



MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 South McKinley, Emmett, Idaho 83617 www.co.gem.id.us phone: (208) 365-5144 fax: (208) 365-2499

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

- | | | |
|--|--|--|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> REZONE | <input type="checkbox"/> SUBDIVISION, MODIFICATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> SPECIAL USE PERMIT | <input type="checkbox"/> VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT | <input checked="" type="checkbox"/> SUBDIVISION, PRELIMINARY | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT, FINAL | <input type="checkbox"/> SUBDIVISION, FINAL | <input type="checkbox"/> ZONING TEXT AMENDMENT |
| <input type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUBDIVISION, MINOR | |
| | <input type="checkbox"/> SUBDIVISION, COMBINED | |

PROJECT NAME: Stevens Ranchettes

SITE INFORMATION:

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

Quarter: _____ Section: 1 Township: 6N Range: 2W Total Acres: _____

Subdivision Name (if applicable): Stevens Ranchettes 20.09, & 20.09

Site Address: TBD W Idaho Boulevard,

Lot: E & W 1/2 of 3 Block: _____

City: Emmett, ID 83617

Tax Parcel Number(s): RP06N02W012400, & RP06N02W012550

Current Zoning: R2 Current Land Use: AG

PROPERTY OWNER:

Name: Jumper Youngberg
13824 S Asherwoods Cv 521 Day Rd
Bluffdale, UT 84065-5551 Weiser, ID 83672-5831J

City: _____ State: _____ Zip: _____

APPLICANT:

Name: Stevens and Sons Well Drilling, Inc.

Address: 3414 S. Bennett Street

Boise, Idaho 83705

City: _____ State: _____ Zip: _____

Telephone: 208.412.3665 Fax: _____

Telephone: 208-281-5800 Fax: _____

Email: bizdev@stevenswelldrilling.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.

3-2-2022

Signature: (Owner)

Date

authorized per attached EXHIBIT-A

Signature: (Applicant)

Date

3-2-2022

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPLICABLE CHECKLIST (S).

OFFICE USE ONLY

File No: 22-103 Received By: mpb Date: 3/2/22 Fee: 1530⁰⁰ Receipt No: _____

Stevens Ranchettes Letter of Intent

March 24th 2022

Jennifer Kharri, CFM
Planning Director
Gem County
Development Services
109 S McKinley Ave
Emmet, Idaho 83617
o. 208-365-5144, e. jkharri@co.gem.id.us

RE: Stevens Ranchettes PP-22-003 Letter of Intent

Dear Miss Kharri,

Per our recent discussion I am updating my letter of intent to request:

- a) allowing an exception for the block length exceeding 1,200 feet as approved by Fire District #1, and
- b) the dedication of two new public roads (Amira Court, and Dominick Court)

I am writing this letter to summarize the Subdivision Application for the 32 x 1 acre lots on 40.09 acres located in Gem County off of W. Idaho Blvd.

Our Surveyor Jeremy Fielding of Eagle Land Surveying, LLC has completed the survey and prepared the attached Preliminary Plat Map. Please see attached.

A quick overview of the project:

- A. Mr. Skinner from IDWR the Senior Agent has confirmed this area is not in a State of Idaho Area of Water, or Nitrate Concern, having said that removing it from heavy fertilization, will decrease Nitrates.
- B. Our Engineer Kurt Smith P.E. from Intermountain Engineering P.C and I met with Stephen Fitzner Southwest District Health and confirmed this project is not in the DEQ Nitrate Priority Area. The soils support individual septic/wells with appropriate setbacks, and soil test hole examination. Please see attached.
- C. The Proposed roads are designed and Engineered to be consistent with the Gem County road and bridge department standards.
- D. No areas of the proposed subdivision involve soil or topographical conditions presenting hazards.

Stevens Ranchettes Letter of Intent

E. Stevens Ranchettes is zoned R2, the 1 acre lots are an allowed use and conform to the Gem County code and the comprehensive plan.

F. We are dedicating the required 40' x 1,313' (1.2 acres) on W. Idaho Blvd, and 30' x 1,131' (.90 acres) on Edgemont Road to Gem County.

G. Per the Pre-Application meeting, follow up surveying, engineering, and analysis it seems Stevens Ranchettes subdivision complies with the Gem County design and improvement standards, code, and statute. If there is an area where we do not please let me know so we can adjust accordingly.

H. Stevens Ranchettes, is not in floodplain or hillside areas.

I believe that the proposed Stevens Ranchettes has been submitted with a thoughtful approach to the environment and consistent with the goals of the Comprehensive Plan, planning policy and the requirements of the Gem County Code. Can staff be so kind as to point out the relevant items in our submittal that contradict the existing code so I may respond appropriately?

Thank you,

LSW, LLC
Land Sewer Water on behalf of



Nic Stevens
Stevens & Sons Well Drilling, Inc.

Stevens Ranchettes Letter of Intent

A. TRAFFIC

West Idaho Blvd is the main road providing access and connectivity to Stevens Ranchettes. Per our pre-app meeting with Neal Capps, Director Gem County Road & Bridge Department, and the comments from the Neighborhood meeting we have re designed the roads to be (2) Two, Cul de Sacs.

The Stevens Ranchettes Community contains 32 single family homes. Average owners purchasing homes are anticipated to be non full-time commuters. At project build-out, the anticipated added average daily vehicle trips traveling on West Idaho Blvd. is 354 trips per day. Discussing this with the Senior Engineer of Transportation Engineering / Planning @ Kittleson & Associates, Inc. they seemed to concur.

Per CODE 2. Subdivision applicants will be required to submit a traffic study if average daily traffic is estimated to exceed 1,000 ADT (average trips per day). (Ord. 2009-06, 9-28-2009; amd. Ord. 2019-08, 8-26-2019) Since the average daily traffic is estimated not to exceed 1,000 ADT, we are not required to perform a study.

West Idaho Blvd. is adequate to accommodate the anticipated increased traffic that this development will generate. .

B. NOISE AND VIBRATION

The site is currently undeveloped ag land and there are no significant levels of noise and vibration associated with the existing use. During periods of construction of the subdivision infrastructure and new housing construction, there will be a short term increase in noise and vibration levels. However, these increases are expected to be normal levels for the type of work being performed and these noise levels will be mitigated by restricting construction activities to normal working periods of the day and the work week. These noise and vibration levels will be consistent with the current activities from previous development in the area.

C. AIR QUALITY

During the construction periods of the development for infrastructure and new housing construction, there will be a short term increase in the potential for dust, smoke, and construction equipment emission levels. However, these increases are expected to be normal levels for the type of work being performed and these levels will be mitigated through dust abatement requirements, maintaining construction equipment for optimum performance and minimization of fume emissions and through restricted construction activities to normal working periods of the day and the work week.

D. WATER SUPPLY AND DEMAND

Domestic water will be provided by individual wells located on each residential lot. These wells will be constructed and maintained by the home owner. A preliminary groundwater resource evaluation was performed. It is anticipated that wells can be drilled on each

individual lot, and that will provide adequate supply for residential use. Reviewing data on existing wells in the areas shows that the groundwater quality is generally good and it is anticipated that the water quality will be adequate for domestic use. Based on the evaluation, there does not appear to be evidence suggesting a Declining underground water aquifer.

E. FIRE PROTECTION

We have reached out to Gem County Fire Protection District # 1 Fire Chief Rick Welch. Although now that we are redesigning the concept to have two cul de sacs we may be under the 1,200' length. Regardless we will work with him and coordinate design to implement his recommendations.

F. SOLID WASTE

This development should not adversely impact the existing solid waste transfer station or the private collection operation. The solid waste collection for the residents within this development will function similar to other Gem County property owners.

G. SEWER

Sewage collection and treatment will be provided by individual sewage disposal systems located on each residential lot. Individual systems will be constructed and maintained by the home owner.

The Idaho Department of Environmental Quality and Central District Health Department Rules and Regulations stipulate Priority Area's where Nutrient-Pathogen Studies are required for residential developments. Per our meeting with Stephen Fitzner Southwest District Health he confirmed this project is not in the a DEQ Priority Area.

Developments of this low density that utilize individual sewage disposal systems within the complete range of suitable soils types have been determined to have negligible impact on surrounding and down-gradient properties and water bodies. Based on these current rules, a Nutrient Pathogen Study is not needed for this application.

H. POWER

Idaho Power has been contracted with, to complete design and engineering for providing up to 400 amps of service to each home. There are no indications that Idaho Power cannot supply power to this community.

I. FLOOD POTENTIAL

The Stevens Ranchettes Community is not located in the Payette River 100-Year Floodplain.

J. DRAINAGE PATTERN / WATER QUALITY

The subject property currently consists of flat minimal SW sloping land.

