



# MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

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

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> APPEAL                            | <input type="checkbox"/> PLANNED COMMUNITY                       | <input type="checkbox"/> SUPPLEMENTAL AMENDMENT |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> REZONE                                  | <input type="checkbox"/> VACATION               |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT  | <input checked="" type="checkbox"/> SPECIAL USE PERMIT           | <input type="checkbox"/> VARIANCE               |
| <input type="checkbox"/> DESIGN REVIEW                     | <input type="checkbox"/> SPECIAL USE PERMIT (MINERAL EXTRACTION) | <input type="checkbox"/> ZONING TEXT AMENDMENT  |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT             | <input type="checkbox"/> SUBDIVISION, PRELIMINARY                |   |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT          | <input type="checkbox"/> SUBDIVISION, MODIFICATION               |   |

PROJECT NAME: \_\_\_\_\_

## SITE INFORMATION:

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

Quarter: SW of SW Section: 15 Township: 7N Range: 1E Total Acres: 18

Subdivision Name (if applicable): \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: associated with 9353 n hwy 52 City: Horseshoe bend (Montour)

Tax Parcel Number(s): RPO7NO1E156376 Current Zoning: A3 Current Land Use: AG

## PROPERTY OWNER:

Name: Todd Taylor

## APPLICANT:

Name: Todd Taylor

Address: 9353 n hwy 52

Address: 9353 n Hwy 52

City: Horseshoe bend State: ID Zip: 83629

City: Horeshoe Bend State: ID Zip: 83629

Telephone: 208-869-2982

Telephone: 208 869 2982

Email: TTaylor@yesco.com

Email: ttaylor@yesco.com

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

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

Signature: (Owner)

11/15/22

Date

Signature: (Applicant)

11/15/22

Date

## OFFICE USE ONLY

File No.:	Received By: <u>SC</u>	Date: <u>11-15-22</u>	Fee: <u>\$325</u>	Receipt No:
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Todd Taylor

9353 n Hwy 52

Horseshoe Bend, ID 83629

November 2022

Dear Gem County Planning & Development

We are seeking a Special Use Permit to host Wedding / Reunion / Memorial type gatherings on a small section of a parcel of property we own In Gem County. This parcel has been in hay production since we purchased it in 1999 and we have yet to realize any profit from the farming of this property. Our intent is to keep the parcel in agricultural production and supplement the income with the ability to host events on the rim overlooking Montour

Access to the site is via Montour Road to a private road leading to the area, there is ample parking, the property is 15 acres. The site is irrigated. We intend to build a pole barn hay storage near the site which could also be used in the event of inclement weather.

There is no power or potable water as this is a rustic type venue so restroom facilities will be portable as well as potable water. Any food preparation would be limited to self-contained food preparation vehicles or pre made and brought to the site. Trash receptacles would be provided for events. Site improvements for the hay storage building created a 12' tall by 225' earth berm which separated the hay field from the site and creates a visual shield for neighboring homes. The actual site is approximately 75' x 225' This site is centered in the parcel, approximately 900 feet from the closest residence.

We have visited and studied several event facilities in the past two years and intend to emulate the conditions these similar sites conduct for their events as well as hours of operation no later than 10 pm. Our intent is to be courteous and respectful to the surrounding community and be able to share a beautiful and peaceful setting for people to enjoy special events.

