11-3-5.F. Residential Area Use:** No facilities or use can be permitted in residential areas unless it is clearly demonstrated that the proposed use will not result in smoke, dirt, litter, smog, air or water pollution, excessive noise or offensive odors beyond the limits of the facility.
- **GCC 11-6-11 - Stormwater Drainage Standards:** requires any single development that disturbs more than one (1) acre of land to design their drainage and run-off plans in accordance with minimum standards.

If the project will disturb more than one (1) acre of land, to ensure compliance with this section, the applicant will need to prepare grading plans and Keller Associates (Gem County's engineer) may need to review grading plans. The applicant will be responsible to pay for any engineering costs incurred by Keller.

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

- A. Will in fact, constitute a special use as established on the Official Schedule of District Regulations for the zoning district involved;

Staff finds that the subject property lies within the A-2, Prime Agriculture zone. GCC 11-5-3 states that "uses not specifically listed or not deemed similar to allowed uses shall require a special use permit."

- B. Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or the Zoning Ordinance;

Staff finds that the proposed use, if operated according to the proposed conditions of approval, will be in accordance with the objectives and policies of the "Area of City Impact" designation on the Future Land Use Map of the Comprehensive Plan, as outlined in Section 5 of this report.

- C. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

Staff finds the existing character of the area is rural and agricultural, with scattered single-family residential and commercial uses in the vicinity. The intended character of the area (as defined in Chapter 12 of the Comprehensive Plan) is to retain the rural, natural resource, and open space nature of the area until such time as the Emmett city limits extend and properties are annexed.

The proposed use has the potential to change the character of the area due to increased noise and traffic, however, the applicant currently has the same use approximately 260 feet to the northwest of the

subject property so the impacts would be shifted to this property. Staff finds some special conditions are necessary in order to protect the character of the area.

Staff finds that determining what is "harmonious" in a particular neighborhood relies strongly on the residents of that neighborhood. As such, the Commission should review this finding after reviewing the written comments and hearing from both existing residents and the applicant and their plans to address any compatibility concerns.

- D. Will not be hazardous or disturbing to existing or future neighboring uses;

Staff finds that the proposed use has the potential to be disturbing to neighboring uses if the traffic generated by the proposed use is excessive (as compared to residential or agricultural uses). However, the applicant's existing store is approximately 260 feet northwest and the traffic will be shifting to the subject property. The Commission should review this finding in relationship to the proposed conditions and other evidence presented at the hearing.

- E. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishments of the proposed use shall be able to provide adequately any such services;

Staff finds that the proposed use could be adequately served by the Gem County Sheriffs Department, Mosquito Abatement District, Emmett Sanitation and Gem Rural Fire District #1. The Commission should also refer to any comments submitted from impact agencies during the course of the open public hearing.

- F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff finds that the proposed use will not significantly increase demands on public facilities or services, assuming all conditions of approval are met. No public service providers raised this as a concern during the public comment period. The applicant is responsible for paying all improvement and other costs associated with ensuring the operation complies with public requirements. There are no anticipated negative impacts on the public facilities and services. If operated in accordance with county regulations, it should not be detrimental to the economic welfare.

- G. Will not involve uses, activities, processes, materials, equipment and conditions or operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

As noted in finding D above, the main foreseeable detriment to the general welfare could be increased noise and traffic, which is being shifted from the existing business across the street to this property. Staff finds that the use will not be detrimental to persons or property if operated in accordance with Gem County laws and the conditions below.

Staff finds that determining what is "detriment" in a particular neighborhood relies strongly on the residents of that neighborhood. As such, the Commission should review this finding after reviewing the written comments and hearing from existing residents and the applicant and their plans to address any such concerns.

- H. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;

The existing driveway shouldn't create an interference with traffic and public thoroughfares if the recommendations from Gem County Road and Bridge Department and the City of Emmett are followed.

