



# 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: Borman - YERBY

## SITE INFORMATION:

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

Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: 6.  
Subdivision Name (if applicable): N/A

Site Address: 874 E. Idaho Blvd. 864 E Idaho Blvd Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
City: Emmett

Tax Parcel Number(s): RPO7NO1W327800-Borman Current Zoning: \_\_\_\_\_ Current Land Use: \_\_\_\_\_  
RPO7NO1N327840 - Yerby

## PROPERTY OWNER:

Name: Jeannine Borman

Address: 874 E. Idaho Blvd.

City: Emmett State: ID Zip: 83617

## APPLICANT:

Name: Benjamin and Jeannine Borman

Address: 864 and 874 E. Idaho Blvd.

City: Emmett State: ID Zip: 83617

Telephone: 208-941-1420  
Email: jean ben 7@gmail.com

Telephone: 208-941-1420  
Email: jean ben 7@gmail.com

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

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

Signature: (Owner) [Signature] Date: 11/7/22 Signature: (Applicant) [Signature] Date: 11/7/22

Signature: [Signature] Date: 11/7/2022 Signature: [Signature] Date: 11/7/22

File No.: \_\_\_\_\_ Received By: JV Date: 12-12-22 Fee: 450.00 Receipt No.: \_\_\_\_\_

SUP 22-010

Letter of intent:

To whom it may concern,

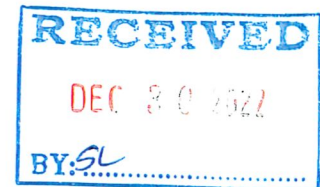
I would like to get a special use permit for a R.V. Space rentals.

The R.V. Rental will have space for 100 to 150 R.V's.

Towards the back of the property there is existing 9ft. Fencing, barbed wire fencing on the East side and West side, and fencing off the front, there will be a coded gat entrance, there will be security cameras. The parking area will be uncovered would like to eventually make some covered.

Hours open will be between 8a.m. To 9p.m.