Thank you

Kind Regards

Todd Taylor





300 ft

Camera: 4,558 ft 43°56'10"N 116°20'06"W 2,602 ft



Montour Rd

300 x 200

300 x 200

Future  
Expansion

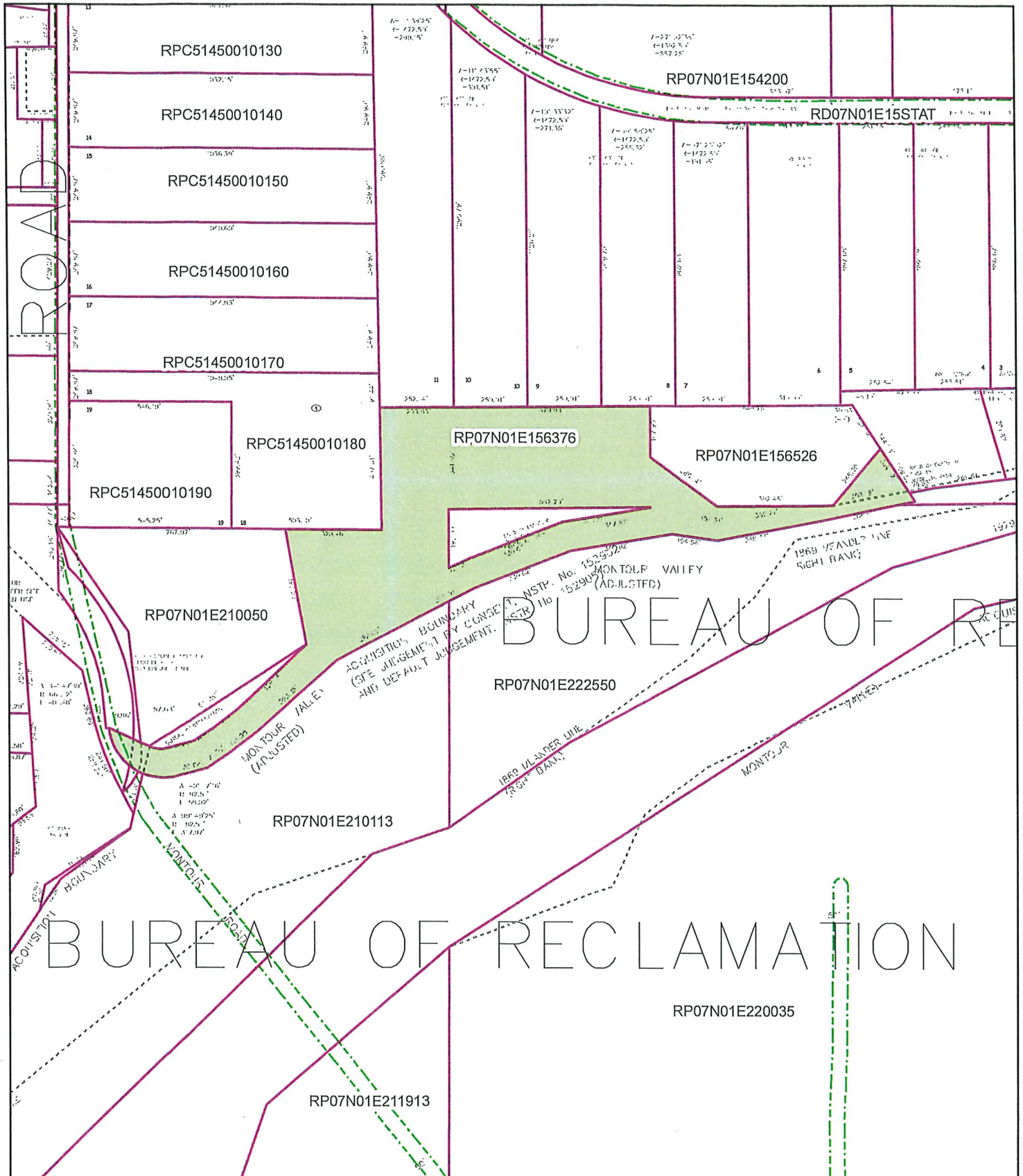
Apple  
orchard





# GEM COUNTY

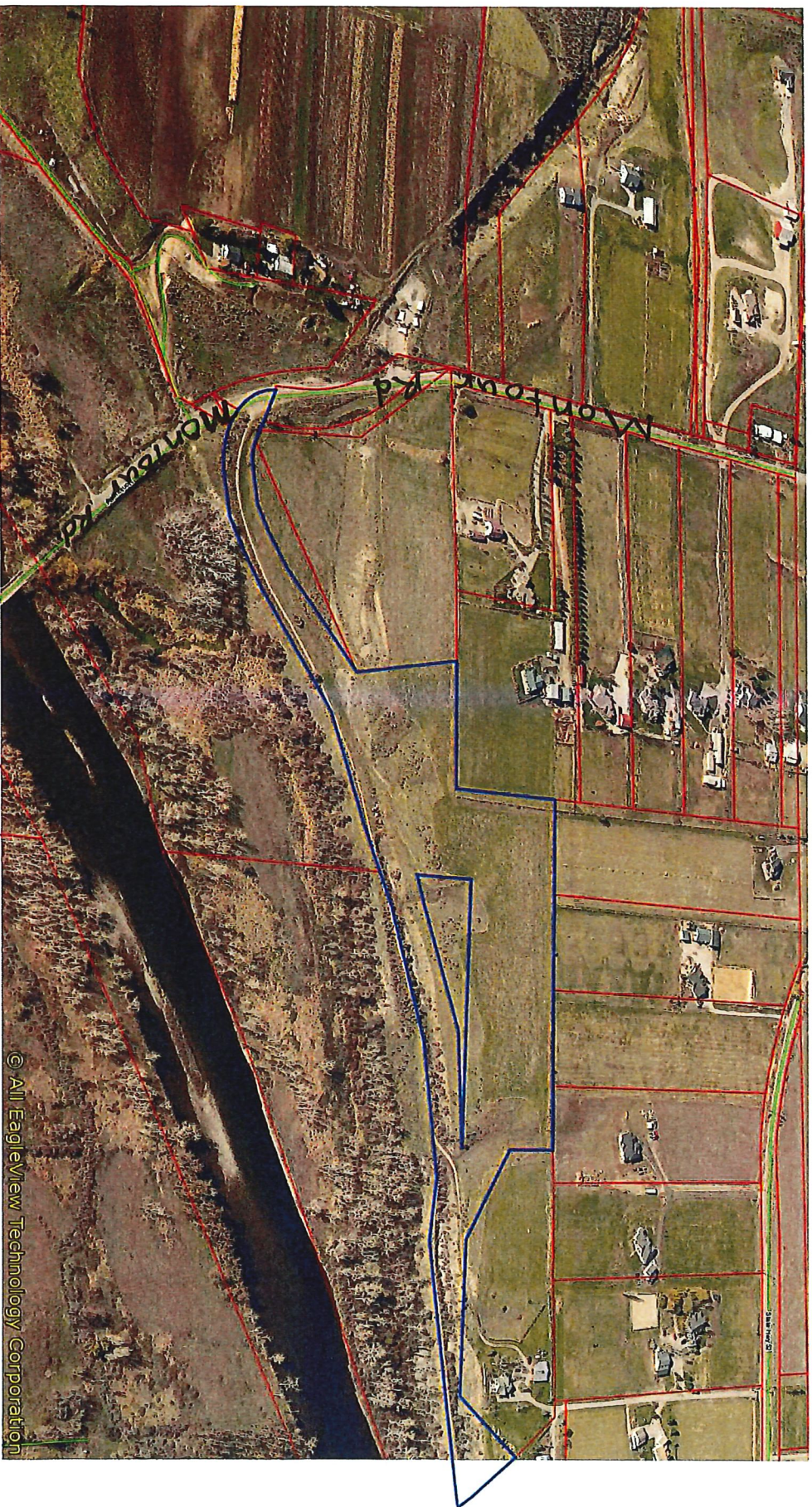
RP07N01E156376



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# TODD





CERTIFICATE OF MAILING

I hereby certify that on the 22 day of February, 2023, I served a true and correct copy of the foregoing upon:

**PROPERTY OWNER LIST WITHIN 300 FEET**

Taylor

T07N, R01E, Section 15

Pamela Valencia  
5120 Montour Rd  
Emmett, ID 83617

Donald Heffner  
733 Montour Rd  
Emmett, ID 83617

Matt Butterworth  
3434 W. Hwy 12  
Lodi, CA 95242

USBR Bureau  
3999 E. Black Canyon Hwy  
Emmett, ID 83617

Ronald Fergie  
5100 Montour Rd  
Emmett, Id 83617

Suzanne Jewell  
9393 N Hwy 52  
Horseshoe Bend, Id 83629

Delma Gatfield  
5110 Montour Rd  
Emmett, Id 83617

Michelle Larson  
9415 N Hwy 52  
Horseshoe Bend 83629

Richard Lewis  
9365 N. Hwy 52  
Horseshoe Bend, ID 83629

Phillip Zemaitis  
9315 N. Hwy 52  
Horseshoe Bend, 83629

Rodger Hill  
9265 Hwy 52  
Horseshoe Bend, 83629

Robert Frieden  
9245 N Hwy 52  
Horseshoe Bend, ID 83629

Walker Building LLC  
7750 Westridge Ln  
Emmett, ID 83617

Douglas Luther  
9225 N Hwy 52  
Horseshoe Bend

Jeffrey Longacre  
9215 N. Hwy 52  
Horseshoe Bend, Id 83629





## **GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT**

109 S. MCKINLEY AVENUE EMMETT, IDAHO 83617

**OFFICE OF THE ADMINISTRATOR**

**PLANNING & ZONING**

PHONE: (208) 365-5144

WEB PAGE: WWW.GEMCOUNTY.ORG

### **STAFF REPORT**

**DESCRIPTION: SPECIAL USE PERMIT APPLICATION EVENT VENUE**

**FILE NUMBER: SUP-22-011**

**PLANNING AND ZONING COMMISSION HEARING DATE: MARCH 20, 2023**

**APPLICANT: TODD B AND PAMELA J TAYLOR**  
**9353 N HIGHWAY 52**  
**HORSESHOE BEND, ID 83629**

**PROPERTY OWNER: SAME**

**SUBJECT PROPERTY: MONTOUR ROAD, IN T 07N, R 01E, SECTION 15**

**STAFF PLANNER: JENNIFER KHARRL**

#### **1. APPLICATION SUMMARY**

The applicant, Todd Taylor, is requesting approval of a Special Use Permit (SUP) to allow the operation of an event venue on his private, residential property. The venue is proposed on Montour Road and is located in the A-3, Rural Agriculture zone (5-acre minimum).

"Wedding and Event Venue" is not a land use that is listed in Gem County Code (GCC) 11-5-5, Zoning Matrix. It is a unique category. The most similar land use in the Zoning Matrix is probably "cultural activities" under the sub-heading of "Entertainment and Recreation," which requires a SUP in the A-3 zone. GCC 11-5-3 states that "uses not specifically listed or not deemed similar to allowed uses shall require a special use permit." The property lies within the "Agriculture/Natural Resources" land designation of the Future Land Use Map.

#### **2. APPLICATION & PROPERTY FACTS**

**A. Site Address/Location:**

The property is located on Montour Road. The property is located in a portion of Section 15, T 07N, R 01E.

**B. Current Owner(s):** Todd B and Pamela J Taylor  
9353 N Highway 52  
Horseshoe Bend, ID 83629



C. Applicant(s): Same as owner

D. Present Zoning: A-3, Rural Agriculture

E. Present Comprehensive Plan Designation: Agriculture/Natural Resources

F. Property Size: 18.00 +/- acres (proposed use will be on a small section of the property)

### **3. APPLICATION PROCESS FACTS**

**A. Application Submittal:**

The application for this item was received and deemed complete by the Development Services Department on November 15, 2022.

**B. Notice of Public Hearing:**

Notice of Public Hearing on the application for the Gem County Planning and Zoning Commission was published in accordance with requirements of Title 67, Chapter 65, Idaho Code and Gem County Code 11-15-5 on March 1, 2023. Notice of this public hearing was mailed to property owners within 300 feet of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Gem County Code 11-7-6 and applicable Impact Agencies on February 22, 2023. The physical property was posted for the public hearing on February 23, 2023.

We received two (2) response letters from impact agencies – Gem County Road and Bridge Department and Idaho Transportation Department.

Public hearing notices were mailed to fifteen (15) parcels in the immediate vicinity. Two letters of concern were submitted from members of the public.

**C. Relevant Ordinances and Required Actions:**

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

**D. History of Previous Actions on Property: None.**

**E. Companion Applications: None.**

### **4. LAND USE**

**A. Existing Land Use(s): Agricultural land.**

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

**C. Adjacent Comprehensive Plan, Zoning and Land Use:**



	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Agriculture/Natural Resources	A-3, Rural Agricultural	Rural Residential, River Ridge Subdivision
South of site	Agriculture/Natural Resources	A-3, Rural Agricultural	Bureau of Reclamation; Payette River
East of site	Agriculture/Natural Resources	A-3, Rural Agricultural	Rural Residential, Irrigated Pastureland
West of site	Agriculture/Natural Resources	A-3, Rural Agricultural	Rural Residential, River Ridge Subdivision

D. Existing Site Characteristics:

The site is bare and used for hay production.

E. Physical Constraints and Opportunities:

1. Wastewater & Domestic Water: Currently, the property doesn't have a domestic well or septic system.
2. Topography: Relatively Flat.
3. Vegetation: Native vegetation.
4. Floodplain: Parcel is outside of the mapped floodplain.
5. Hazards: Staff is not aware of any existing or potential hazards on the property. The applicant should disclose any other known hazards on the property at the public hearing.

F. Special Use Information: A Special Use Permit application is required for the proposed special events in the A-3 zone.

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

H. Streets and/or Access Information: Vehicular access to the property is taken directly off of Montour Road.

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

The Comprehensive Plan defines the "Agriculture/Natural Resources" category as follows:

"Irrigated and non-irrigated lands located throughout the county that consist of a diversity of natural resource-based land uses, including crops, pastures, grazing, mining, forestry and similar industries that are land-dependent."