- I. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Staff finds that the application would not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

8. IMPACT AGENCIES NOTIFIED

Gem County Road Department
Gem County Mapping
Southwest District Health Department
Gem County Sheriff
Fire District #1
Emmett Irrigation District
Idaho Transportation Department
Gem County Building Inspector
City of Emmett

9. STAFF RECOMMENDATION

The Commission must consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Should the Commission make positive findings of fact and vote to approve this application, staff recommends that the approval be subject to the Site Specific Conditions of Approval, at a minimum, attached in Exhibit A.

EXHIBIT A

PRELIMINARY SITE SPECIFIC CONDITIONS OF APPROVAL GRAVES/THE PACKING SHED FILE #SUP-22-002

1. This permit is subject to an annual review by the Development Services Department.
2. The permit is non-transferable to another property and is only valid at 2731 Cherry Lane.
3. The applicant shall obtain a building permit for any structure larger than 120 square feet and comply with the letter from the Gem County Building Official dated April 4, 2022. Requirements for ADA parking and facilities will also be required.
4. All trash and/or garbage collection areas shall be enclosed on at least three sides by a solid wall or fence of at least four feet in height or within an enclosed building or structure. The applicant is responsible to keep all refuse and trash on their property.
5. Applicant shall comply with the conditions from the Gem County Road and Bridge Department letter dated March 31, 2022.
6. Applicant shall comply with the conditions from the City of Emmett letter dated April 4, 2022.
7. No parking is allowed on Cherry Lane.
8. The applicant shall obtain the appropriate permits from Southwest District Health per the email dated, March 25, 2022 from Jeff Buckingham. A copy of the written approval shall be sent to the Development Services Department.
9. No permanent off-premise signs are permitted and all on-premise signs shall comply with the Gem County Code 11-10, specific to the Area of City Impact, and obtain a sign permit.

GCC 11-7-11: LAND USE TIME LIMITATIONS:

- (1) Commencement: When a special use permit is granted, the land use or construction of its facility proposed in the application must have commenced within one (1) year of the date of the final decision by the Commission, or the Board or a court of appropriate jurisdiction (if appealed) and completed within two (2) years of the same date. Upon expiration of the use or the approval of that use as provided by this section, the applicant can seek approval of the use only by filing a new initial application for review by the Commission.
- (2) Expiration: After the one (1) year period has expired, if any person, including staff or member of the Commission, files a written notice presenting sufficient evidence, as determined by the Administrator, to establish that the land use or construction of its facility provided for in the special use permit, has not commenced, or after the two (2) year period that said use has been abandoned or has ended, the Commission may find that the use has not been implemented or has been abandoned or has ended. If so, the Commission shall set aside the prior approval and order the property to revert to its prior status. An aggrieved person may appeal any Commission decision made under this section to the Board pursuant to Chapter 11-7-9 of this chapter.

GCC 11-7-12: REQUEST FOR EXTENSION:

- (1) Request: An applicant may request extension of the time period provided by this section by filing an application for extension with the Administrator. Such application must be filed at least sixty (60) calendar days prior to expiration of the one (1) year period for commencement of the land use or sixty (60) calendar days prior to the expiration of the two (2) year period for completion of the project. The matter shall be heard at a public hearing before the Commission or the Board, whichever made the final decision, in accordance with the notice and hearing procedures of this chapter. If the application is not timely filed, it shall be denied. A renewal extension, if granted, may be limited to three hundred sixty five (365) calendar days, which shall commence at the expiration of either period.
- (2) Decision: The Commission or the Board may extend the commencement period or the completion period as provided above upon proof of good cause by the applicant. The burden of proof as to the showing of good cause for the extension shall be on the applicant, and good cause shall be determined at the discretion of the Commission or the Board.