Thank you, Ben Boman and Michael Yerby

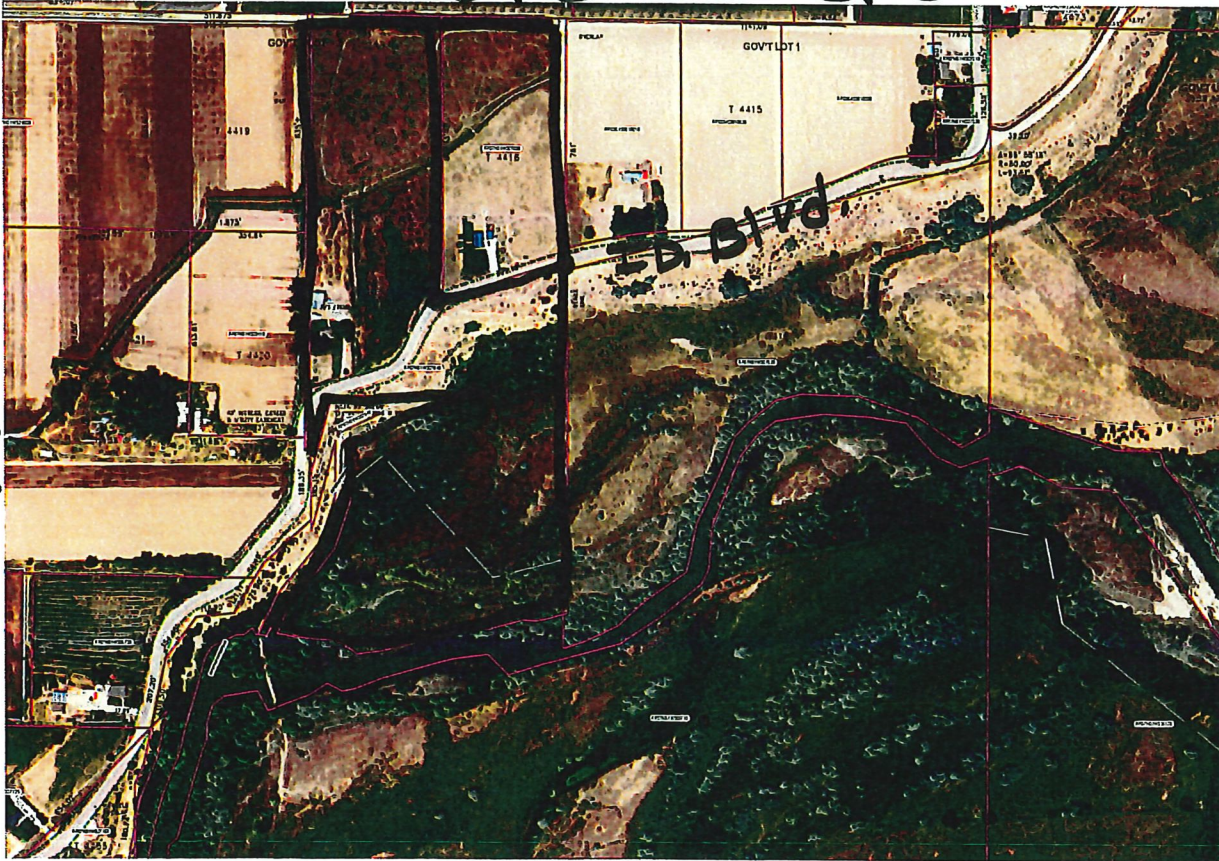


N

Boman

Yerby

874 E. ID. Blvd  
864 E. ID. Blvd

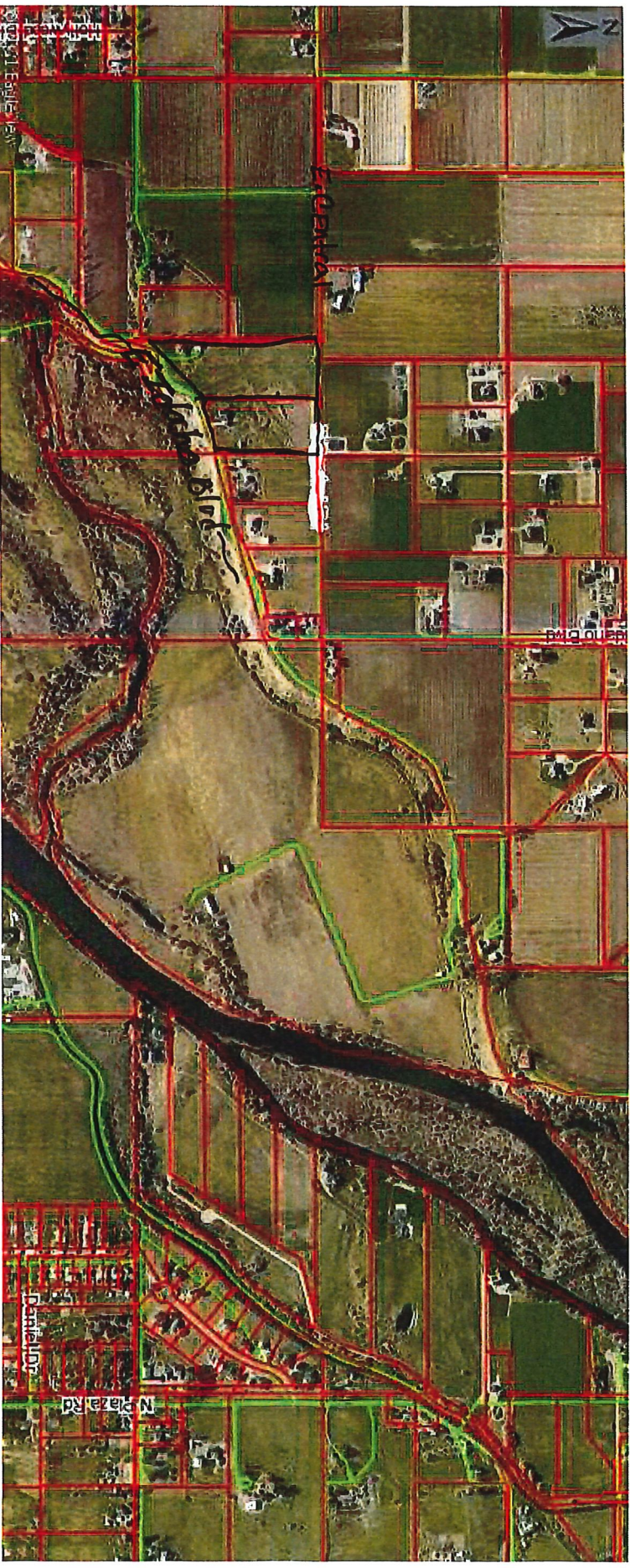


E

S

# Boman

N



S

E Central Rd

Central Rd

9ft. Existing fence

Black lines Back of RV's

Yellow lines RV's

Roads 35 FT wide

Between RV's at least 8 FT

Security camera

Barbed wire

Barbed wire

Gate

Entrance road

W Idaho Blvd

874 E Idaho Blvd,  
Emmett, ID 83617

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**

Boman

T 07N, R 01W, Section 32

Houtz Investments  
1023 Lincoln Ave  
Emmett, ID 83617

ACT Holdings LLC  
P.O. Box 140355  
Boise, ID 83714

Michael Yerby  
864 E. Idaho Blvd  
Emmett, ID 83617

Larry Gardner  
800 E. Central Rd  
Emmett, ID 83617

Chris Annin  
1795 Buttercup Ln  
Emmett, ID 83617

Flaherty Family Trust  
1759 Buttercup Lane  
Emmett, ID 83617

Meyers Family Trust  
974 E. Idaho Blvd.  
Emmett, ID 83617

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

*SCrays*

Stephanie Crays, Development Services Coordinator

*864 E. Idaho*



## 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 – RV STORAGE

**FILE NUMBER:** SUP-22-010

**PLANNING AND ZONING COMMISSION HEARING DATE:** MARCH 10, 2023

**APPLICANT:** JEANNINE AND BENJAMIN BOMAN/ MICHAEL AND CASSANDRA YERBY  
874 E. IDAHO BOULEVARD  
EMMETT, ID 83617

**PROPERTY OWNER:** SAME AS APPLICANT

**SUBJECT PROPERTY:** 864 & 874 E. IDAHO BOULEVARD, IN T 07N, R 01W, SECTION 32

**STAFF PLANNER:** JENNIFER KHARRL

#### 1. APPLICATION SUMMARY

The applicant, Jeannine and Benjamin Boman and Michael and Cassandra Yerby, is requesting approval of a Special Use Permit (SUP) to allow an RV storage facility on their property. The facility is proposed at two adjacent properties located at 864 and 874 E. Idaho Boulevard and is located in the A-2, Rural Transitional Agriculture zone (5-acre minimum). The subject properties consist of approximately 35.4 acres collectively, although the use isn't planned for the whole acreage.