*This property is located in an A-3 zone and within the Agriculture/Natural Resources designation of the Future Land Use Map.*

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

- A. Schedule of Zoning Regulations: Gem County Code 11-5-3, allows special land uses not listed in the Zoning Matrix to be granted through a Special Use within the A-3 zone with a special use permit.
- B. Purpose Statement of Zone: Gem County Code 11-4-3 lists the purpose of the A-3, Rural Agricultural, zone as follows: "Lands lying within those unincorporated portions of Gem County that are restrained by topography and/or vehicular access and are intended to remain rural in nature without urban development. The regulations governing this zone are designed to protect long-term agricultural pursuits."

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

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

- **11-3-5.F. Residential Area Use:** No facilities or use can be permitted in residential areas unless it is clearly demonstrated that the proposed use will not result in smoke, dirt, litter, smog, air or water pollution, excessive noise or offensive odors beyond the limits of the facility.

*There are several nearby residences. The proposed special event use may generate excessive noise and dust at times. The Commission must find a way to mitigate the noise and dust.*

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

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

*Staff finds that the subject property lies within the A-3, Rural Agriculture zone. "Wedding and Event Venue" is not a land use that is listed in Gem County Code (GCC) 11-5-5, Zoning Matrix. It is a unique category. The most similar land use in the Zoning Matrix is probably "cultural activities" under the sub-heading of "Entertainment and Recreation," which requires a SUP in the A-3 zone. GCC 11-5-3 states that "uses not specifically listed or not deemed similar to allowed uses shall require a special use permit."*

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

*Staff finds that the proposed use, if operated according to the proposed conditions of approval, will be in accordance with the objectives and policies of the "Agriculture/Natural Resources Area" designation on the Future Land Use Map of the Comprehensive Plan, as outlined in Section 5 of this report. The increased noise and traffic may cause a nuisance.*

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

*Staff finds the existing character of the area is rural and agricultural, with single-family residential and hobby farm uses in the vicinity. The intended character of the area (as defined by the Comprehensive Plan) is to retain the rural, natural resource, and open space nature of the area. The applicant is proposing to construct a pole barn for hay storage on the property and to accommodate the special events in inclement weather. All uses associated with the proposed special events are proposed to be outdoors and would be temporary in nature and not permanent changes to the property or area. Depending upon the level of traffic and services (including deliveries) and the number of special events, the proposed use has the potential to change the character of the area, especially if the events extend into late night hours. For this reason, staff finds some special conditions are necessary in order to protect the character of the area.*

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

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



*Staff finds that the proposed use has the potential to be disturbing to neighboring uses with the traffic generated by the special events (as compared to residential or agricultural uses), dust from the long gravel road and, potentially, music or other amplification associated with the potential of outdoor activities. These levels will be beyond normal A-3 zone levels. The Commission should review this finding in relationship to the proposed conditions and other evidence presented at the hearing.*

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

*Staff finds that the proposed use could be adequately served by the Gem County Sheriffs Department, Mosquito Abatement District, Emmett Sanitation and Gem Rural Fire District #2. The Commission should also refer to any comments submitted from impact agencies during the course of the open public hearing. Staff received correspondence from the Gem County Road and Bridge Department, which has a couple of conditions.*

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

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

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

*As noted in finding D above, the main foreseeable detriment to the general welfare could be excessive noise, dust and traffic. Staff finds that the use will not be detrimental to persons or property if operated in accordance with Gem County laws and the conditions below.*

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

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

*The Road and Bridge Department has some conditions for the access so the approach shouldn't create an interference with traffic and public thoroughfares.*

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

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

## **8. IMPACT AGENCIES NOTIFIED**

Gem County Road Department  
Gem County Mapping  
Gem County Sheriff  
Fire District #2  
Idaho Transportation Department

## **9. STAFF RECOMMENDATION**

The Commission must consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Staff has raised questions concerning findings “C”, “D” and “G” that the Commission should address at the public hearing. Should the Commission make positive findings of fact and vote to approve this application, staff recommends that the approval be subject to the Site Specific Conditions of Approval attached in Exhibit A.