Jennifer Kharri

From: Building Department
Sent: Monday, April 4, 2022 4:28 PM
To: Jennifer Kharri
Subject: REVISED LETTER

This letter is in regards the special use application for "The Packing Shed" at 2731 cherry lane. I have met with Emily Graves on site and went over multiple concerns regarding the safety and structural concerns of the building in question. Some minor Improvements will have to be made to make the building structurally sound. Emily and I are in continued correspondence about will need to happen for public occupancy. If the SUP is to be issued a building permit will be required for change use and occupancy.

Matthew Humphrey
Gem County
Building Official
Direct 208-365-5144
Cell 208-477-7062

GEM COUNTY CONFIDENTIALITY DISCLAIMER: *This message (including any attachments) may be privileged, confidential and/or protected from disclosure under applicable law. It is intended only for the use of the individual or entity above-named. You are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you are not the intended recipient please notify the sender by reply email and immediately delete this email.*

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 Kharrl
Development Services
109 S. McKinley Ave.
Emmett, ID 83617

RE: Special Use Permit (Artisan/Farmers Market)

Dear Jennifer,

Gem County Road & Bridge Department (GCRB) has reviewed the Special Use Permit Application of Emily Graves, property located on/at 2731 Cherry Lane. GCRB has met with the property owner concerning the ingress/egress, and the commercial use of the property listed. This property has 3 existing access that are in close proximity to one another. (See Att: A). In order to alleviate access confusion, GCRB would recommend the following conditions be added to the Special Use Permit if approved.

1. Applicant shall apply for an access approach permit with GCRB.
2. Applicant shall vacate and remove the center access.
3. Applicant shall pave the west approach off of Cherry Lane for a commercial ingress/egress, adding a culvert of 12 inch diameter and 50 feet in length.
4. Approach shall be constructed to Gem County approach standards, at a 2% fall away from the existing roadway, with 12 inches of pit run and 4 inches of road mix. See (Att: Diagram)
5. Applicant shall provide GCRB with compaction test results for all road materials, subbase, pit run, road mix and asphalt. The compaction tests shall be a minimum of 92%.
6. Applicant shall hire an experienced paving contractor licensed in the State of Idaho.
7. Applicant or contractor, shall provide commercial asphalt mix design to GCRB for approval, prior to paving approach.
8. Applicant shall saw cut the edge of the existing pavement and apply tack oil on said roadway, prior to paving approach.
9. Paved approach shall be a minimum of 40 feet in width and a minimum of 40 feet in length. The asphalt shall be a depth of 3 inches after compaction. The compaction test shall be a minimum of 92%.
10. Approach shall meet Gem County approach standards upon completion.
11. No advertisement or event signage shall be placed in GCRB right of way. As per Idaho Code 40-2319, Encroachments.
12. No vehicles shall be permitted to park on/near Gem County's deeded right of way, applicant shall supply adequate parking for business purposes on business property.