"RV Storage" is not a land use that is listed in Gem County Code (GCC) 11-5-5, Zoning Matrix. It is a unique category in the matrix. 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 "County Residential Area, Priority Growth Area #1" land designation of the Future Land Use Map.

The property at 874 East Idaho Boulevard, owned by the Boman's, received a Special Use Permit from the Zoning Commission in 2021 for an event center. Staff is proposing that the previous Special Use Permit become null and void if this one is approved.

#### 2. APPLICATION & PROPERTY FACTS

##### A. Site Address/Location:

The properties are located at 864 and 874 E. Idaho Boulevard. The property is located in a portion of Section 32, T 07N, R 01W.

B. Current Owner(s):      Jeannine and Benjamin Boman      Michael and Cassandra Yerby  
874 E. Idaho Boulevard      864 E. Idaho Boulevard  
Emmett, ID 83617      Emmett, ID 83617

C. Applicant(s): Same as owner

D. Present Zoning: A-2, Rural Transitional Agriculture

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

F. Property Size: 6.82 and 28.54+/- 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 12, 2022.

B. Notice of Public Hearing:

Notice of Public Hearing on the application for the Gem County Planning and 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.

We received one (1) response letter from impact agencies – Gem County Road and Bridge Department (with a few proposed conditions).

Public hearing notices were mailed to six (6) parcels in the immediate vicinity. Four (4) written comments in opposition have been received.

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 Planning and Zoning Commission on this matter.

D. History of Previous Actions on Property: The Zoning Commission approved an SUP for an event center at 874 E Idaho Boulevard in 2021.

E. Companion Applications: None.

### 4. LAND USE

A. Existing Land Use(s): Single-family dwellings with irrigated pasture.

B. Description of Character of Surrounding Area: Irrigated pastureland and rural single-family dwellings.

C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	County Residential Area, Priority Growth Area #2	A-2, Rural Transitional Agriculture	Rural Residential, Brookelyn Meadows Subdivision
South of site	County Residential Area, Priority Growth Area #1	A-2, Rural Transitional Agriculture	Hillside, Payette River
East of site	County Residential Area, Priority Growth Area #1	A-2, Rural Transitional Agriculture	Rural Residential, Moffis Minor Subdivision
West of site	County Residential Area, Priority Growth Area #1	A-2, Rural Transitional Agriculture	Rural Residential, Irrigated Pastureland, Hillside

D. Existing Site Characteristics:

The properties are relatively flat and irrigated, both contains a single-family dwelling and outbuildings.

E. Physical Constraints and Opportunities:

1. Wastewater & Domestic Water: Currently, the properties each have an individual domestic well and septic system for the homes.
2. Topography: Relatively Flat.
3. Vegetation: Native vegetation and pastureland.
4. Floodplain: FEMA Community panel number FEMA Community panel number 160127-0338 B, Zone X: areas determined to be outside of the .2% annual chance of floodplain..
5. 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 RV storage 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 East Idaho Boulevard.

**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 County Residential Area, Priority Growth Area 1.

The Comprehensive Plan defines the “County Residential Area, Priority Growth Area 1” category (in **Chapter 12**) as follows:

“This is a special land use designation immediately adjacent to the City of Emmett and Area of City Impact. The County Residential Area is set aside for primarily residential development. The Priority Growth Area 1 allows densities at one (1) unit per acre, as the Zoning and Subdivision Ordinances allow. The long term

vision for this planning area is to maintain the uniquely rural character and to preserve non-conforming uses.”

*This property is located in an A-2 zone and within the County Residential Area, Priority Growth Area 1 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.*

## **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.*

## **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. “RV Storage” is not a land use that is listed in Gem County Code (GCC) 11-5-5, Zoning Matrix. It is a unique category in the matrix. GCC 11-5-3 states that “uses not specifically listed or not deemed similar to allowed uses shall require a special use permit.” Therefore the storage units are found to constitute a special use as established on the Official Schedule of District Regulations.*

- 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 “County Residential Area, Priority Growth Area #1” designation on the Future Land Use Map of the Comprehensive Plan, as outlined in Section 5 of this report. The increased traffic and the negative aesthetics may cause a nuisance.*

- 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 hobby farm uses in the vicinity. The intended character of the area (as defined in Chapter 12 of the Comprehensive Plan) is an area set aside for primarily residential development and to maintain the uniquely rural character and to preserve non-conforming uses.*

*Depending upon the level of traffic and potential negative aesthetics, the proposed use has the potential to change the character of the area. For this reason, 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 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 with the traffic generated and potential negative aesthetics by the RV storage (as compared to residential or agricultural uses). 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. Staff received correspondence from the Gem County Road and Bridge Department, which has a few conditions.*

- 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 excessive noise and negative esthetics. 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. The Road and Bridge Department has a couple of conditions regarding the access.*

- 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. There are no known historical structures in the area.*

## **8. IMPACT AGENCIES NOTIFIED**

Gem County Road Department  
Gem County Mapping  
Emmett Irrigation District  
Gem County Sheriff  
Fire District #1  
Idaho Transportation Department

## **9. STAFF RECOMMENDATION**

The Commission must consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Staff has raised questions concerning findings “C”, “D”, and “G” that the Commission should address at the public hearing. 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 attached in Exhibit A.