## EXHIBIT A

### PRELIMINARY SITE SPECIFIC CONDITIONS OF APPROVAL TAYLOR FILE #SUP-22-011

1. This permit is subject to an annual review by the Development Services Department.
2. The permit is non-transferable to another property and is only valid on parcel #RP07N01E156376.
3. The events associated with the Special Use Permit shall only take place on Monday through Sunday between 8:00 AM and 10:00 PM. **The applicant needs to address the hours that they are planning, then the Commission should discuss the written comments received to determine the appropriate number of events and hours of operation.**
4. The access road off of Montour Road shall be brought into compliance per Gem County Fire District #2 standards. Applicant shall submit a letter from the Fire District confirming that the road has been approved.
5. The applicant shall have a dust abatement plan for the days of any event (including the setup) for the access road and parking areas.
6. The applicant shall provide designated parking areas for each special event and shall ensure a minimum 20-foot wide open fire and emergency vehicle access lane is provided within 150 feet of the special event area. Emergency vehicles must have clear and unencumbered access to within 150 feet of the special event area. Comply with any Gem Fire District #2 or Gem County Sheriff special requirements for any event.
7. Applicant shall comply with the conditions from the Gem County Road and Bridge Department letter dated March 13, 2023.
8. All trash and/or garbage collection areas shall be enclosed on at least three sides by a solid wall or fence of at least four feet in height or within an enclosed building or structure.
9. The applicant is responsible to keep all refuse and trash on their property.
10. Music shall be played no later than 10:00pm at a low decibel as to not create a nuisance to the neighboring properties.
11. Illegal fireworks are prohibited to be discharged at any time.
12. No parking is allowed on Montour Road.
13. No event associated with this permit shall allow for more than 200 guests on the property at any given time. **The applicant needs to address the proposed event sizes, then the Commission should discuss the written comments received to determine the appropriate number**
14. The applicant is responsible to provide all outdoor events with on-site toilet and sanitation services, if needed, that comply with Southwest District Health Department rules and standards.
15. The applicant shall comply and/or ensure compliance by off-site caterers with all Southwest District Health Department standards for dispensing food to the public.

16. All lighting used during special events shall be fully contained within the property boundaries and not cause a nuisance or distraction to neighboring properties or to drivers.

17. No permanent off-premise signs are permitted with this permit and all on-premise signs shall comply with the Gem County Sign Ordinance.

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

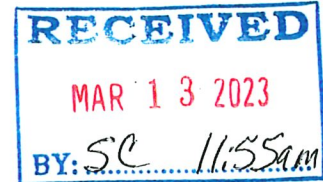
- (1) Commencement: When a special use permit is granted, the land use or construction of its facility proposed in the application must have commenced within one (1) year of the date of the final decision by the Commission, or the Board or a court of appropriate jurisdiction (if appealed) and completed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

**GCC 11-7-12: REQUEST FOR EXTENSION:**

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



*emailed*



Gem County Planning and Zoning  
109 S. McKinley Ave  
Emmett, ID 82617

SUBJECT: APPLICATION FOR SPECIAL USE PERMIT BY TODD TAYLOR

To Whom It May Concern:

My name is Tammi Wille and I am the owner of the property located at 9235 N Highway 52 which is adjacent to the subject property associated with 9253 N Highway 52. We received the notice of public hearing regarding the subject Special Use Permit Application and have some concerns with the use of this property for large public events.

The subject property borders the southern boundary of our property located in River Ridge Subdivision. We purchased our property last year with the expectation that we are in a single family residential and agricultural community. While the subject property is located outside our subdivision, if not properly managed, the purported use may not be harmonious with the character of our local community.

Specifically, we are concerned with the following impacts to the quiet enjoyment of our property and the community:

- Noise pollution and litter created by loud music and crowds.
- Impacts to the view from neighboring properties.
- Dust pollution from traffic and parking areas adjacent to neighboring properties.
- Environmental impacts from large crowds, vehicles, food vendors, etc.
- Increased Fire danger from vehicles, vendors, and patrons smoking.
- Dangers with livestock in adjacent pastures.

We ask that the applicant consider the following types of mitigation during construction and operation.

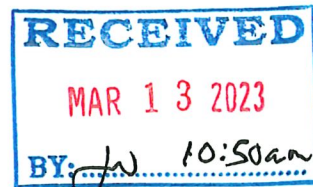
- Limits on hours of operation, number of events, location and volume of music, etc.
- Providing addition berms, physical barriers and landscaping to mask the view of the parking areas and prevent patrons from interacting with livestock on neighboring properties.
- Dust mitigation for the roads and parking areas.
- Fire prevention and preparedness.

While we understand that this type of use may be allowed in the A3 Zone with a Special Use Permit, we respectfully request that the Planning and Zoning Commission ensure that any permit issued include such sufficient conditions of approval to mitigate the impacts to the neighboring properties and our community.

