



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 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 checked="" type="checkbox"/> SUBDIVISION, PRELIMINARY | |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> SUBDIVISION, MODIFICATION | |

PROJECT

NAME: Sales Yard Estates No. 2

SITE INFORMATION:

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

Quarter: SW NW Section: 23 Township: 6N Range: 2W Total Acres: 35.91
Subdivision Name (if applicable): _____

Site Address: No 5th W. Sales Yard Rd Lot: _____ Block: _____
City: Emmett

Tax Parcel Number(s): RPE6N062W233600 Current Zoning: A2 Current Land Use: _____

PROPERTY OWNER:

Name: Kyle Stratton

Address: PO Box 718

City: Emmett State: ID Zip: 83617

Telephone: _____

Email: _____

APPLICANT:

Name: Sawtooth Land Surveying

Address: 2030 S. Washington Ave

City: Emmett State: ID Zip: 83617

Telephone: am@saawtoothls.com

Email: 208-382-8104

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

File No.: PP 22-006

Received By: MP

OFFICE USE ONLY

Date: 6/2/22

Fee: 1270⁰⁰

Receipt No: 22-0276



Sawtooth Land Surveying, LLC

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

July 26, 2022

Development Services

RE: Sales Yard Estates No. 2 Subdivision

To whom it may concern,

On behalf of Kyle Stratton, we are pleased to submit this Letter of Intent and attached application and supporting documents for the proposed preliminary plat for Sales Yard Estates No. 2 Subdivision.

Sales Yard Estates No. 2 Subdivision comprises of approximately 35.91 acres. The property is located off W. Sales Yard Road and Grandview Lane. Details on the existing property comprising the project is as follows:

Address	Parcel Number	Acreage
No Situs W. Sales Yard Road	RP06N02W233600	35.91

This property is within Gem County and is currently zoned A2. The attached preliminary plat offers 6 lots, ranging from 5.000 to 10.903 acres.

The subject property lies within the Last Chance Irrigation District service area.

Sales Yard Estates No. 2 Subdivision will not create excessive additional requirements at public expense. Additional services will be supported by property taxes and/or fees paid directly to service providers.

We are requesting an exception due to the length of the road and length of the block, a request has been made to Gem County Fire Protection District #1 to wave the restriction.

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

All lots will have their own wells and septic systems.

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

Sincerely,

Jeff Beagley

Sawtooth Land Surveying, LLC

NT



* Approx. Location



GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT

109 S. MCKINLEY AVENUE EMMETT, IDAHO 83617

**OFFICE OF THE ADMINISTRATOR
PLANNING & ZONING**

PHONE: (208) 365-5144

WEB PAGE: GEMCOUNTY.ORG

STAFF REPORT

DESCRIPTION: STANDARD SUBDIVISION PERMIT FOR SALES YARD ESTATES #2
SUBDIVISION

FILE NUMBERS: PP-22-006

P&Z COMMISSION HEARING DATE: SEPTEMBER 12, 2022

APPLICANT: SAWTOOTH LAND SURVEYING
2030 S WASHINGTON AVENUE
EMMETT, ID 83617

PROPERTY OWNER: KYLE STRATTON

SITE LOCATION: TBD GRANDVIEW LANE OFF OF SALES YARD ROAD

STAFF PLANNER: JENNIFER KHARRL

1. APPLICATION SUMMARY & OVERVIEW

The applicant, Sawtooth Land Surveying, on property owned by Kyle Stratton, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to construct a single-family residential development on approximately 35.91 acres on Grandview Lane (private road off of Sales Yard Road. There are no structures on site. The property is zoned A-2, Rural Transitional Agricultural.

The PP application proposes 6 building lots. The average building lot size is 5.98 acres. Individual wells and septic systems are proposed for each lot. An existing private road (Grandview Lane) is proposed to be extended and will serve the Lots.

Application Review Process

Standard subdivisions require one public hearing before the Commission and one public hearing before the Board. The Board is the final, decision-making body. The Commission must make a recommendation to the Board within 45 days after the public hearing.

Staff Recommendation

Staff finds the majority of the Comprehensive Plan policies and required findings support the approval of the PP application under the proposed conditions. (See further analysis in Sections 4 - 6 below.) If the

Commission feels all requirements have been adequately addressed at the hearing, a recommendation can be sent to the Board.

2. APPLICATION & PROPERTY FACTS

A. Site Address/Location:

The property is located at TBD Grandview Lane. The property doesn't have any frontage on Sales Yard Road and is accessed by Grandview Lane. The property is located in Section 23 of Township 6N, Range 2W.