## EXHIBIT A

### PRELIMINARY SITE SPECIFIC CONDITIONS OF APPROVAL BOMAN/YERBY FILE #SUP-22-010

*◆These conditions of approval, if the SUP is granted, shall be met prior to the operation of the business. ◆*

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 864 and 874 East Idaho Boulevard.
3. This permit shall replace the existing SUP approved at 874 East Idaho Boulevard for the event center.
4. The hours associated with the Special Use Permit shall only take place on Monday through Sunday between 8:00 AM and 9:00 PM.
5. Any lighting associated with the facility shall be fully contained within the property boundaries and not cause a nuisance or distraction to neighboring properties or to drivers.
6. The applicant shall provide a minimum 20-foot wide open fire and emergency vehicle access lane to the storage units. The applicant shall submit a letter from Fire District #1 stating that their standards have been met prior to operation.
7. Applicant shall comply with the conditions from the Gem County Road and Bridge Department letter dated March 22, 2023.
8. 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.
9. No permanent off-premise signs are permitted with this permit and all on-premise signs shall comply with the Gem County Sign Ordinance.
10. The applicant shall install a 6-foot privacy fence (not chain link) along all property lines. **Commission to discuss the proper location and height for the fence.**

#### **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.



Gem County Development Services Department  
Office of the Administrator Planning & Zoning  
109 So. McKinley Avenue  
Emmett, ID 83617

Re: SUP for Proposed RV Storage Business  
at 874 & 864 East Idaho Blvd, Emmett, ID

April 3, 2023

To Whom It May Concern:

We have received information regarding the Special Use Permit application for a RV Storage Business located at 874 East Idaho Blvd and 864 East Idaho Blvd, Emmett, ID. We live on Parcel 6 of the Brookelyn Meadows Subdivision at 1695 Buttercup Lane. We are located 1 parcel away from the property belonging to Boman and Yerby. We are opposed to having a commercial business such as this located on property that is zoned residential/agricultural. Approving such a business would open the door for like businesses in the future.

East Idaho Blvd is a narrow, winding and unkept road. The entrance into the proposed RV Storage business is located in some of the worst curves on East Idaho. There are numerous potholes and the asphalt edges of the road have deteriorated in places from Washington Avenue to North Highway 52. When traveling East Idaho in our cars and pickup trucks, meeting large vehicles like gravel and garbage trucks is bad enough. Large RV trailers or motorhomes would have trouble negotiating the sharp curves without moving into the opposite lane of traffic. We own a 38 foot 5<sup>th</sup> Wheel and do not travel East Idaho Blvd when it is in tow because of the danger we would present to other motorists.

Our backyard is on the south side of our home, which means the proposed RV Storage business would result in rows of RVs directly in our line of sight. We moved to residential/agricultural zoned property so we did not have to concern ourselves with commercial businesses.

We understand a Special Use Permit was approved at this same location for a Wedding/Event venue. How can another SUP be applied for at the same location?

Please note our opposition to the approval of this Special Use Permit for the Boman & Yerby properties at 874 & 864 East Idaho Blvd.

Thank you,

Allen & Barbara Carter  
1695 Buttercup Lane  
Emmett, ID 83617  
[firstmpfan@gmail.com](mailto:firstmpfan@gmail.com)  
(208) 340-1982

## Stephanie Crays

---

**From:** Larry D Gardner <ldgardner48@yahoo.com>  
**Sent:** Saturday, April 1, 2023 2:02 PM  
**To:** Stephanie Crays  
**Subject:** Boman Yerby Special Use Permit



Gem County Planning and Zoning Commission:

My name is Larry D Gardner and my address is 800 E Central Rd. My property borders the property in question. I am opposed to this application for an RV storage lot unless the applicants are required to erect a privacy fence. They say in their application that there is a 9ft fence across the back, which is true. However, it is a wire fence that offers no privacy. Also on the east and west sides there are barbed wire fences as they mentioned. Again this offers no privacy for the neighbors. If you approve this application, please require at least a 6-8 ft privacy fence where the existing fences are located. I realize that most RVs are taller than that, but it would at least offer us some degree of privacy.

Sincerely,  
Larry D Gardner



Date: 03 April 2023

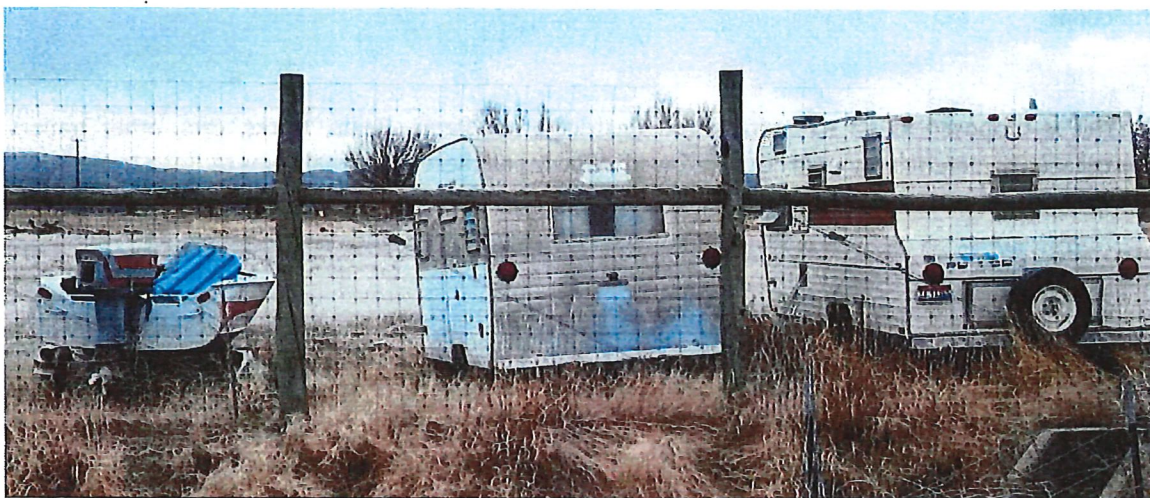
To: Gem County Zoning Commission

From: Glenn Flaherty, 1759 Buttercup Lane, Emmett

Subj: Special Use Permit Application for RV Storage Lot by Benjamin Boman & Michael Yerby at 874/864 E Idaho Blvd

Thank you for sending the subject application and warning my family about this addition of a business to our residential/agricultural neighborhood. I encourage the commissioners to restrict this use to minimize impacts to neighbors.