Respectfully,

/s/ Tammi L. Wille  
208-817-1057

To: Gem County Planning & Development



My name is Doug Luther residing at 9225 N Highway 52, Horseshoe Bend, Idaho, which borders the property at 9353 N Highway 52 (T07N, R01E, Section 15) owned by the Taylors.

We received correspondence from you regarding the application for a special use permit dated February 22<sup>nd</sup>, 2023. I am writing to express strong opposition to the proposed special use permit and Commercialized development of the property at 9353 N Highway 52, as we live in a single-family agricultural community.

Our concerns are based on the following potential/probable negative effects:

- Loss of neighborhood and community character.
- Decrease in market value of bordering homes.
- Increased traffic congestion on Montour RD and the easement access for River Ridge Homeowners Association irrigation equipment along the river.
- Wildlife has been observed in the area and any development for special use would destroy their habitat and drive them out onto the main road.
- Creates a fire hazard, since there will be no water on site and this property borders multiple hay producing fields and family homes.
- Dust pollution created by traffic in and around the road and parking areas.
- Noise pollution created up to 7 days a week by vehicles, loud music, and patrons, due to the proximity to livestock/hay pastures and homes bordering the site.
- Waste pollution generated by patrons attending events.
- Impact on livestock due to the patrons' curiosity and disregard for safety to animals and people on bordering properties.

Recommended resolutions:

- Provide water source to extinguish or control fires from hazards created by vehicle traffic and patrons in parking areas.
- Provide dirt berm and trees along bordering properties fence line; to reduce noise and dust pollution: prevent trespassing and interaction with livestock: and, help to maintain community character and property values.
- Limit hours and days of operation.
- Maintain the easement access to River Ridge Homeowners Association irrigation equipment in order to reduce degradation and impediment due to increased traffic on access road.

Please do not issue a special use permit for this site without addressing resolutions to each of the above listed concerns as single-family construction fits within this neighborhood and community, not potentially commercial operations. I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Respectfully,

Doug and Jennifer Luther

208-616-4421/208-616-5353



## Stephanie Crays

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Wednesday, March 8, 2023 2:31 PM  
**To:** Stephanie Crays  
**Subject:** RE: SUP Event Center Taylor

Hello Stephanie,

After careful review of the transmittal submitted to ITD on February 22, 2023 regarding the Event Center Taylor, the Department has no comments or concerns to make at this time. I spoke with Mr. Taylor and I'm confident that his application will have little impact to the state highway system.

Please let me know if you have any questions.

Thank you,



*Niki Benyakhlef*  
Development Services Coordinator

District 3 Development Services  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

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**From:** Stephanie Crays <scrays@co.gem.id.us>  
**Sent:** Tuesday, March 7, 2023 4:32 PM  
**To:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Subject:** RE: SUP Event Center Taylor

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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Niki,  
I just now spoke with him, he is going to try and call you ASAP.

Be Blessed

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

**Gem County**  
**Road & Bridge Dept.**  
**402 N. Hayes Ave.**  
**Emmett, ID 83617**



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

March 13, 2023

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

RE: SUP (Event Center)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the Special Use Permit application of Todd Taylor for an event center, located adjacent to Montour Road. In review of the application in question, it appears the applicant has not indicated the potential number of events held each week, or the maximum number of guests attending each event. Montour Road is a major collector under the Gem County Functional Class Map. This event center will generate additional traffic, impacting Montour Road.

GCRB recommends the following conditions be added, if approved;

1. Applicant shall provide more information regarding the number of events and guest per week. This will help determine the added traffic flow on Montour Road.
2. Applicant shall obtain an access approach permit with GCRB.
3. Applicant shall construct a commercial approach, 40 feet in width and 30 feet in length.
4. Approach shall be constructed to Gem County approach standards, at a 2% fall away from the existing roadway, with 12 inches of pit run and 4 inches of road mix.
5. Applicant shall pave the approach to the proposed subdivision.
6. Applicant shall provide GCRB with compaction test results for all road materials, subbase, pit run, road mix and asphalt. The compaction tests shall be a minimum of 92%.
7. Applicant shall hire an experienced paving contractor licensed in the State of Idaho.
8. Applicant or contractor, shall provide commercial asphalt mix design to GCRB for approval, prior to paving approach.
9. Applicant shall saw cut the edge of the existing pavement and apply tack oil on said roadway, prior to paving approach.
10. Paved approach shall be a minimum of 40 feet in width and a minimum of 30 feet in length. The asphalt shall be a depth of 3 inches after compaction. The compaction test shall be a minimum of 92%.
11. Approach shall meet Gem County approach standards upon completion.