B. Current Owner(s): Kyle Stratton

C. Applicant(s): Sawtooth Land Surveying

D. Present Zoning: A-2, Rural Transitional Agricultural (5-acre min. lot size)

E. Present Comprehensive Plan Designation: Mixed Planned Development

F. Property Size: Approx. 35.91 acres

3. APPLICATION PROCESS FACTS

A. Pre-Application Conference:

In accordance with Gem County Code 12-3-2, a pre-application conference was held on the PP application at the Development Services Department on June 1, 2022. A Notice to Proceed was issued on June 7, 2022.

B. Application Submittal:

The Preliminary Subdivision application for this item was received by the Development Services Department on June 2, 2022 and deemed complete on July 29, 2022.

C. 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 August 24, 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 August 12, 2022. The physical property was posted for the public hearing on August 18, 2022. Requests for all impact agencies' reviews were mailed on August 12, 2022.

D. Relevant Ordinances and Required Actions:

The Standard Subdivision Permit application review process is outlined in Gem County Code 12-3-8. Standard subdivisions require a public hearing before the Zoning Commission and the Board of County Commissioners ("Board"). The Administrator makes a recommendation to the Commission; the Commission reviews and makes a recommendation to the Board, and the Board is the final, decision-making body (after holding a second public hearing of their own). A final written decision for approval, approval with conditions or denial must be issued by the Board within 30 days of the close of their public hearing (GCC 12-3-8-5).

E. History of Previous County Actions on Property: The Administrator approved an agricultural land division in 2020.

F. Companion Applications: None.

4. LAND USE

- A. Existing Land Use(s): Bare pastureland.
- B. Description of Character of Surrounding Area: The immediate vicinity includes a combination of pasturelands and low-density single-family residential properties.
- C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Mixed Planned Development	A-2, Rural Transitional Agriculture	pastureland; rural residential; Sales Yard Estates Minor Subdivision
South of site	Mixed Planned Development	A-2, Rural Transitional Agriculture	pastureland; rural residential
East of site	Mixed Planned Development	A-2, Rural Transitional Agriculture	pastureland; rural residential; White Owl Ranch Subdivision
West of site	Mixed Planned Development	A-2, Rural Transitional Agriculture	pastureland; rural residential

- D. Existing Site Characteristics: Site is relatively flat with Gem County Drainage District #1 drain ditch bordering the western property line and southern property line.

E. Physical Constraints and Opportunities:

1. Wastewater & Domestic Water: The applicant intends to provide individual wells and septic systems within the development.
2. Topography: Flat
3. Vegetation: Pastureland.
4. Floodplain: No portion of the property lies within a designated FEMA floodplain.
5. Canals/Ditches/Irrigation/Creeks: The property lies within the boundaries of the Last Chance Ditch Company jurisdiction.
6. Hazards: Staff is not aware of any existing or potential hazards on the property. The applicant should disclose any known hazards on the property at the public hearing.

- F. Streets and/or Access Information: All Lots will have access via an existing private road.

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 Mixed Planned Development.

The Comprehensive Plan defines the “Mixed Planned Development” category (in **Chapter 12**,) as follows:

The Mixed Planned Development designation is intended for compatible land uses and these lands are anticipated for a variety of planned, compatible mixed uses.

This property is located in A-2 zone and within the Mixed Planned Development designation of the Future Land Use Map. The property contains 35.91 acres and the six proposed lots will meet the minimum zoning requirement.

Supporting Policies/Goals

The Comprehensive Plan includes the following policies that generally support this application:

- Housing, 3.1.3 and Land Use, 12.2.3 – Encourage compatible infill development, which will complement existing neighborhoods.
- Natural Resources, 6.10 – Manage storm water generation and disposal consistent with best-available technology to prevent degradation of water quality and natural resources.
The developer will be required to contain all stormwater run-off on site.
- Natural Resources, 6.11 – Prevent contamination of groundwater from sewage and wastewater through appropriate planning, treatment and through regulations.
SWDH has required on-site water monitoring prior the Subdivision Engineering Report to ensure the proposed septic systems will meet the required regulations.
- Public Facilities, 9.4.1- All proposed commercial, industrial and residential (subdivision) development plans should be reviewed by fire and police protection personnel.
- Transportation, 10.1.4 – Encourage a clustering of access points along arterial and section line roads where applicable.
The plat has a single point of access to Dewey Road via an existing private road (Wapiti Lane) that is shared with three other parcels.
- Land Use, 12.2.1 – Encourage the provision of quality and diverse housing, as well as creative subdivision designs, of all price ranges for present and future residents.

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

- A. Gem County Code (GCC) 11-4-2.A. lists the purpose of the A-2, Rural Transitional Agriculture, 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 minimum lot size is 5 acres.”