1. The applicants have demonstrated a disregard for their neighbors by storing RV trailers, boat trailers, scrap metal, etc on their property – especially moving them to sit on my property line so that I have to see them every day. See attached photo. This demonstrates how the applicants will conduct their RV Storage Lot if not controlled. That's why I request at least a twelve (12) foot privacy fence. Many RVs are taller than this but I think 12 feet would ensure we wouldn't have to look at the bulk of their storage.



2. The application contains a map of the surrounding neighborhood that is misleading. It shows Central Road bordering their north property (and my south). This is false information, there is no Central Road here. The border between their property and my property is a transparent elk fence. The applicant uses this false information to give the impression of less of an impact to neighbors.

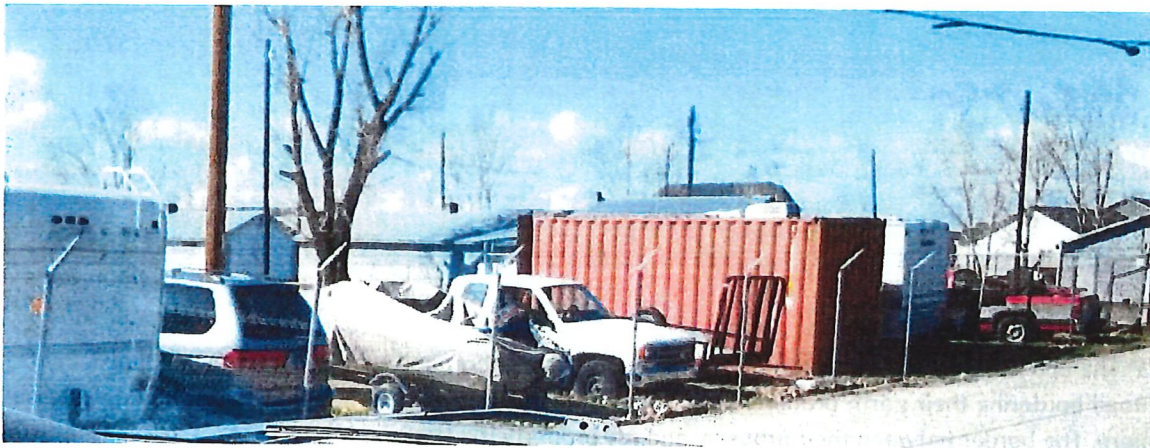
3. East Idaho Blvd is not a wide road. This road is already a concern to residents and their children as speeds regularly exceed the posted 35 MPH. The applicant's property is in the curviest/windiest section of East Idaho Blvd. Their application purposefully does not show these curves that any RVs would have to drive through. This curvy section is dangerous even at 25 MPH. Adding large vehicles to this section of road will be dangerous. I encourage the commissioners to personally drive this section of road and see the danger to unfamiliar drivers with large vehicles.

4. The applicants have proposed this RV Storage Lot throughout the northern portion of their property. Conveniently, they have selected the location on their parcel farthest away from their own houses – yet as close as possible to my house. The application and proposed RV Storage Lot are planned to impact the applicant the least, and impact the surrounding neighbors the most. The site for this RV Storage Lot, if approved, should be moved to the southern portion of the applicant's property to minimize impact to neighbors.

5. The applicants don't mention lighting. Due to the proposed operating hours (8:00AM until 9:00PM), it looks like lighting will not be proposed. Please confirm no lighting in the operating restrictions.

6. The applicants don't mention any bathroom facilities. Please ensure the applicant enforces proper rules of etiquette, through operating restrictions, such that no one is using their open lot for bathroom functions.

7. This is proposed as an RV Storage Lot. Restrict other items. Boats, trucks, cars, other trailers, miscellaneous materials – should not be allowed. Allowing all these additional items causes a tremendous eyesore as can be seen at other storage lots in Gem County. See attached photo.



8. This SUP is proposed in the same location as a previous SUP for a wedding/event venue. Please confirm the prior SUP will be terminated if this new SUP is approved.

9. The applicants Letter of Intent does not address any of the nine (9) standards. Of course this RV Storage Lot, placed in an existing residential/agricultural neighborhood, has the potential to be disruptive to the neighborhood. Ensuring appropriate restrictions are in place will help to mitigate these impacts.

10. This is a residential/agricultural neighborhood; a business does not belong here. I built a homestead here to have a sanctuary for my family. My family and I will be highly impacted if this application is approved without appropriate restrictions in place.

Respectfully,

A handwritten signature in black ink, reading "Glenn Flaherty". The signature is written in a cursive style with a long, sweeping horizontal line extending from the end of the name.

Glenn Flaherty

1759 Buttercup Lane

John & Patricia Meyers  
974 East Idaho Blvd  
Emmett, ID 83617



March 28, 2023

TO: Stephanie Crays  
Development Services Coordinator  
GEM County Development Services Department

RE: Response to Application for *Special Use Permit* for 874 & 864 E. Idaho Blvd.