Drainage in excess of pre-development volumes and flow rates will be retained and/or detained on site and discharged at predevelopment rates to protect downstream properties.

Drainage design and Storm water will be treated through approved BMPs and then disposed in accordance with Gem County StormWater Best Management Practices. BMPs will be used to naturally filter pollutants, and provide nutrient uptake before storm water enters the existing drainage patterns. Storm Water Pollution Prevention Plans will be prepared and compiled throughout the course of construction to protect the site and surrounding properties from uncontrolled runoff.

J. WETLAND AREAS

There are no existing wetlands located within the development site.

K. SOIL CHARACTERISTICS

Soils groups within the site from west to east are PuA—Power and Purdam soils, 0 to 1 percent slopes, DrA—Draper loam, 0 to 1 percent slopes, and PuB—Power and Purdam soils, 1 to 3 percent slopes on the east side of the site.

These soils groups appear to be suitable for the intended improvements, however, specific site selection for suitable on site sanitary sewer disposal will be required. However, test pits have been excavated, extensive soil sampling and testing has occurred, and our Engineer is reviewing the Geo Tech Report prepared by Atlas Technical Consultants, formerly MTI.

L. SITE GRADING

Site grading will be designed, where possible, to minimize land disturbance and retain natural site features. Grading of individual residential building pads and lots will not take place during the construction of subdivision infrastructure and roadway improvements. Residential lot grading will be designed based on the individual home design and access requirements to the home. Lot grading for the residential lots will be conducted with the construction of the individual homes. Disturbed areas associated with utility and roadway construction will be carefully graded and revegetated to protect against site erosion and discharge of sediments. Final grading plans will be submitted for review and approval with the final plat for each construction phase of the project.



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 STEVENS RANCHETTES
SUBDIVISION

FILE NUMBERS: PP-22-003

ZONING COMMISSION HEARING DATE: MAY 9, 2022

APPLICANT: STEVENS AND SONS WELL DRILLING, INC
3414 S. BENNETT STREET
BOISE, ID 83705

PROPERTY OWNER: JUMPER LIVING TRUST
13824 ASHERWOODS COVE
BLUFFDALE, UT 84065

JANET L. YOUNGBERG
521 DAY ROAD
WEISER, ID 83672.

SITE LOCATION: WEST IDAHO BOULEVARD, T 06N R 02W Section 1

STAFF PLANNER: JENNIFER KHARRL

1. APPLICATION SUMMARY & OVERVIEW

The applicant, Stevens Well Drilling, Inc, on property owned by The Jumper Living Trust and Janet Youngberg, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to construct a single-family residential development on approximately 40 acres located between West Idaho Boulevard and Edgemont Road. The property is bare. The property is zoned R-2, Residential Transitional.

The PP application proposes 32 building lots. The average building lot size is 1.06 acres. Individual wells and septic systems are proposed for each lot. Two new public roads are proposed through the development to be built. A neighborhood meeting was held on March 1, 2022 and twenty (20) people attended the meeting.

The applicant is also requesting one exception to the Subdivision Ordinance (as allowed per Section 1-12) – to allow a block length over 1,200 feet without a secondary access. The Fire District submitted a letter supporting the one access. The Commission must make a recommendation to the Board regarding whether to

grant or deny the exception – only the Board may grant exceptions to the Subdivision Ordinance.

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 2323 North Plaza Road. The property has approximately 1,700 feet of frontage along North Plaza Road. The property is located in Section 33 of Township 7N, Range 1W.

B. Current Owner(s): Jumper Living Trust and Janet L. Youngberg

C. Applicant(s): Stevens and Sons Well Drilling, Inc.

D. Present Zoning: R-2, Residential Transitional (1-acre min. lot size)

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

F. Property Size: Approx. 40.18 acres, comprised of two parcels

3. APPLICATION PROCESS FACTS

A. Pre-Application Conference & Neighborhood Meeting:

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 February 16, 2022. A Notice to Proceed was issued on February 24, 2022. In accordance with Gem County Code 12-3-3, the applicant conducted a neighborhood meeting on March 1, 2022.

B. Application Submittal:

The complete Preliminary Subdivision application for this item was received by the Development Services Department on March 24, 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 April 20, 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 April 8, 2022. The physical property was posted for the public hearing on April 15, 2022. Requests for all impact agencies' reviews were mailed on April 8, 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 Board of County Commissioners approved a rezone from A-3 (5-acre Lot size) to B-1 (6,000 square foot Lot size on central water and sewer) in 1979. The Board of County Commissioners approved a county wide rezone of all B-1 parcels to R-2 (1 acre Lot size) in 2001. The Board of County Commissioners denied a rezone from R-2 (1-acre Lot size) to R-1 (6,000 square foot Lot size on central water and sewer) in 2005.

F. Companion Applications: None.

4. LAND USE

- A. Existing Land Use(s): Bare, irrigated crop land.
- B. Description of Character of Surrounding Area: The immediate vicinity includes a combination of active and inactive agricultural lands and single-family residential properties. The entire vicinity contains irrigated and/or irrigatable lands (Emmett Irrigation District). The Atkinson Acres Subdivision lies to the west of the subject property and is zoned R-2 with 21 lots that range in size from .50 to .65 acres. The Valley View Subdivision lies to the south of the subject property and is zoned R-2 with 49 lots that range in size from .50 to 1.0 acres.

C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	County Residential Area, Priority Growth Area #1	A-2, Rural Transitional Agriculture and R-2, Residential Transitional	Irrigated agricultural land; rural residential
South of site	County Residential Area, Priority Growth Area #1	R-2, Residential Transitional	Rural residential (Valley View Subdivision)
East of site	County Residential Area, Priority Growth Area #1	A-2, Rural Transitional Agriculture and R-2, Residential Transitional	Irrigated agricultural land; rural residential
West of site	County Residential Area, Priority Growth Area #1	R-2, Residential Transitional	Irrigated agricultural land; rural residential (Atkinson Acres Subdivision)

D. Physical Constraints and Opportunities:

1. Wastewater & Domestic Water: The applicant intends to provide individual wells and septic systems within the development.
2. Vegetation: Irrigated crop land.
3. Floodplain: The parcel falls within zone "D" on FEMA's Flood Insurance Rate Map, Community Panel

Number 160127 0319 B, which indicates areas of undetermined flood hazard. No flood insurance is required in Zone D areas.

4. Canals/Ditches/Irrigation/Creeks: The property lies within the boundaries of the Emmett Irrigation District jurisdiction. Emmett Irrigation hasn't submitted a letter yet.
5. Hazards: Staff is not aware of any hazards. Any potential hazards should be addressed by the applicant at the public hearing.

E. Streets and/or Access Information: The plat proposes to construct and dedicate to Gem County two new public streets to serve the subdivision (Stevens Road and Nics Road). All Lots, will access the new roads.

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 Future Land Use Map identifies the subject property as **County Residential Area, Priority Growth Area 1**. The County Residential Area is set aside for primarily residential development. The long-term vision for this planning area is to maintain the uniquely rural character and to preserve non-conforming uses. The Priority Growth Area 1 allows densities down to one (1) unit per one (1) acre, or as the Zoning and Subdivision Ordinances currently allow.

This property is located in R-2 zone and within the County Residential Area, Priority Growth Area #1 designation of the Future Land Use Map. The property contains 40 acres and the thirty-two proposed lots will meet the minimum zoning requirement.

Supporting Policies/Goals

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

- Land Use, 12.2.1 – Encourage the provision of quality and diverse housing, as well as creative subdivision designs, of all prices ranges for present and future residents.
- Natural Resources, 6.11 – Prevent contamination of groundwater from sewage and wastewater through appropriate planning, treatment and through regulations.

The proposed plan appears to conform with SWDH standards, as preliminarily determined by SWDH staff during on-site visits for this application. This will be determined during the Subdivision Engineering Report (SER) process.

- Housing, 3.1.3 and Land Use, 12.2.3 – Encourage compatible infill development, which will complement existing neighborhoods.

The Atkinson Acres Subdivision lies to the west of the subject property and is zoned R-2 with 21 lots that range in size from .50 to .65 acres. The Valley View Subdivision lies to the south of the subject property and is zoned R-2 with 49 lots that range in size from .50 to 1.0 acres.

- 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. An engineered plan is required to be submitted as part of the construction drawings to be reviewed by the County Engineer.

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

Purpose Statement of Zone: Gem County Code 11-4-4A lists the purpose of the R-2 zone as follows:
“Purpose: To provide lands for the development of single-family dwellings, in areas that can be served by individual well and septic systems as approved by the health department.” The R-2 zone has a one (1) acre minimum lot size requirement.