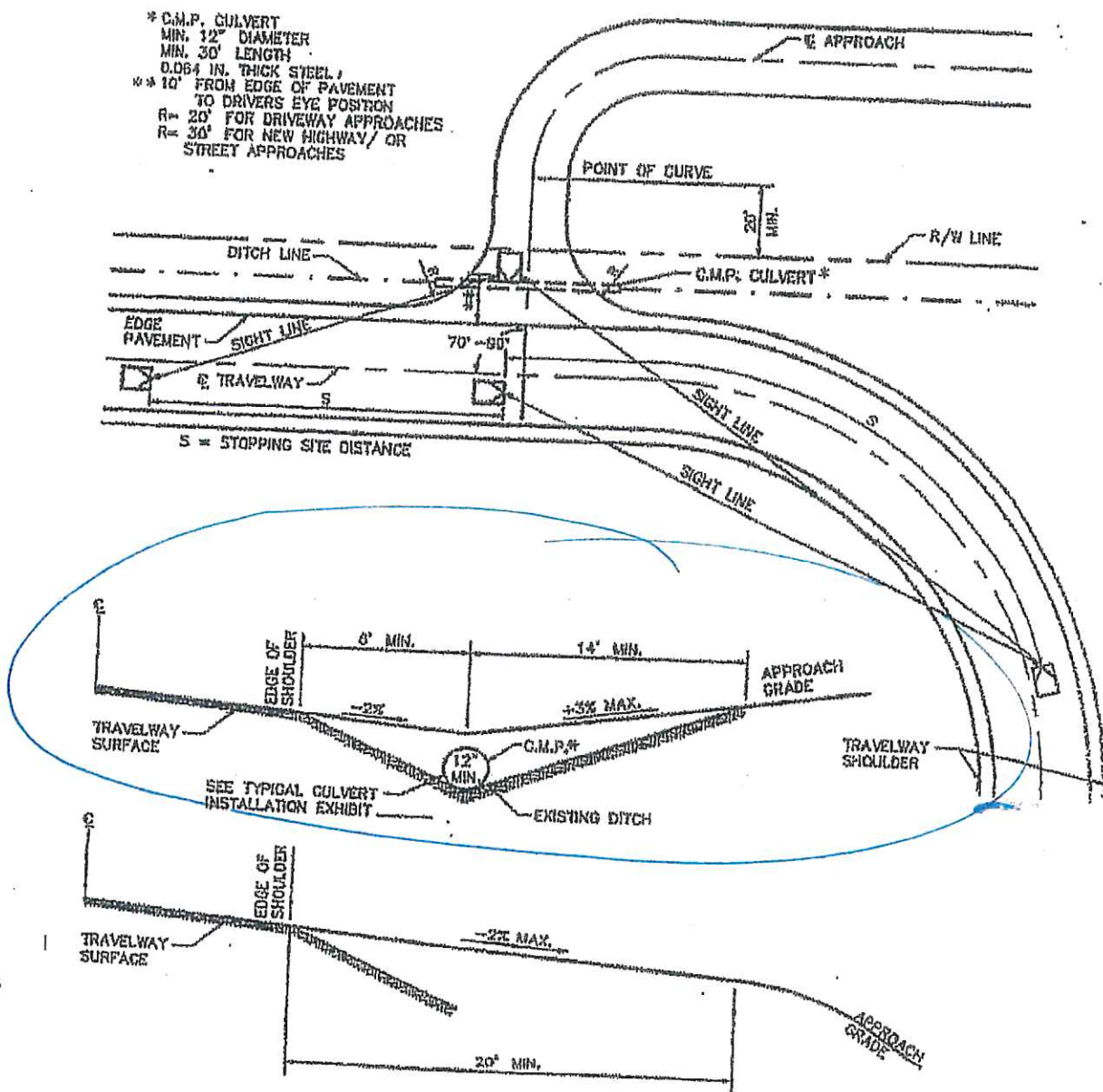
If you have any questions please contact me at the office phone number 208-365-3305.

Sincerely,

A blue ink signature of Neal Capps.

Neal Capps, Director
Gem County Road & Bridge Department





STANDARD APPROACH POLICY N.T.S.



12 inches port Run
 4 inches Rd. base

FIGURE V, H



CITY OF EMMETT
Building & Zoning Department
601 E. 3rd Street
Emmett, Idaho 83617

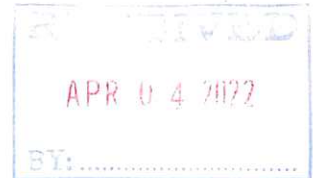
Building & Zoning Department

Brian Sullivan:
bsullivan@cityofemmett.org

Ph: (208) 365-9569
Fax: (208) 365-4651

April 4, 2022

RE: Emily Graves SUP (The Packing Shed)
2731 Cherry Lane
Emmett, ID 83617



Gem County Development Services,

Thank you for the opportunity to comment on the above referenced application for Emily Graves, Artisan Farmers Market and Commercial Kitchen Special Use Permit. The City of Emmett has reviewed the application narrative and site map and have the following comment:

- Please look at the traffic pattern coming and going from this site. We are interested in seeing the exit point from this property be the driveway on the west side of the Packing Shed and old house to keep traffic away from this intersection.
- Please look at private signage on the applicant's property stating left turn only coming from this property onto Cherry Lane.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Sullivan".