I'm writing at the invitation from the Development Services Office to submit a written response to the proposed Special Use Permit for 874 & 864 E. Idaho Blvd for an RV storage facility. I along with many who live on East Idaho Blvd and the adjoining properties are not in favor of permitting the afore mentioned properties for commercial use for several valid reasons.

The current zoning requirement stipulate that all properties on East Idaho Blvd. and the surrounding area are zoned for agricultural and/or residential use. It is obvious that permitting commercial use of the properties in question is inconsistent with current zoning requirements. It begs the question why zone for residential and/or agricultural use in the first place if there is no intention to enforce such a requirement.

I purchased the property at 974 E Idaho Blvd with the expectations that it was for residential and/or agriculture use only, and had I known that properties within the zoning area could be permitted for commercial use I would have reconsidered that decision. To that effect I feel I've been misled by "County Zoning" expectations, and that has adversely affected our enjoyment of the property.

The proposed RV storage facility, adjacent to my property, represents a potential visual blight in what is essentially a pastoral country setting in the midst of recently constructed homes, horse and cattle properties. It has the potential to impact the value of all adjoining properties.

Last but not least, I have concerns that the current condition of existing infrastructure (the road), which appears to be inadequate for the potential increase in traffic and weight/wear burden. What measures will be taken to assess and alleviate the impact?

It is my hope and expectation that the commercial permitting of the properties at 874 & 864 East Idaho Blvd. will not be approved by the Planning and Zoning Commission.

Sincerely,

 and Patricia  
John & Patricia Meyers  
974 East Idaho Blvd.

**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: SUP (RV/Storage Facility)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the Special Use Permit application of Boman & Yerby for a RV/Storage Facility, property located at 874 E. Idaho Boulevard. GCRB has concerns regarding this permit as the property was previously approved as a Wedding Event Center. GCRB has granted an approach access to this property as a Wedding Event Center. Will both facilities be using the same approach access?

GCRB shall recommend the following conditions be added to the special use permit if approved;

1. Applicant shall pave the approach that was previously permitted. See (Exhibit A)
2. Applicant shall install a gate at a minimum distance of 100 feet from the right of way of East Idaho Boulevard. See (Exhibit B)
3. Applicant shall provide clarification on the working operation of both facilities in question.

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

Thank you,

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

Neal Capps, Director  
Gem County Road & Bridge Department

# 22016

**GEM COUNTY ROAD & BRIDGE DEPARTMENT**

402 NORTH HAYES STREET  
EMMETT, IDAHO 83617-2646  
208 365-3305 TEL ~ 208 365-2530 FAX

RECEIVED JAN 04 2022

PERMIT FEE:

PAID: CK4901

DATE: 1/4/2022

Permit expires 1 year  
from initial approval  
date

**"APPLICATION FOR RIGHT OF WAY APPROACH PERMIT"**

Initial Approval

1. DATE: 1/4/2022
2. PROPERTY OWNERS NAME: Jeannine Boman
3. CURRENT HOME ADDRESS: 874 E. Idaho Blvd.
4. HOME PHONE # 208-695-1553 OTHER PHONE # 208-941-1420
5. EMAIL ADDRESS: jeanben7@gmail.com
6. PROPERTY ADDRESS ~ GENERAL LOCATION DESCRIPTION ~ PROPOSED APPROACH:  
W. of 874 E. Idaho Blvd.  
Wedding event Center - Sup.

**\*\*I CERTIFY THAT I HAVE READ AND UNDERSTAND THE GEM COUNTY APPROACH PROVISION POLICY**  
**\*\*I CERTIFY THAT I AM THE OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPOSED PROPERTY TO**  
**BE SERVED**

7. SIGNATURE OF APPLICANT: J. Boman

**\*\* (GEM COUNTY ROAD & BRIDGE DEPARTMENT USE ONLY) \*\***

AVAILABLE SIGHT DISTANCE: \_\_\_\_\_ (N S E W) \_\_\_\_\_ (N S E W) POSTED SPEED LIMIT: 5 mile

SIZE OF CULVERT: 12" LENGTH OF CULVERT: 50'

REMARKS OR INFORMATION: See Letter

INSPECTOR NAME: Neal Gips

INITIAL APPROVAL: K

DENIAL: \_\_\_\_\_

GEM COUNTY AUTHORIZED SIGNATURE: [Signature]

DATE: 1/4-2022

**\*\*APPLICANT PLEASE NOTE\*\***

\* Unless otherwise advised, PLEASE MARK the proposed driveway location with, orange flagging ribbon and lath.

\* This Permit shall not be valid for excavation until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with. CALL DIG LINE for utilities locates, DIAL 811.

\* See Attachments for Gem County requirements on approach standards for sight triangle, culvert placement, approach angles and mailbox placement.

\* TYPE OF CULVERT MATERIAL: "CORRUGATED METAL PIPE" (CMP)

\* Driveway and Driveway Culvert, shall be maintained by resident and/or owner of property\*

\* ALL APPROACHES SHALL REQUIRE A FINAL INSPECTION UPON COMPLETION OF DRIVEWAY.