The property is found to comply with the intent and purpose of the A-2 zone to allow single-family uses on 5-acre lots.

Attached Exhibits

- Exhibit A – Required Findings
- Exhibit B – Proposed Conditions of Approval
- Exhibit C – Proposed Preliminary Plat

EXHIBIT A

REQUIRED FINDINGS FOR STANDARD SUBDIVISION PERMIT Sales Yard Estates No 2 Subdivision (File #PP-22-006)

GCC 12-3-8-6 outlines the following required findings the County must make before an application can be approved. It states that “No standard subdivision permit application shall receive a recommendation of approval from the Commission or be approved by the Board unless each of the following findings and conclusions are made.” There are nine (9) required findings. Each of these is listed below with staff comments and analysis shown in *italics* below each one. The Commission or Board may agree, disagree, and/or modify staff’s proposed findings, but a finding cannot be omitted altogether. Each finding must be found to be either in favor or not in favor of the application.

1. Adequate provisions have been made for a domestic water supply system that meets or exceeds the adopted water quality standards within Gem County and the State of Idaho.

The applicant is proposing private, individual domestic wells for each lot, which is permitted under Gem County Code for lots in the A-2 zone. The Dept. of Water Resources was sent a copy of the plat application but no response was received regarding the water supply. Gem County does not have any adopted water quality standards separate from the State of Idaho (DEQ or IDWR). The subdivision is not subject to the DEQ rules for a public drinking water system, which is defined by DEQ in the Idaho Administrative Code as having at least 15 service connections or serving 25 individuals daily at least 60 days out of the year. Domestic wells (those used for homes and other drinking purposes, used to irrigate no more than a ½ acre of land, and where no more than 13,000 gallons per day is used) are exempt from having to obtain a water right under Idaho statute. The proposed subdivision complies.

2. Adequate provisions have been made and approvals from the health authority sought for treatment of wastewater within the subdivision.

An on-site, Pre-Development Meeting with SWDH and the applicant/developer was held and due to the high water table, ground water monitoring was required. All current SWDH rules and regulations pertaining to subsurface sewage disposal must be achieved. Upon submittal of the Final Plat application, the applicant will need to comply with SWDH requirements including hiring an engineer to supply a Subdivision Engineering Report (SER) and septic permits must be issued before any building permits are released by Gem County. DEQ standards shall be required as administered by Southwest District Health Department (SWDH).

3. Proposed streets are consistent with the transportation element of the Comprehensive Plan and meet Gem County Road and Bridge Department Standards.

The primary off-site public roads that would serve this subdivision are already built: Sales Yard Road. Access to the proposed subdivision will be via an existing private road that is proposed to be extended (Grandview Lane).

4. **All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.**

Staff is not aware of any soil or topographical conditions that may present a hazard within this development.

5. **The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in the Gem County Code and the Comprehensive Plan.**

The subject property is zoned A-2, Rural Transitional Agriculture, and is within the Mixed Planned Development designation on the Gem County Comprehensive Plan Future Land Use map. The A-2 zone allows for the development of single-family dwellings on minimum 5-acre lot sizes. This minimum lot size is met with the Sales Yard Estates No 2 Subdivision application.

The Comprehensive Plan defines the "Mixed Planned Development" area of the Future Land Use Map as intended for compatible land uses and these lands are anticipated for a variety of planned, compatible mixed uses.

6. **The applicant has made adequate plans to ensure that Gem County and its citizens will bear no more than their fair share of costs to provide services, by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within Gem County.**

In order to mitigate other impacts on the Gem County Road and Bridge system and other public facilities, the Board adopted an Impact Fee Ordinance which establishes impact improvement costs required for any new residence. This fee is required at the time of building permit issuance of a new residence.

The developer is also be responsible, at their cost, to ensure all proposed utilities are available to the subdivision. Future lot owners are responsible to pay for private wells, private septic systems and extending the utilities from the subdivision boundary to their house. To date, no other requests for public facilities have been made by other agencies and/or departments.