The property is found to comply with the intent and purpose of the R-2 zone to allow single-family uses on 1-acre lots.

Attached Exhibits

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

April 12, 2022



Nick and Marcy Solterbeck
1612 Greenfields Loop
Emmett, ID 83617

To whom it may concern,

I am writing in reference to the proposed subdivision located on West Idaho Blvd. (Stevens Ranchettes Subdivision).

Our concerns are the impact on our wells. The recent housing that has already been constructed and the addition of 32 more homes this will effect the aquifer that supplies the long time residents of this bench area. Also the addition of 32 more septic systems will affect the quality of the water from our wells.

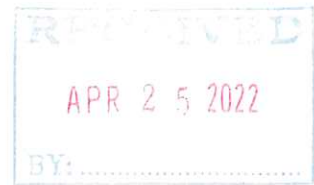
The added homes will increase the traffic on Jackson, Sunset, Idaho Blvd, and Edgemont roads. These roads are already narrow and in poor repair and create a safety hazard.

The Emmett school systems are overfull and in need of major repairs that our community does not financially support. How is it proposed to remedy the addition of 32 more households to an infrastructure that is already struggling?

Thank you for you consideration,

Nick and Marcy Solterbeck

Regarding: Stevens Ranchettes



To whom it may concern:

We are residents of Gem County and reside near the proposed subdivision. We are concerned with the lot size and the amount of lots that are being requested. We would prefer that the county approve the lots to be 5 acres, or no less than 2.5 acres, with a total of 16 building permits allowed.

We are concerned about future water. If a current homeowner has their well "run dry", they are financially responsible. This does not affect the developer. How can the county guarantee that there is enough water for that big of a subdivision?

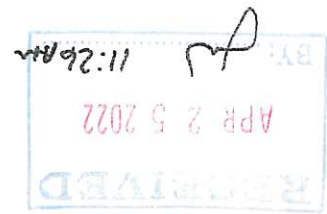
There is also concern with the increased traffic 32 homes will bring to Idaho Blvd. 32 family homes could increase that small of an area drastically. If there is two or more drivers per household, including teenagers, you are looking at an increase roughly over 90 additional cars coming and going.

We hope you take current residents of Gem County into consideration when making decisions that affect them. Growth is here, but we need to plan responsibly.

Thank you for your time.

Tye and Kellie Thomas

4/20/2022
Gary D White
1753 Katie Ln
Emmett, ID 83617



To: The Gem County Zoning Commission and To Whom It May Concern:

I am writing to express both my concerns and my opposition to the development (as proposed) in regards to the Preliminary Subdivision Plat (Stevens Ranchettes Subdivision) located on West Idaho Boulevard T 06N; R 02W; Section 1

I will begin with my sincere concerns regarding the ground water and what effect 32 new wells might have on the existing wells in the area. Mr. Stevens states in his application letter under section D. "A preliminary groundwater resource evaluation was performed" **but it does not specify who performed this evaluation.** Was this evaluation done by the applicant who is a well driller by trade? If so, isn't that a conflict of interest? Are we putting words in Stephen Fitzner's mouth from Southwest District Health who, according to the letter we received, only confirmed that this area was not in a DEQ Nitrate Priority Area?

Here is the answer to those relevant questions:

I called and talked with the folks at Gem County Development Services and the answer to the question I have posed; "Who performed this evaluation?" They said there is no third-party, unbiased entity that preformed an evaluation on the availability of ample groundwater to support both the current and proposed new wells. The only assurance that we have is the word of the developer who is a well driller by trade. With all due respect, I would submit that if the applicant is the only one performing this evaluation, it is a bit like the fox telling us "I've secured the hen house."

On March 30th the Messenger Index ran a front page story and the head line read "Gravity of Ground Water Issues Being Monitored" stating that Knox Pond is down 18 to 20 feet and Sawyers Ponds are down 12 feet. The article states, "The ground water table is down substantially." The article is attached with my letter for your review.

I spoke with Lewis Board (Name used by permission) who lives in that area of Sales Yard and Airport Rd who is now needing to drill a new well because his well is going dry.

I encourage you to Google, "how many gallons of water does an average household use from a well?" I did and here is what I found out: according to www.epa.gov.com, the average household uses 300 gallons per day and it goes on to say that 70 percent of the 300 gallons per day is from indoor use only.

I am certainly no expert but I can do the math and 300 gallons per day multiplied by 32 new homes adds up to 9600 gallons of water per day and 3,504,000 gallons per year. Again, I'm no expert but that sounds like a lot of water to me.

Mr. Stevens goes on to say Under Section D. "Based upon the evaluation there does not appear to be evidence suggesting a declining underground aquifer."

What evaluation has been done to determine if the aquifer has declined in the last 10 or 20 years?
To my knowledge there is none and all we have for any reassurance is the word of the developer.

My point is that I am very concerned (as are the neighbors that I have spoken with) about the impact of that many wells pulling from the same water table that we all draw from.

My second concern is simply the density of the development. I realize that the property at some point will be developed; but those of us who live out here have chosen to do so because we appreciate and treasure the rural atmosphere that currently exists.

When we spoke with Mr. Stevens at the neighborhood meeting (roughly 30 people in attendance), we expressed our desire for any development to have a smaller footprint. He assured us that he would look into developing larger lots. What happened to that idea? Not enough profit for his bottom line? I would ask this board (who represent us, the people of Gem County) to consider our desire for a less-dense development over the developers search for profits.

Respectfully submitted,

Gary D. White
208-861-9995



AN EDITION OF THE IDAHO PRESS

Messenger Index

Daily Serving Gem County & The Valley of Plenty Since 1893 | Messenger-Index.com

WEDNESDAY, MARCH 30, 2022

2 Sections, 24 pages \$2.00

GRAVITY OF GROUND WATER ISSUES BEING MONITORED

By DEL GRAY

newsroom@messenger-index.com

Water runs down hill. Even underground water runs down hill. It's a matter of fundamental physics.

So it's no surprise that a deep pit next to a fishing pond that is a reclaimed former sand and gravel pit would effect water levels in the fishing pond environment.

That's exactly what has happened to two popular fishing holes in Emmett. It's a combination of physics, economics, and a regional environmental drought. It's reason for concern but not alarm according to public and private entities who are closely monitoring water levels and



PHOTOS BY DEL GRAY / MESSENGER INDEX

ABOVE: Efforts by Premiere Aggregate to extract an optimum level of gravel from its pit to the east of Dick Knox Pond include pumping of water out of the pit. The water is percolating into the pit from ground water seepage — some of it coming from the nearby Dick Knox and Sawyer Ponds. **BELOW:** Fisherman have a new beach to enjoy at Dick Knox Pond. These local anglers are sitting on a shoal that is normally under several feet of water at the popular Fish & Game managed pond south of Emmett.

water conditions at Dick Knox and Sawyer's Ponds south of Emmett.

"The groundwater table is

down substantially for those two ponds," confirms Art Butts, Idaho Dept. of Fish and Game regional

fisheries manager. "While it appears dramatic, and it is, we are monitoring the situation closely and working cooperatively with the two gravel pits on each side of Dick Knox to allow them maximum extraction capabilities and still keep the ponds viable and healthy," Butts said.

Dick Knox is currently down 18 to 20 feet from its optimum level. Sawyer's Pond, just north of the Premiere Aggregate pit to the east of Dick Knox is down about ten or twelve feet according to Butts.

Both ponds are feed almost entirely by ground water seepage. Both ponds were created by earlier gravel pit extractions. The former pits were then converted to fishing ponds and are stocked with rainbow trout on a regular basis by Idaho Fish and Game.

More GRAVITY | A12

Gravity/ from A1

"We are monitoring it closely to make sure that the fish we have stocked are not at risk," Butts said. "Fortunately the water temperatures have remained cool and that is our largest concern to monitor. We have only been stocking the side of Dick Knox that is furthest from the Premiere pit and the natural breaks in the contour of that pond are keeping the fish isolated to that side while water levels are low."

Lane Butchert is president of Premiere Aggregate and is actively monitoring his company's operations and its effects on the neighboring ponds.

"We are moving quickly to get the aggregate from that side of the operating pit extracted as soon as possible while water levels are low," Butchert said. "We want this done as soon as possible and before irrigation water returns to push ground water levels back up, optimally restoring both ponds to normal levels and fishing prospects back to what we all enjoy."

Butchert says that normally gravel pit extraction hits the end of its mining resource at about 20 feet in Gem County. Some areas of the pit east of Knox Pond go down as deep as 30 feet with viable aggregate. It's almost impossible to reach that aggregate strata when ground water levels are high.