**Gem County**  
**Road & Bridge Dept.**  
**402 North Hayes Ave.**  
**Emmett, ID 83617-2646**



**Neal Capps, Director**  
**Phone: 208-365-3305**  
**Fax: 208-365-2530**  
**Email: [gcrb@co.gem.id.us](mailto:gcrb@co.gem.id.us)**

July 13, 2021

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

RE: SUP (Wedding Event Center)

Dear Jennifer,


Gem County Road & Bridge (GCRB) has reviewed the Special Use Permit application of Benjamin & Jeannine Boman for a wedding event center, located at 874 E. Idaho Boulevard. E. Idaho Boulevard is a narrow local roadway, with an average daily ADT of 386 and an average vehicle speed of 34 mph. The proposed event center is anticipating an average of 200 guest per event, adding an additional 100 vehicles traveling this roadway. GCRB has had many resident concerns regarding the road condition and the speed of vehicles traveling this narrow roadway.

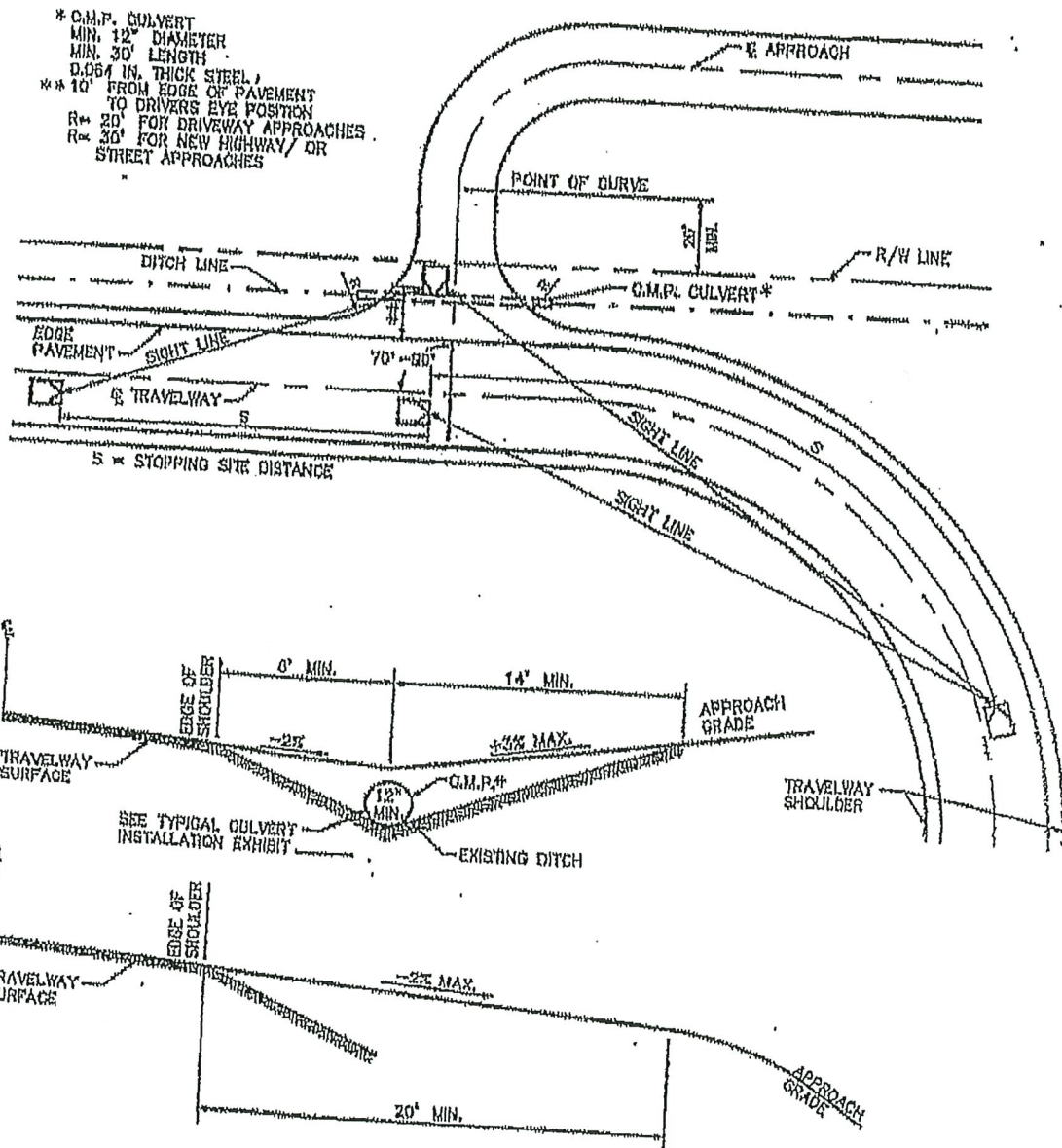
With current and future growth to this area, GCRB shall recommend the following conditions be added to the special use permit if approved;

1. Applicant shall apply for an access approach permit with GCRB.
2. Applicant shall remove all trees and brush, improving the sight distance to the East. See (Att: Map)
3. Applicant shall construct the access to 40 feet in width, for commercial use.
4. Applicant shall pave the approach access in question.
5. Approach shall be constructed to Gem County approach standards, at a 2% fall away from the existing roadway, with 12 inches of pit run and 4 inches of road mix.  
See (Att: Diagram)
6. 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%.
7. Applicant shall hire an experienced paving contractor licensed in the State of Idaho.
8. Applicant or contractor, shall provide commercial asphalt mix design to GCRB for approval, prior to paving approach.
9. Applicant shall saw cut the edge of the existing pavement and apply tack oil on said roadway, prior to paving approach.
10. Paved approach shall be a minimum of 40 feet in width and a minimum of 30 feet in length. The asphalt shall be a depth of 3 inches after compaction. The compaction test shall be a minimum of 92%.
11. Approach shall meet Gem County approach standards upon completion.
12. No advertisement or event sign shall be placed in GCRB right of way. As per Idaho Code 40-2319, Encroachments.
13. No vehicles shall be permitted to park on E. Idaho Boulevard, during business events.