Brian Sullivan
Building / Zoning Administrator

Stephanie Crays

From: Jeff Buckingham <Jeff.Buckingham@phd3.idaho.gov>
Sent: Friday, March 25, 2022 2:40 PM
To: Stephanie Crays
Subject: RE: Emily Graves The Packing Shed Special Use Permit
Attachments: Application for Plan Review 12.30.21.pdf

4

Hi Stephanie,

There are a few things here. If they are storing raw milk products a license of their own will be required.

If they are allowing other makers to use their kitchen, then each business will be required to obtain their own license.

I have attached the plan review application which is the first step in obtaining a food license.

Thanks

Jeff

From: Stephanie Crays <scrays@co.gem.id.us>
Sent: Friday, March 25, 2022 1:22 PM
To: Jeff Buckingham <Jeff.Buckingham@phd3.idaho.gov>
Subject: RE: Emily Graves The Packing Shed Special Use Permit

Good Afternoon, Jeff

In her Intent letter she has "showcase local grower, artisans and makers in everything from Raw Milk, Eggs, Baked Goods, Tea, Coffee and Fresh Local Produce, to Jewelry, Décor, Antiques, and Home Goods" she says she would like to have a small commercial kitchen where local makers can process their local foods such as preserves, baked goods, salsas, pickles, etc.

Let me know what you think.

Thanks

From: Jeff Buckingham [<mailto:Jeff.Buckingham@phd3.idaho.gov>]
Sent: Friday, March 25, 2022 11:05 AM
To: Stephanie Crays <scrays@co.gem.id.us>
Subject: FW: Emily Graves The Packing Shed Special Use Permit

Hi Stephanie,

I was forwarded this information and wanted to get a little more information. Will this location be conducting retail sales of perishable foods? If so, the location will need a food license.

Thanks,

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

Graves

T06N, R01W, Section 16

Wayne Rexford
2784 Orchard Ln
Emmett, ID 83617

Ruth Price
2734 Orchard Ln
Emmett, ID 83617

Alejandro Orizaba
2365 S. Mill Rd
Emmett, ID 83617

Charlie Geer Trust
2415 Cherry Ln
Emmett, ID 83617

Gary Shipley
2774 Orchard Ln
Emmett, ID 83617

State of Idaho
P.O. Box 8028
Boise, ID 83703

James Kantola
P.O. Box 352
Emmett, ID 83617

Karen Choat
P.O. Box 280
Emmett, ID 83617

Ivan Fry
2777 Cherry Ln
Emmett, ID 83617

Michael & Beverly Carrol Living Trust
2714 Orchard Ln
Emmett, ID 83617

Lynn Sawyer
2754 Orchard Ln
Emmett, ID 83617

Renfro-Kelley Associates LLC
P.O. Box 44136
Boise, Id 83711

Steve Bruneel
4952 Gooder John Ln
Eagle, Id 83616

Horizon Trust
3060 Windfall Cir
Emmett, Id 83617

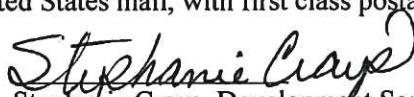
Michael David Graviat
2693 W. Success Way
Emmett, Id 83617

Sands Orchards INC
2950 E. 12th St.
Emmett, Id 83617

Jefferson Jenkins
P.O. Box 618
Emmett, Id 83617

Sand Hollow Sixteen LLC
P.O. Box 488
Emmett, Id 83617

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


Stephanie Crays, Development Services Coordinator