7. **The proposed subdivision complies with the design and improvement standards set forth in this Ordinance.**

GCC 12-6-1 sets the following standards for subdivision improvements:

- a) Natural Feature Areas – a drain ditch lies along the western property line and along the southern portion of the property.
- b) Utilities – the subdivision developer is responsible to extend power, phone and other proposed utilities to the subdivision boundary and provide utility easements to ensure each lot has legal access to said utility. Utilities will be more specifically designed at the time of Final Plat construction drawing submittal.
- c) Domestic Water Supply – individual domestic wells; to be constructed at time of future building permit – see Finding #1 above
- d) Irrigation – Last Chance Ditch Company
- e) Sewage Disposal – individual septic systems to be approved via the SER; to be constructed at time of future building permit – see Finding #2 above

- f) Public & Private Streets – the property doesn't have any frontage on a public road
- g) Lots – The A-2 zone requires a five (5) acre minimum lot size. As the applicant is proposing 5.00+ acre parcels, this standard has been met.
- h) Remainder lots – n/a
- i) Blocks – n/a
- j) Drainage – site drainage is required to remain on the subject site
- k) Park or School Site Dedication – n/a
- l) Public Access Easements – n/a
- m) Easements – All required easements will be more specifically designed for the Final Plat

8. The proposed subdivision, when applicable, meets any standards for subdivision in floodplain or hillside areas.

This subdivision does not qualify as a Floodplain Subdivision or Hillside subdivision.

9. The proposed subdivision complies with all other standards set forth in this Ordinance or any other applicable ordinance or statute.

The application is found to comply with the standards of Gem County Code, Title 12.

EXHIBIT B

STAFF RECOMMENDED CONDITIONS OF APPROVAL SALES YARD ESTATES SUBDIVISION (#PP-22-006)

General Conditions

1. The Preliminary Plat for "Sales Yard Estates No 2 Subdivision" by Sawtooth Land Surveying, Jeff Beagley, PLS, is approved with conditions, as noted below.
2. The applicant shall comply with the conditions/comments of the following impact agencies:
 - a. Gem County Treasurer (8/17/22) (*this condition does not technically apply until Final Plat*)
 - b. Keller Associates (County Engineer (8/31/22)
 - c. Last Chance Ditch (8/23/22)
3. The Final Plat application shall be filed in accordance with the timeframes and format as required in Chapter 3 and 4 of the Subdivision Ordinance for Gem County.

Subdivision Improvement & Mitigation Conditions

4. Per GCC 12-6-1.C, the applicant must install utilities and underground service connections that shall be provided to each platted lot. Utilities can be either overhead or underground outside of the subdivision boundary but must be underground within the subdivision. Appropriate easements will need to be in place on the plat. It is the applicant's responsibility to ensure that future lot owners will bear no additional charge to obtain phone or power service for their lot.
5. Prior to the Board signature of the Final Plat, the subdivider shall prepare a new Quitclaim Deed for Lots 1-6 Block 1 of Sales Yard Estates No 2 Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the plat.
6. The developer shall submit engineered construction drawings for the private road extension including a storm water drainage plan to be reviewed by the County Engineer.
7. Submit a signed and ready-to-record amended Maintenance Agreement for the private road, adding the new Lots, to the Development Services Department prior to the Board signature of the Mylar.
8. Prior to submittal of the final plat, applicant submit a written statement from Southwest District Health Department indicating compliance with all SER requirements.



100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

August 31, 2022

Jennifer Kharri
Gem County
Planning Director
109 S McKinley
Emmett, Idaho 83617

Re: Sales Yard Estates No. 2 Subdivision Preliminary Plat Application

Dear Jennifer:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Sales Yard Estates No. 2 Subdivision dated July 26, 2022. We reviewed this package to check conformance with the County Subdivision Ordinance. We have the following comments in order for the applicant to satisfy the County's requirements:

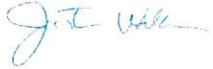
1. Provide approval from Gem County Fire Department approving the length of road and turnaround. Additional emergency turnarounds may be required.
2. Provide typical section of Grandview Lane identifying roadway width, swales, roadway surface material and subbase material. The road shall adhere to Type B requirements such as 24-foot all weather driving surface, 3" of road mix and 12" subbase of pit run.
3. Provide locations of proposed water wells and septic systems.
4. Update lot table to include amount of open space, if any, and density in lots per acre.
5. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
6. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
7. Plat shall comply with irrigation district requirements.
8. Plat shall comply with Southwest District Health requirements.