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

Thank you,

  
Neal Capps, Director  
Gem County Road & Bridge Department



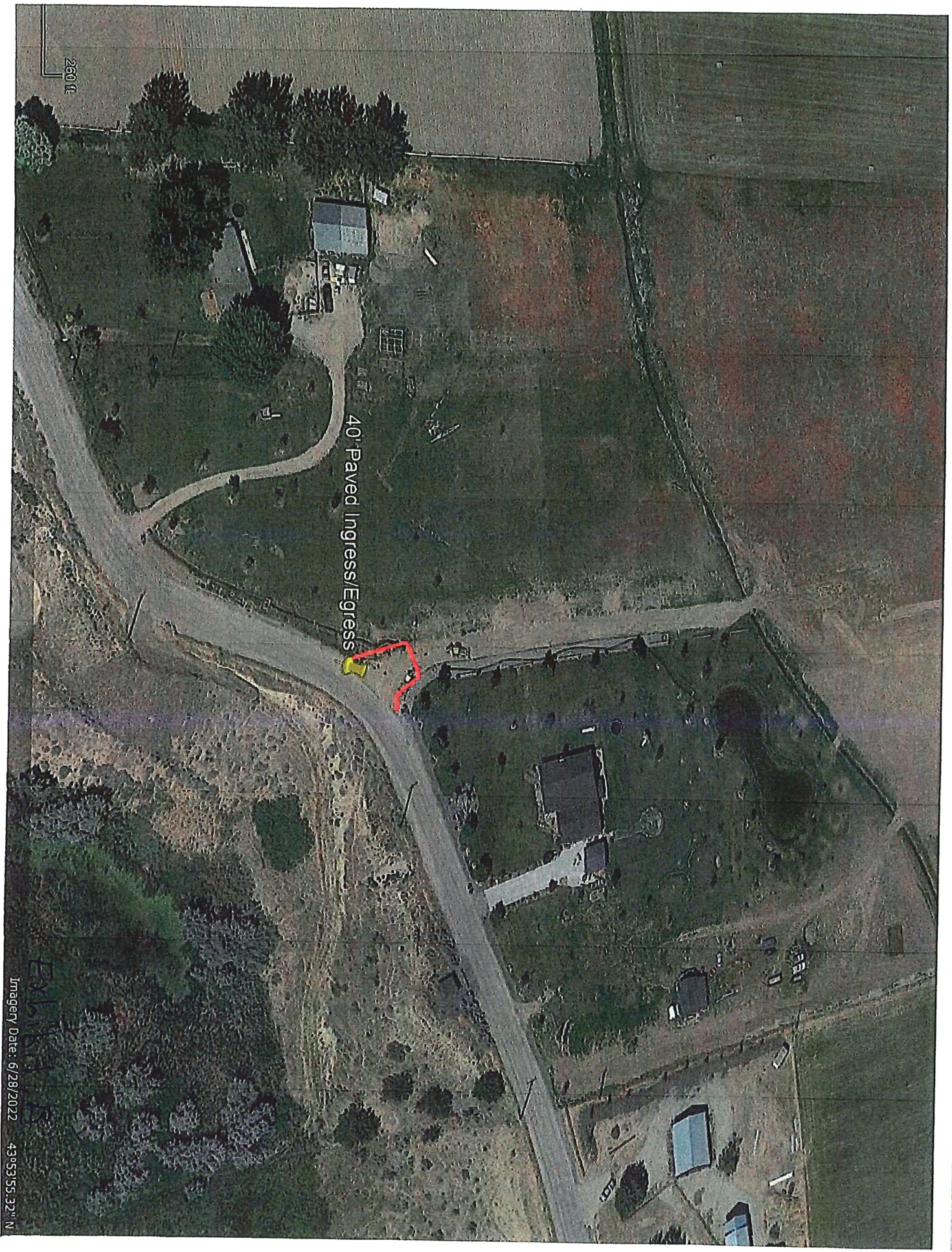
# STANDARD APPROACH POLICY

N.T.S.



12 inches pit Run  
4 inches Rd. base

FIGURE V, H



40' Paved Ingress/Egress

250 ft

## Stephanie Crays

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Monday, March 20, 2023 3:00 PM  
**To:** Stephanie Crays  
**Subject:** RE: Boman-Yerby SUP

Good Afternoon, Stephanie.

After careful review of the transmittal submitted to ITD on March 16, 2023 regarding Boman-Yerby SUP, the Department has no comments or concerns to make at this time. This application is anticipating little impact to the state highway system due to the distance it is from SH-52.

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](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

**From:** Stephanie Crays <[scrays@co.gem.id.us](mailto:scrays@co.gem.id.us)>  
**Sent:** Thursday, March 16, 2023 5:08 PM  
**To:** Road & Bridge Office <[gcrb@co.gem.id.us](mailto:gcrb@co.gem.id.us)>; Neal Capps <[ncapps@co.gem.id.us](mailto:ncapps@co.gem.id.us)>; emmettirrigationoffice@gmail.com; D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Mike Welch <[mwelch@gemfireems.org](mailto:mwelch@gemfireems.org)>  
**Subject:** Boman-Yerby SUP

**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 with or without a comment. By noon or before April 3, 2023 Thanks

Be Blessed

Stephanie Crays  
Development Services Coordinator  
109 South McKinley  
Emmett, Id 83617  
(208)365-5144