Premiere, and most all gravel extraction companies in Gem County, pump water from gravel pits - ground water which is percolating into the pit from surrounding areas. Some of that water is coming from the neighboring ponds at this time of year. There is a natural flow by gravity of ground water to lower levels of terrain as occurs in pit extraction.

Butts and Butchert both confirm that current conditions are unique and a combination of factors that are concerning but at this time remain manageable.

"We are confident that this trend will reverse shortly as the gravel pit operations complete their current placement of operations and move further away from the ponds," Butts

said. "We are also confident that the start of the irrigation season and water in the canals will help restore the normal ground water levels."

Premiere is currently pumping water out of its pit into a sluice to a series of settling ponds before it flows into a nearby drainage canal. Butchert has volunteered to reroute that pumped water back to the fishing ponds, making sure that most silt and sediment has been removed.

Fish and Game is considering taking Butchert up on the offer but has run into a legal snag in Idaho water law.

"We don't need water rights to pump directly into our ponds from our own wells, but water rights to be pumping in from

other property is less clear," Butts said.

"We are keeping an eye on the situation and doing all we can to mitigate circumstances and keep both a viable business and an enjoyable fishing environment health," Butts said.

Butchert agrees and is hopeful that environmental conditions - including low winter snow pack and a less than abundant irrigation supply projection - will be less severe than forecast and normal ground water levels will be restored shortly. He is certain that his gravel operation's depletion effect on the local ponds will be short-lived and "I and my family can be enjoying those fishing opportunities with the rest of our community very soon."

April 26, 2022

RE: Stevens Ranchettes Subdivision, T 06N; R 02W; Section 1

FROM: Rand and Koni Lindley, 1710 W. Idaho Blvd, directly across from the proposed subdivision

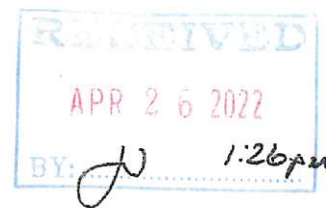


TO WHOM IT MAY CONCERN:

Our property will be directly impacted by this subdivision as we are on the north side of Idaho Blvd, across from this proposed subdivision. We have some concerns with the design.

- 1) The design of the subdivision does not reflect the rural nature of the county. It better reflects a development located within city limits, that being a grid layout. Subdivisions that have been approved in the county do not reflect a grid pattern with this number of homes. It has been designed for maximum housing in smaller amount of space not consistent with other developments taking place on the bench or in the county. We would hate to see this type of development become a standard for Gem County. Even if it is approved it sets a precedent for other developments in the county.
- 2) Because of this, the subdivision plan lends itself to first-time home buyers. These are usually young, two-income families. If we assume an average of two children per household, that means there will be a possible 64 children in that subdivision. We do not see any green space for children to play, and if there are sidewalks, which we are not sure of, they are limited. Idaho Blvd does not have any roadway shoulders, nor any place for children to ride bikes or walk safely. With this impact, Idaho Blvd would need to be widened for additional traffic. That would impact all the homeowners on this road and would be a cost to the county.
- 3) With only two streets, both off Idaho Blvd, an additional 50 plus cars will need to get onto only one road which could be a traffic issue. We have lived at this location for 35 years and have seen a noticeable increase in traffic due to the school location. Additionally, West Idaho Blvd has become the travel route from the west to avoid downtown Emmett, therefore, more trucks, tractor-trailers, and recreational traffic chooses this road. And the traffic moves fast. How does the county plan on making Idaho Blvd a safe road?
- 4) With that additional amount of traffic will there be turn lanes required of this subdivision? Will property be taken from existing property owners to provide for widening Idaho Blvd?
- 5) It is our understanding that the developer will not be requiring any homeowner's association. That means each home may do as they wish. This will become disastrous for appearance and upkeep. It will also become a detriment for those homeowners living adjacent to this subdivision. Will there be any consideration towards existing homeowners in maintaining their property values?
- 6) There are not that many employment opportunities within Gem County and Emmett City. Being first-time homeowners would mean that there will be required an additional 64 employment opportunities in Emmett with income to support this home ownership. Therefore, the majority will be traveling outside the county for employment opportunities. This will increase the traffic pressure on all highways in the county, as well as traffic through Emmett. And if the proposal is for those families thinking of downsizing their home ownership, the design, again, does not lend itself to be attractive to those home buyers.

April 22, 2022



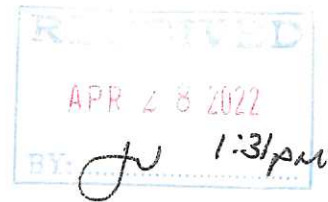
RE: Stevens Ranchettes Subdivision, T 06N; R 02W; Section 1

From: Paul and Susan Standley, 1484 W Idaho Blvd, corner of W. Idaho Blvd and Gem Ave.

TO WHOM IT MAY CONCERN:

Our property will be directly impacted by this subdivision as we are on the north side of W. Idaho Blvd at the east end of the proposed subdivision.

- 1) The design of the subdivision does not reflect the rural nature of the county. It better reflects a development located within the city limits, that being a grid layout. Subdivisions that have been approved in the county do not reflect a grid pattern with this number of homes.
- 2) It has been designed for maximum housing in smaller amount of space not alignment with other developments taking place in the county. Even if it is approved it sets a precedent for other development in the county.
- 3) The subdivision plan lends itself to first time home buyers. These are usually young, two income families. If we assume an average of two children per household, that means there will be sixty-four children in that subdivision. We do not see any sidewalks, nor green space for children to play. Idaho Blvd does not have any roadway shoulder, nor any place for children to ride bikes or walk safely. With this impact Idaho Blvd should be widened for additional traffic. That would impact many of the homeowners on this road.
- 4) With only two street, both being off Idaho Blvd, an additional fifty plus vehicles needing to get out onto only one road **will** be a traffic issue. As W. Idaho Blvd becomes more congested and a turn lane, deceleration lane is needed and when added will it be paid for with tax payer dollars? This is what happened in Ada and Canyon County early on and now the developer has to pay for highway expansion.
- 5) With no homeowner Association each homeowner may do as they wish. if someone decides to place a trailer for someone to live in once their house is built will this be okay. How about a pig farm? Not to mention upkeep. Will there be consideration towards existing homeowners in maintaining their property values?
- 6) Once school starts and busses are running that means 4 extra stops in the morning, middle school and high school pick up 7:15 two stops, and then again at 8:15 for elementary two stops. And again, at the end of the day. For a total of eight stops during peak traffic. It makes more sense for children and teenagers to be picked up on Edgemont. The plot we were given showed the access on Edgemont. Rumor, we heard, said the residences on and near Edgemont complained so it was changed. To us it makes more sense on Edgemont.



Re: Stevens Ranchettes Subdivision, T06N; R 02W; Section 1

From: Donna Harpt, 1610 W. Idaho Blvd, directly across from the proposed Stevens Subdivision

To Whom It May Concern:

I am writing this to you as a concerned citizen who has seen a drastic change in our community. We have gone from a beautiful agrarian valley surrounded with fruit trees encircling acres of green pastures and gardens to destruction of all of this. We are being inundated with housing projects that destroy Emmett's beauty. This is not a desirable progress, but a devastation of a very special treasure that can never be brought back.

As my property is directly situated across from the proposed subdivision, the impact of this subdivision is a very real concern to me. My property line and the proposed subdivision's eastern property line are directly in line with each other. This is going to impact a number of questionable situations to my property.

Concerns with this property and its effects:

1. This will affect the country atmosphere of our area. According to the plat of T6N, R2m that we received in correspondence from Gem County Development Services Department dated April 8, 2022, this particular site is designated "agricultural use". How does a crowded 32 lots constitute an agricultural rural use? It would appear to be better suited in a city use area.
2. This will adversely affect added traffic to an already impacted flow. Many use Idaho Blvd. to avoid going through town as it is now. The road is narrow and will require widening to accommodate the safety concerns of increased flow.

An incident of this occurred on Monday, May 26th when I was going to town. The mail truck was stopped going east delivering to a roadside mail box when a large truck going west appeared. The pickup in front of me started to pass the mail truck then seeing the truck swerved back in the east bound lane. Fortunately, an accident was avoided.

Widening the road will be a county expense that county residents will have to pay. While on widening the road, the power lines were installed on new poles recently. Will those poles have to be moved and will they encroach on existing property? Since they are all on the north side of the road all of those properties would adversely be affected.