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

Thank you,

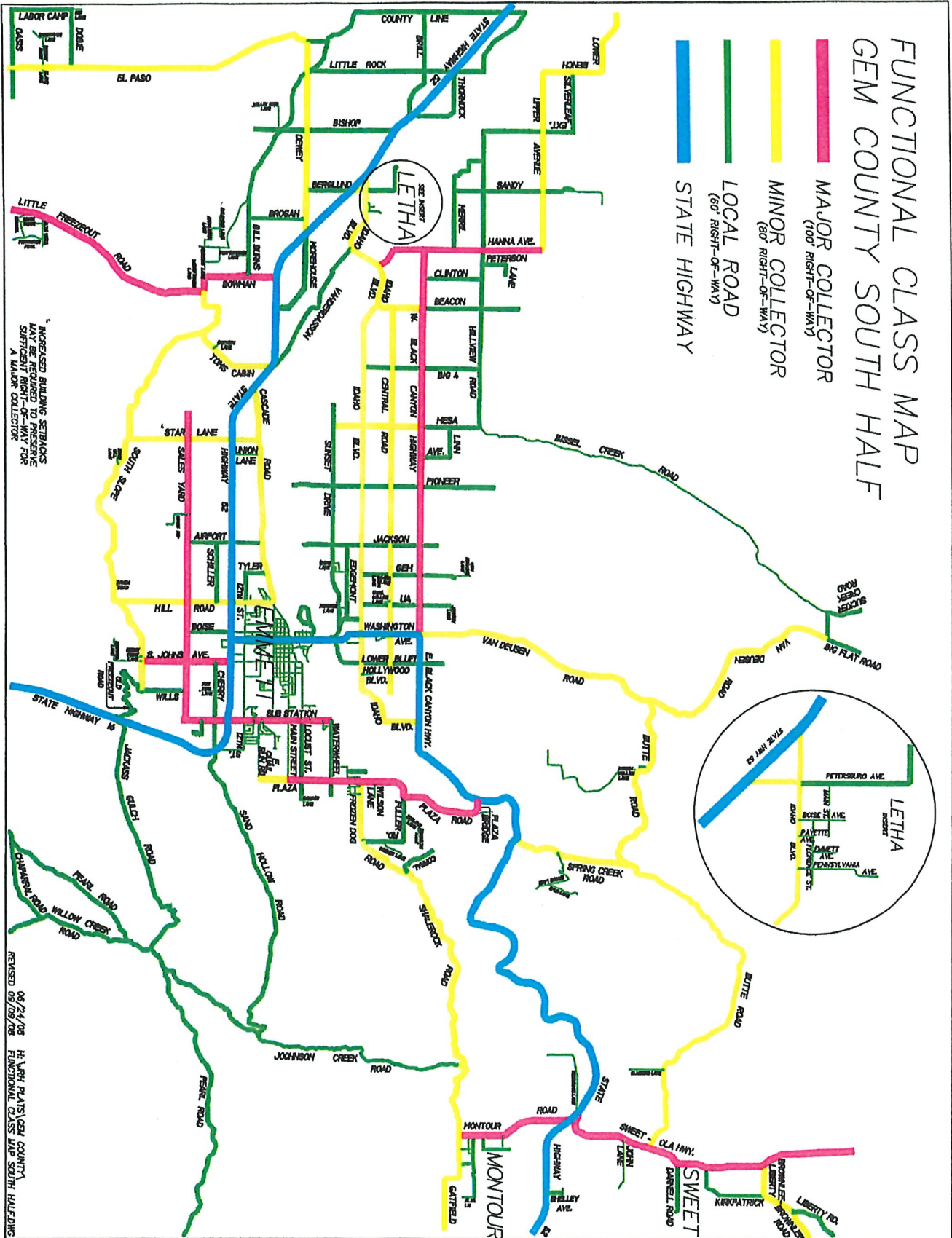
A handwritten signature in blue ink, appearing to read "Neal Capps", is written over a horizontal line.

Neal Capps, Director  
Gem County Road & Bridge Department



# 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



06/24/08 H. J. H. PLAYS/GEM COUNTY  
FUNCTIONAL CLASS MAP SOUTH HALF/DWG