We recommend that the **conditions 1 through 4 listed above be addressed prior to approval of the Preliminary Plat.** Any variance or waivers to the Gem County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.
County Engineer

cc: File

LAST CHANCE DITCH COMPANY

PO BOX 428 / 118 N Commercial Ave

Emmett ID 83617

President: Paul Derig
Treasurer: Karen Fraley
Secretary: Holly Hoff
Director: Valerie Padgett
Director: Blake Hasbrouck

Phone: (208) 365-1902
Fax: (208) 365-1903
Email: lastchanceditch@gmail.com

August 23, 2022

GEM COUNTY DEVELOPMENT SERVICES
ATTN: MICHELLE BARON, DEVELOPMENT SERVICES COORDINATOR
109 S MCKINLEY AVE
EMMETT ID 83617

Re: Sales Yard Estates No 2 Subdivision (PP-22-006)

To Whom It May Concern:

Upon review of the proposed rezone, Last Chance Ditch has no objections to the application but will require the following conditions be met upon subdividing 3+ splits:

- Engineer-generated plans for a pressurized irrigation system detailing system specification, capacities, etc. The system shall ensure adequate water delivery to all parcels.
- The establishment of a water user's association.
- No structures, trees/vegetation, or other interferences within 20' of any irrigation drains and water delivery laterals to allow for ditch right of way for management and maintenance matters.
- Plans must be submitted to the Board of Directors for approval **prior** to the implementation of the system.
- Trenches must stay open until work is inspected by Ditch Manager
- All work must be inspected prior to completion

Additional questions should be directed to me at 208-890-7331 or via email to lastchanceditch@gmail.com.

Respectfully,

Doyle Fackler,
Ditch Manager

OFFICE OF
Megan Keene
TREASURER
TAX COLLECTOR
PUBLIC ADMINISTRATOR

GEM COUNTY



415 E MAIN STREET
ROOM 200
EMMETT, IDAHO 83617
(208) 365-3272

August 17, 2022

Gem County Development Services Department
Attn: Michelle Barron, Associate Planner
109 S. McKinley Avenue
Emmett, ID 83617

RE: Sales Yard Estates #2 (Standard Subdivision)
Loc: West Sales Yard Road
PIN: RP06N02W233600

Dear Michelle,

After reviewing the application for the Sales Yard Estates #2 Standard Subdivision, the following are my comments regarding the subject parcel:

Parcel RP06N02W233600 has 2021 taxes paid in full. This parcel or sub parcel(s) will have 2022 taxes due at a future date.

Any split/combined/property boundary adjustment/minor sub parcels must have all taxes paid in full.

*****Please note--Splits, Combos, PBAs, Platted Subdivisions, and Manufactured Homes Declared Real need to be correctly recorded by no later than May 1, 2022, in order to show up in the 2022 Assessment Roll and 2022 Tax Roll. Anything recorded after that date will be valued and taxed based on how the property was as of January 1, 2022.***

If you have any questions, please feel free to contact the Treasurer's office.

Sincerely,

A handwritten signature in black ink that reads "Megan Keene".
Megan Keene
Gem County Treasurer



LITTLE ENTERPRISES, LLLP

P.O. Box 488
Emmett, ID 83617
208-365-4611
www.littlecattleco.com

August 16, 2022

Gem County Development Services Dept.
Planning & Zoning Administrator
109 S. McKinley Ave
Emmett, ID 83617
mbarron@co.gem.id.us

Re: Sales Yard Estates No 2

To Whom It May Concern:

We would like to express our input regarding the application for the Sales Yard Estates No. 2 Subdivision. Our property is west and south of the land owned by Kyle Stratton.

We have no objection to the proposed subdivision provided there is no infringement or curtailment on our right to farm or our right to future development of our property, including future gravel extraction. We currently farm the property, run cattle, and have a couple commercial businesses operating on the property. Additionally, our property has gravel resources and is in an area designated for future gravel permitting.

Sincerely,



David Little

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

August 17, 2022

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

RE: Sales Yard Estates #2

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the application for Sales Yard Estates #2 a proposed 6 lot Subdivision, located adjacent to Sales Yard Road. All GCRB required conditions were met, with the first phase of Sales Yard Estates #1. GCRB has no additional requirements for Sales Yard Estates #2.

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

Thank you,

A handwritten signature in blue ink, appearing to be "N. Capps", is written over the "Thank you," text.

Neal Capps, Director
Gem County Road & Bridge

CERTIFICATE OF MAILING

I hereby certify that on the 12th day of August 2022, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Stratton
Sales Yard Road
T06N, R02W, Section 23

Haynes Land & Livestock Company
2737 Airport Road
Emmett, ID 83617

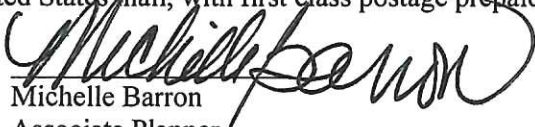
White Owl Ranch
1155 N Ballantyne Lane
Eagle, ID 83616

Laura Vaughn
2423 Sales Yard Road
Emmett, ID 83617

Brookside Adventures LLC
3931 N Triple Ridge Place
Eagle, ID 83616

Little Enterprises LLP
PO Box 488
Emmett, ID 83617

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


Michelle Barron
Associate Planner