3. Mail boxes – Will mail boxes need to be moved and resituated? Who is responsible for this and stand the cost? Will mail be delivered into the subdivision on the entry roads? If not, that will add 32 more mailboxes on the road.
4. Garbage cans – Will the garbage truck go into the subdivision to pick up trash? If not, that would mean an additional 32 cans on the road way.
5. Speaking of the roads, who will be maintaining the roads in the subdivision? Will the county remove snow and what will they do with that snow?
6. Has there been a study on how this housing venture will affect our aquifer which furnishes existing properties their water? How will it affect our septic systems?

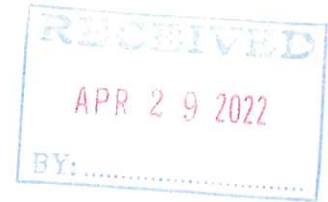
7. These properties are acreages, so to refer to them as ranchettes is a misnomer. I have worked in many fields of real estate and a ranchettes has been a property of 5 acres or more.
8. The fact that there is not a home owners association in effect is a concern to me as well. That means there are no restrictions in place for land use. 32 home owners can do or not do anything that they want on their acre. Their actions could affect the property value of all of our surrounding properties.
9. Are the two roadways into the subdivision wide enough for two cars to exit and enter at the same time? Will there be on street parking and still have enough room for traffic to flow in and out?
10. Last but definitely not least are the children. These are homes that would be conducive to first time home owners. The usual number of children for first time home owner is two. That means the possibility of 64 children who would require bus service to and from school. As of now, it is really concerning for the safety of the children who have to wait or disembark on Idaho Blvd. Standing on this roadside is not safe as it is. There are no sidewalks and I doubt that is in the county highway plans. Some children would possibly be crossing the road to get on or the off the bus. Will there be a stop at the entry of each cul-de-sac? This issue does not seem to have been given any thought. Protection of the children is paramount.

Norma L. Haupt

4/29/2022

Dusty J. White

1984 Edgemont Rd
Emmett, ID 83617



To: The Gem County Zoning Commission and To Whom It May Concern:

First off, I'd like to thank you for taking the time to read and consider my correspondence for the upcoming decision on the proposed development of Preliminary Subdivision Plat (Stevens Ranchettes Subdivision) located on West Idaho Boulevard T 06N; R 02W; Section 1. I have multiple concerns when it comes to this proposal and in its current configuration, I'm very much opposed to it going through.

During the meeting held my Mr. Stevens to discuss his plan for the development of the property with the surrounding neighbors, nearly 30 people came in attendance to ask questions, voice their concerns and ultimately oppose the current plan that was in place. During the discussion, I advised Mr. Stevens that I had no issue with him developing the property. He obviously purchased it as an investment and did so with the goal of providing financial stability for he and his family. That's the American dream right? I told Mr. Stevens that I agree with him developing the land, but not with 1 acre lots. I posed the question to the individuals in attendance if they would be willing to settle on 5 acre parcels or even 2.5 acres and all in attendance (with the exception of 2-3 individuals) were in agreeance. The neighborhood has spoken, and we will accept a development going into the area, but not 32 homes on 1 acre lots as was and apparently, is still being purposed. I'm extremely disappointed and disheartened that Mr. Stevens didn't take into account the wishes of the crowd that gathered that day, as his decisions aren't impacting his neighborhood (he lives in Eagle from what he said) but are deeply impacting those in the immediate vicinity to the proposed parcel.

First, the current infrastructure that is in place simply will not support the proposed 32 homes. At minimum, these houses will have at least 2.5 vehicles, meaning that during peak traffic (when kids are being picked up and dropped off from school) there could be upwards of 80 additional vehicles in the roadway. Idaho Blvd is simply not prepared for this sort of traffic. Edgemont Rd is falling apart, at best! Grader patching has been done to try and prolong the life of the road, but it's a narrow road to begin with and will not be able to subsidize or relieve any of the anticipated traffic generated by this project.

Additionally, these roads have no sidewalks and this will have to change if this development is to take place. If not, where will the new development recreate? We can't expect kids to ride bikes in the borrow pit or for folks to walk along the side of the road. This solution will have to be developed for the safety of those in the area at taxpayer's expense.

Other valid concerns brought up during the discussion pertained to the water table. Mr. Stevens is a well driller by trade, but I have a hard time believing that an additional 32 homes in such a tight area will not only take their toll on the current water availability, but may cause other wells

that aren't so deep in the area to experience flow issues. We've seen this demonstrated during the dry months over in Boise where residence completely ran out of water, and even in several places here in Gem County due to alleged gravel pit operations.

In addition to the supply of water, where will all this waste water be disposed of? Will each of these 32 homes have a septic system and are there any concerns that may arise from having so many systems in such a tight area?

I'll finish with this thought. Many of the residents in the area relocated to this remote location so that they could enjoy the beauty of country living. I myself grew up off of Lower Bluff Road and Central, then moved to Katie Lane in early 2000. I now reside at the end of Edgemont and Jackson and love the views of the Butte, the fields and Ranchette styles homes that now sit across from me. These homes sit on 2.5 acres and have plenty of room for a large home, shop and plenty of pasture. These are true Ranchette styles homes, and similar developments would be a welcome site in the proposed location. But 32 homes on 1 acre lots is something that you would find in a subdivision within city limits, and would be a contradiction to the homes currently in place.

As I mentioned before, myself and many of the residence in the area are not against the development of this property. But, there's a vast difference between excessive development and responsible development, and unfortunately in spite of our discussions this proposal favors the latter. I urge the governing powers that be to reject this proposal and perhaps work with Mr. Stevens to realign his goals to reflect a more reasonable and responsible proposition.

Thank you once again for your time, your consideration and your vision for our county.

Respectfully,

Dusty White
208-631-4157

28 Apr 2022



To whom it may concern:

West Idaho Blvd. serves as a transportation corridor connecting Hwy 52 to Letha and continued development along Idaho Blvd. is impacting this transportation corridor. To help minimize traffic congestion and negative impacts to this transportation corridor Stevens Ranchettes subdivision should have a road that can be accessed from Edgemont road.

There are concerns about individual sewage disposal systems in this subdivision. The letter of intent says that Individual systems will be constructed and maintained by the home owner. For a system to be properly maintained it needs to be pumped out in a responsible manner so the sludge levels in the tank are properly maintained. If there is no requirement to pump the tanks out the homeowners will be allowed to be negligent in maintaining the sewer systems. I will not tolerate this kind of negligence next to my property. There must be a requirement in the covenants of the subdivision, or a condition written on the sewer permit, or some other regulation requiring homeowners to pump the tanks out to maintain the system in a manner that is satisfactory to the property owner to the west of the subdivision.

Also there are concerns about irrigation water being able to be delivered through the property without problems. If homeowners start planting trees that drop leaves next to irrigation waters allowing trash to buildup in irrigation ditches, or cause problems with roots intruding into ditches and structures they will be asked to cut the trees down or pipe the irrigation ditches, or repair damaged structures.

There are also concerns about storm drain runoff from the roads and roofs of the buildings. There is a natural drain on the south side of this subdivision that needs to continue to serve as a natural drain. If this natural drain is blocked I will consider the subdivision to be non compliant in being responsible for keeping this natural drain working.

These are the main concerns I have at the present time. If any other concerns come up in the future I assert the right to have them addressed as well. I will not tolerate taxation without representation.

Respectfully, Dale Atkinson
Dale Atkinson
Neighboring property owner

EXHIBIT A

REQUIRED FINDINGS FOR STANDARD SUBDIVISION PERMIT Stevens Ranchettes Subdivision (File #PP-22-003)

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 R-2 zone. Gem County Code doesn't require a public drinking water system in the R-2 zone. This means 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. Gem County does not have any adopted water quality standards separate from the State of Idaho (DEQ or IDWR). Neither the SWDH or DEQ have testing requirements for private wells, so it is incumbent upon each property owner to have their individual wells tested. SWDH recommends testing at least one time per year, especially since contaminant levels can fluctuate. It is unlikely that each property owner will have their wells tested this often. 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 Department of Water Resources was sent a copy of the plat application but no response was received regarding the water supply.

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 Southwest District Health and the applicant/developer was held on 3/1/22. Their preliminary review does not indicate any potential problems with individual systems. 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 plat proposes to construct and dedicate to Gem County two new public streets to serve the subdivision that will be classified as local roads. Idaho Boulevard is classified as a Minor Collector roadway and requires a minimum 80-foot right-of-way width. The applicant is proposing to dedicate 40-feet of public right-of-way from the centerline of Idaho Boulevard to meet this requirement.

The Gem County Road & Bridge Department (Neal Capps) was notified of the application and responded in writing regarding the new approaches off of Idaho Boulevard and the requirements for the proposed public roads.

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.**

See Comprehensive Plan analysis in section 5 of the staff report for details. Staff finds that the PP application proposes a minimum lot size of 1 acre. The current R-2 zone allows for a minimum lot size of 1 acre and is intended to provide lands for the development of single-family houses. The subdivision is intended for single-family, on-site built houses, which complies with the R-2 purpose and dimensional standards.

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.**

Idaho Boulevard is identified as a Minor Collector (80' total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 6,500 vehicle trips per day at full build out and a 40' right-of-way from centerline is requested from the Gem County Road and Bridge Department and Edgemont Road is identified as a Local Road (60' total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 2,000 vehicle trips per day at full build out and a 30' right-of-way from centerline is requested from the Gem County Road and Bridge Department. The proposed public roads will offer the full 60' right-of-way for local roads. If the plat is approved, those strips of right-of-way would be provided to the county. Gem County Subdivision Ordinance (12-5-5) requires that areas to be dedicated are free and clear of all liens and encumbrances; this includes but is not limited to: fences or structures of any kind. This area will need to be confirmed at the time of Final Plat application. The County Engineer has recommended a traffic impact study be done to help determine the impacts.

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.

Emmett Irrigation District will have requirements for the irrigation system and access easements for their maintenance needs. Other than these items, no other requests for public facilities have been made by other agencies and/or departments.

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 and private septic systems. 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 – n/a
- b) Utilities – the subdivision developer is responsible to install the required utilities prior to the recordation of the final plat
- c) Domestic Water Supply – individual domestic wells; to be constructed at time of future building permit – see Finding #1 above
- d) Irrigation – Emmett Irrigation District
- c) Sewage Disposal – individual septic systems to be approved via the SER; to be constructed at time of future building permit – see Finding #2 above
- d) Public & Private Streets – street dedication along existing Edgemont Road is shown as required (30' right-of-way) and along Idaho Boulevard is shown as required (40' right-of-way). The two proposed public roads will be reviewed by County Engineer at time of construction drawing submittal in conjunction with the Road and Bridge Director.
- e) Lots – The R-2 zone requires a one (1) acre minimum lot size. As the applicant is proposing 1.00+ acre parcels, this standard has been met.
- f) Remainder lots – n/a
- g) Blocks – n/a
- h) Drainage – suitable drainage facilities required; will be reviewed by County Engineer at time of construction drawing submittal.
- i) Park or School Site Dedication – n/a
- j) Public Access Easements – n/a
- k) 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 or Hillside subdivision.

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

Staff finds that there are a couple of standards not met at this time:

- *Gem County Code, Title 12-6-1.M.2 states that any residential block length greater than 1,200 feet in length shall provide the necessary mitigation as required by the fire authority having jurisdiction. Final mitigation requirements shall be determined during the Board review and made conditions of approval. This is something the Board of County Commissioners can waive if they agree to it.*

Gem County Fire District #1 Fire Chief has stated that he supports the proposed subdivision without a secondary emergency access.

- *Gem County Code, Title 12-6-1.F.d states that Cul-de-sac roads shall be discouraged. However, when topography or planning considerations dictate their use, cul-de-sacs shall:*

(1) Include a right of way measuring sixty feet (60') in radius at the terminus; (2) If offered for dedication to the County, meet county road specifications and include an entirely paved terminus measuring fifty feet (50') in radius; (3) Have the length be designed in accordance with the fire district specifications, but no more than one thousand feet (1,000') without a secondary means of vehicular access provided. All designs shall require approval of the local fire authority and additional conditions may be applied.

Gem County Fire District #1 Fire Chief has stated that he supports the proposed subdivision without a secondary emergency access.

Staff finds that a cul-de-sac isn't supported, therefore, staff recommends a U (horseshoe) shaped through road to connect the two proposed public roads.

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

EXHIBIT B

STAFF RECOMMENDED CONDITIONS OF APPROVAL STEVENS RANCHETTES SUBDIVISION (#PP-22-003)

General Conditions

1. The Preliminary Plat for "Stevens Ranchettes Subdivision" by Eagle Land Surveying, Jeremiah Fielding, 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 (4/14/22) (*this condition does not technically apply until Final Plat*)
 - b. Gem County Assessor (4/29/22)
 - c. Gem County Road and Bridge (4/28/22)
 - d. Keller Associates (County Engineer (4/29/22)
 - e. School District of Emmett (4/27/22)
3. The Final Plat application(s) 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 is required to install all required utilities and appropriate easements are 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, a partial release/reconveyance will need to be completed and verified to ensure the public road dedication is free and clear of all liens and/or encumbrances.
6. Prior to the Board signature of the Final Plat, the subdivider shall prepare a new Quitclaim Deed for Lots 1-32, Block 1 of Stevens Ranchettes Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the applicable plat.
7. The developer shall submit engineered construction drawings for the required improvements including a storm water drainage plan to be reviewed by the County Engineer.
8. Property is subject to requirements of Emmett Irrigation District for water delivery. A Water User's Association will need to be created. Applicant must ensure irrigation water supply is made available to all lots and appropriate easements are in place to accomplish this and provide a copy of the written approval from the irrigation district prior to the Board signature of the Final Plat.
9. A 10' landscape street buffer will be along West Idaho Boulevard and Edgemont Road. The street buffer shall be planted with trees shrubs, lawn and other vegetative ground cover and maintained by the property owner upon which the buffer lies or by a homeowners association.
10. The subdivider shall hire an Idaho Licensed Hydrologist, Geotechnical Firm or a certified licensed Idaho laboratory to conduct a water quality and quantity that includes ground water monitoring wells to be installed and monitored. The report must provide a conclusion as to whether addition of the 32 new wells will have negative effects on existing wells based on the monitoring wells, and provide for any mitigation

requirements. The study should rely on data received from ground water monitoring wells or any well(s) on the subject property or, in the alternative, state the reasons why monitoring wells or on-site wells are unnecessary and the data is accurate without such evaluating the information from such wells.

OFFICE OF
Megan Keene
TREASURER
TAX COLLECTOR
PUBLIC ADMINISTRATOR

GEM COUNTY



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

April 14, 2022

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

RE: Stevens Ranchette Subdivision (Standard Subdivision)
Loc: West Idaho Blvd.
PIN: RP06N02W012400 & RP06N02W012550

Dear Michelle,

After reviewing the application for the Stevens Ranchette Standard Subdivision, the following are my comments regarding the subject parcel:

Parcel RP06N02W012400 has 2021 taxes paid in full. This parcel or sub parcel(s) will have 2022 taxes due at a future date.

Parcel RP06N02W012550 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 cursive script that reads "Megan Keene".
Megan Keene
Gem County Treasurer



Gem County Assessor

Hollie Ann Strang

415 E Main Street, Room 201 ~ Emmett, Idaho 83617

Phone: (208) 365-2982 ~ Fax: (208) 365-2163 ~ Email: assessor@co.gem.id.us

Assessor's Office Review for
Subdivision/Administrative Split/
 Administrative Combo/Property Boundary Adjustment

Date received from DS: 4/8/22 Due Date: 4/29/22 Review #: 1 DS File #: 22-003 ^{PP#}

Current parcel numbers: Stevens Ranchettes - RP06N02W012400
Sub - RP06N02W012550
(Jungberg / Jumper)

The Gem County Assessor's office has reviewed the submitted documents. Our findings are summarized below.

	Compliant	Non-compliant	Not Reviewed	Initials
Conveyances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>SW</u>
Closures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>SW</u>
Fit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>SW</u>

Comments: • No new Conveyances provided for review

• Closure for Boundary is compliant to standards
- will review other lots at later review. Boundary
Closure reviewed.

• Fit can't be verified through previously recorded surveys,
however can proceed after surveyor review.

Shan Wiley 4/29/22
 Mapper Signature Date Completed

Danielle Luvilee 4/29/22
 Assessor Signature Chief Deputy Date



Hollie Ann Strang

Gem County Assessor

415 E Main Street, Room 201 ~ Emmett, Idaho 83617
Phone: (208) 365-2982 ~ Fax: (208) 365-2163 ~ Email: assessor@co.gem.id.us

4/29/2022

To: Jennifer Kharri, Planning Director
Michelle Barron, Development Service Coordinator

RE: Stevens Ranchette Sub – PP #22-003 - 1st Review
RP06N02W012400 & RP06N02W012550

The New Conveyances were not provided for review at this time.

The FIT can't be verified through review of previously recorded surveys

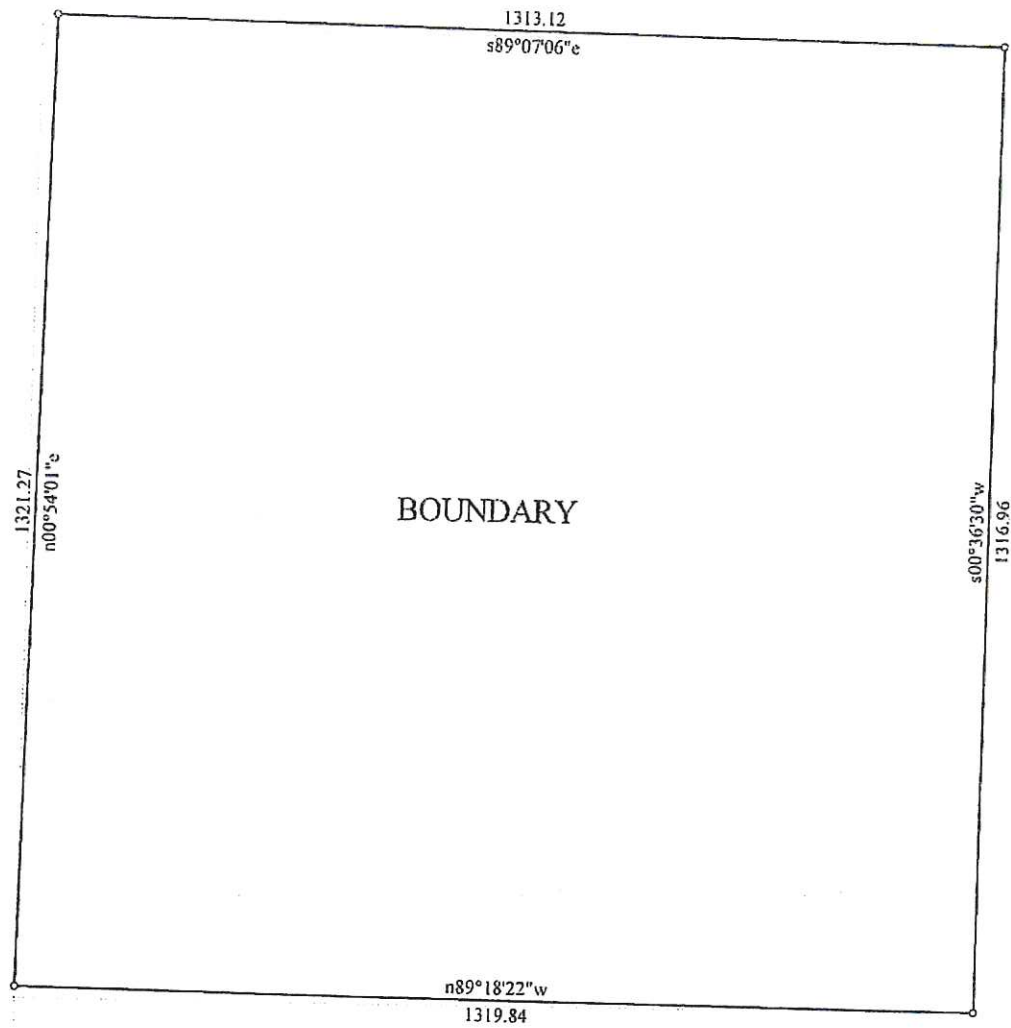
The Closures for the Boundary was reviewed and is compliant to standards. Please refer to notes below:

- Boundary –
 - ✓ Precision > 1 / 999,999
 - ✓ Closure = 0.00 ft
 - ✓ Acreage match – Description supplied – 39.866; Calculated Acreage – 39.866
 - ✓ Meets Compliance Standards

Shar Wiley

Certified Cadastral Specialist #144
Certified Property Tax Appraiser #1048
Gem Co GIS Tech
(208)477-2005
swiley@co.gem.id.us

STEVENS RANCHETTES SUB - PP#22-003
1st REV



Title:		Date: 04-28-2022
Scale: 1 inch = 250 feet	File: StevensRSub_PP22003_1stRev_Boundary_28APR2022.des	
Tract 1: 39.866 Acres: 1736580 Sq Feet: Closure = n60.5011e 0.00 Feet: Precision >1/999999: Perimeter = 5271 Feet		
001=/SE,NE,NW,01,06N,02W	003=n00.5401e 1321.27	005=s00.3630w 1316.96
002=n89.1822w 1319.84	004=s89.0706e 1313.12	

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

April 28, 2022

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

RE: Stevens Ranchette Subdivision

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the Subdivision Application for Stevens Ranchette Subdivision, located adjacent to West Idaho Boulevard. West Idaho Boulevard is a minor collector under the Gem County jurisdiction, and is not part of the Capital Improvement Programs project list. This roadway has been constructed to Gem County Standards, with a 24 foot wide asphalt driving surface. West Idaho Boulevard has a high volume of traffic consisting of school buses, parents taking children to school, and residents using this roadway for a cut of road heading west to Payette and Oregon. Traffic volumes have increased on West Idaho Boulevard (information supported by Idaho Transportation Dept. and GCRB traffic counts), which causes concern to our department, adding an additional 320 vehicle trips per day from the proposed subdivision. GCRB has concerns regarding the intersection of West Idaho Boulevard and Highway 52, the additional traffic will create more congestion and longer wait times at this intersection. GCRB is working with our Engineer to evaluate the current speed limit of 50 mph, on West Idaho Boulevard. The goal would be to extend the 35 mph zone from Highway 52 to Jackson Avenue, to help mitigate concerns on this section of roadway.

The Stevens Ranchette Subdivision will have 2 proposed public roads to accommodate the traffic generated from the 32 lots. GCRB supports this option.

GCRB recommends the following conditions be added to the subdivision if approved;

1. Applicant shall apply for a driveway approach permit, for both roadways.
2. Applicant shall construct both roadways of asphalt to Gem County Standards, following the Ordinance 2007-09, Local Roads.
3. Applicant shall provide all street signs for both public roads and follow the current edition of the Manual Uniform Traffic Control Devices (MUTCD).
 - a. 2 – Stop signs, R1, 36X36.
 - b. 2 – 25 MPH signs, 24X36.
 - c. 2 – No Outlet signs, 36X36.
 - d. Street names for both roadways.
4. Applicant shall remove all irrigation pipes, concrete ditches, and water lateral from the Gem County right of way.

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

Thank you,

A handwritten signature in blue ink, appearing to read "Neal Capps".

Neal Capps, Director
Gem County Road & Bridge

LAND USE APPLICATION

DATE: 04-28-2022

PROJECT: Steven Ranchette Subdivision

ROAD:

West Idaho Blvd.

MAJOR/MINOR COLLECTOR:

Minor

ROAD PROJECTS:

N/A

ROAD SURFACE:

Asphalt

ROAD WIDTH:

Approximately 24Ft.

ROAD LENGTH:

Approximately 9 miles

RIGHT OF WAY - DISTANCE:

30 feet form center

APPROACH PERMIT:

No need to obtain

SAFETY IMPROVEMENTS:

Shoulder Improvements

TRAFFIC COUNTS:

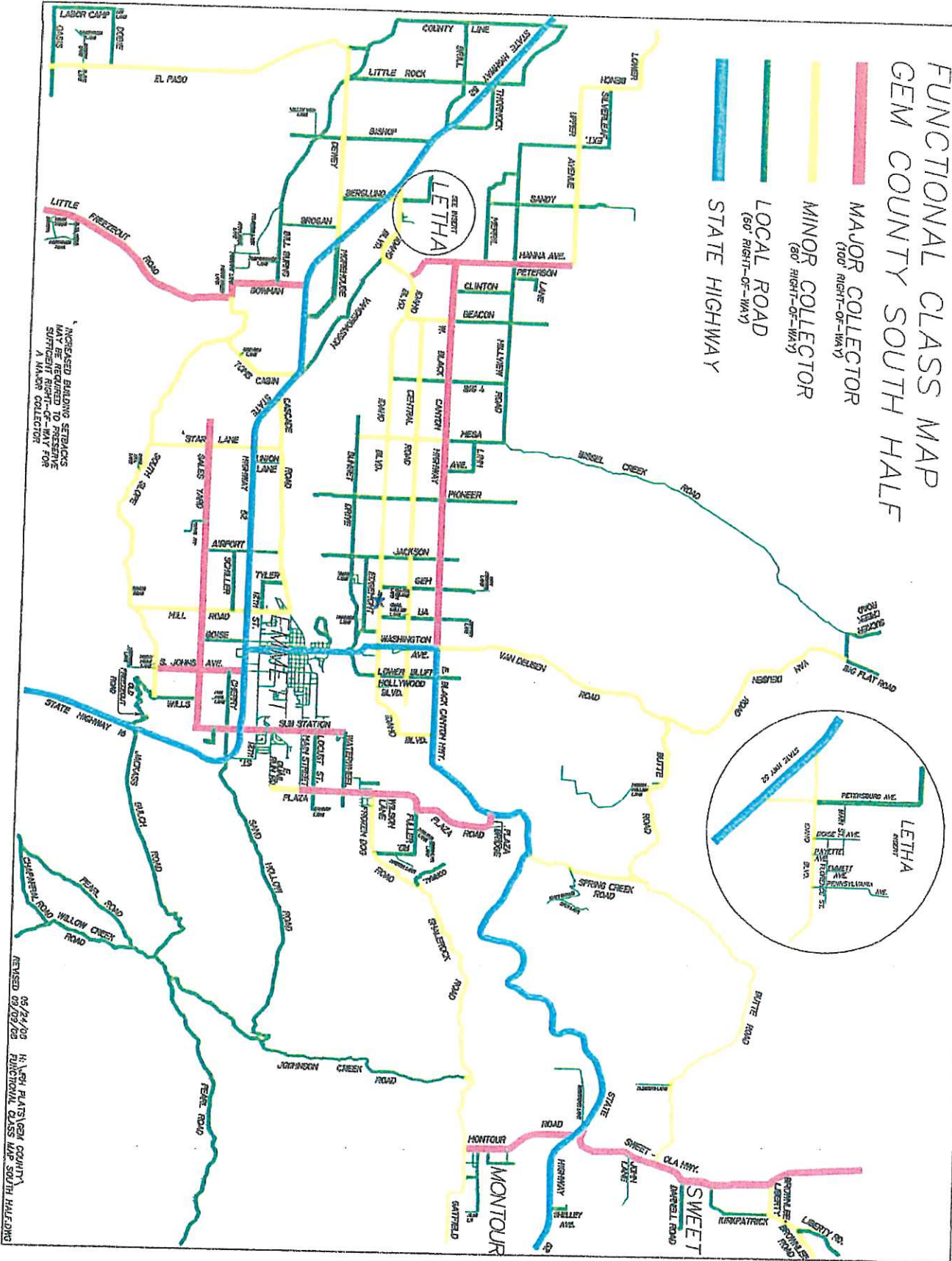
N/A


SIGNATURE:

4-28-2022
DATE:

FUNCTIONAL CLASS MAP GEM COUNTY SOUTH HALF

- MAJOR COLLECTOR
(100' RIGHT-OF-WAY)
- MINOR COLLECTOR
(80' RIGHT-OF-WAY)
- LOCAL ROAD
(60' RIGHT-OF-WAY)
- STATE HIGHWAY



05/24/03 H. VEH. PLATING COUNTY
REVISED 03/09/03 FUNCTIONAL CLASS MAP SOUTH HALF

Remove Concrete Ditch out of the Right of Way

Stevens Ranchette

Remove Water Lateral out of Right of Way

Edgemont Road

667 ft

Imagery Date: 7/18/2018 43°53'31.15" N 116°31'31.78" W elev 2425 ft

Google



131 SW 5th Ave, Suite A
Meridian, ID 83642

(208) 288-1992

April 29, 2022

Jennifer Kharri
Gem County
Planning & Zoning Coordinator
109 S McKinley
Emmett, Idaho 83617

Re: Steven's Ranchette Subdivision Preliminary Plat Application

Dear Jennifer:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Steven's Ranchette Subdivision dated March 24, 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:

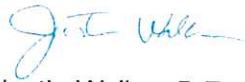
1. A Traffic Impact Study (TIS) is recommended to assess traffic impacts and need for improvements on frontage of W. Idaho Boulevard and to evaluate the need to connect streets to Edgemont Rd. While traffic volumes are less than 1,000 ADT, the code authorizes requiring a TIS when determined by the County Engineer.
2. Provide typical sections of Amira Ct and Dominik Ct.
3. Provide drainage plan/narrative for stormwater runoff from proposed streets.
4. Provide easement for canal along east and south borders of the property.
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 requirements of the local highway district.
8. Plat shall comply with irrigation district requirements.
9. 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

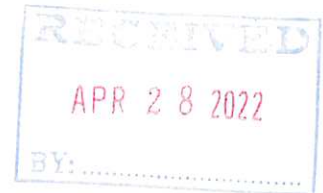
cc: File

INDEPENDENT SCHOOL DISTRICT OF EMMETT #221

Craig Woods, Superintendent

April 27, 2022

Michelle Barron
Gem County Development Services Office
109 S McKinley Ave
Emmett, ID 83617



RE: Stevens Ranchette Subdivision

Michelle Barron Gem County Development Services:

The Emmett Independent School District 221 wishes to offer comments regarding an application made by Stevens and Sons Well Drilling, Inc. on behalf of Jumper Youngberg—The Stevens Ranchettes, and the impact it may have on the Emmett School District.

The proposed development will present a challenge for the Emmett School District with additional students and bus stop concerns. The District would prefer with the amount of homes in a rural area, that lots sizes be a minimum of 2-acres. In addition, the District transportation department would prefer that a small walking path between the two entries off Idaho Blvd. be established with a 10x10-concrete pad. The District proposes the pad be located in the middle between lots 16 and 17 with a lighted bus stop for neighborhood students to wait safely for school transportation.

Thank you again for listening to our concerns regarding this proposed subdivision.

Sincerely,

Craig Woods

Emmett Ensures Educational Excellence

CERTIFICATE OF MAILING

I hereby certify that on the 8th day of April 2022, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Stevens/Youngberg/Jumper
W Idaho Blvd
T06N, R02W, Section 1

Timothy Hall
1742 Middlefield Ave
Emmett, ID 83617

Michael Tackett
1681 Edgemont Rd
Emmett, ID 83617

Steve Grant
1750 Middlefield Ave
Emmett, ID 83617

Kilikina Jung
1901 Edgemont Road
Emmett, ID 83617

Karen Rogers
1487 Edgemont Road
Emmett, ID 83617

Mark Saracco
1820 Sunset Drive
Emmett, ID 83617

Kevin Holbrook
1515 Edgemont Road
Emmett, ID 83617

Cynthia Fuson
1495 Edgemont Road
Emmett, ID 83617

Shawn Reynolds
1491 Edgemont Road
Emmett, ID 83618

Vincent Escamilla Jr
1972 Edgemont Road
Emmett, ID 83617

Tye Thomas
1791 Middlefield Ave
Emmett, ID 83617

Michael Garz
1974 Edgemont Road
Emmett, ID 83617

Christian Cutsforth
1625 Edgemont Road
Emmett, ID 83617

Gary White
1753 Katie Lane
Emmett, ID 83617

Boyd Spence
1631 Edgemont Road
Emmett, ID 83617

Hudson Living Trust
8489 Copper Creek Way
Middleton, ID 83644

Michael Hull
1653 Edgemont Road
Emmett, ID 83617

Susan Tarin Separate Property Trust
1972 Geneva Way
Emmett, ID 83617

Charles Martin
PO Box 746
New Plymouth, ID 83655

Richard Rice
1974 Geneva Way
Emmett, ID 83617

Larry Atkinson
2588 W Idaho Blvd
Emmett, ID 83617

Steven Hovley
1446 W Idaho Blvd
Emmett, ID 83617

Susan Schaffer Standley
1484 W Idaho Blvd
Emmett, ID 83617

Donna Harpt
1610 W Idaho Blvd
Emmett, ID 83617

Eric Soderling
1686 W Idaho Blvd
Emmett, ID 83617

Joel Hanchey
905 Jackson Ave
Emmett, ID 83617

Michael Koke
2018 Gem Avenue
Emmett, ID 83617

Henry Walker
1682 W Idaho Blvd
Emmett, ID 83617

Rand Lindley
1710 W Idaho Blvd
Emmett, ID 83617

Donald Jones
1892 W Idaho Blvd
Emmett, ID 83617

Tina Mize
1812 W Idaho Blvd
Emmett, ID 83617

Douglas Welch
1850 W Idaho Blvd
Emmett, ID 83617

Wesley Beutler
2121 Gem Avenue
Emmett, ID 83617

Robert Debowey
1870 W Idaho Blvd
Emmett, ID 83617

Thomas Cassidy
1734 W Idaho Blvd
Emmett, ID 83617

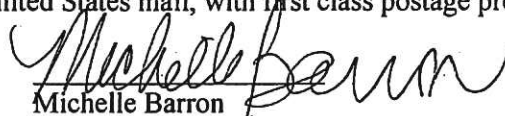
Matthew Kominek
PO Box 281
Emmett, ID 83617

Neal Canaday
PO Box 308
Emmett, ID 83617

Dale Atkinson
1203 W Delmar Drive
Meridian, ID 83646

Michael Mayer
1496 Edgemont Road
Emmett, ID 83617

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


Michelle Barron
Associate Planner

