



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: White Owl Ranch Subdivision

SITE INFORMATION:

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

Quarter: NW/NE Section: 23 Township: 6N Range: 2W Total Acres: 53.944

Subdivision Name (if applicable): Kingslane

Site Address: No. 5th St. Sales Yard Rd Lot: — Block: —
City: Emmett

Tax Parcel Number(s): RP 06W02W234200 Current Zoning: A2 Current Land Use: —

PROPERTY OWNER:

Name: White Owl Ranch LLC

Address: 1155 N. Ballantyne Ln

City: Eagle State: ID Zip: 83616

Telephone: 208-284-5112 Fax: —

APPLICANT:

Name: Sawtooth Land Surveying

Address: 2030 S. Washington Ave

City: Emmett State: ID Zip: 83617

Telephone: 208-378-8604 Fax: —

Email: amy@sawtoothid.com

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

[Signature]
Signature: (Owner)

Date

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

[Signature]
Signature: (Applicant)

Date

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

File No.: <u>P-21-055</u>	Received By: <u>MB</u>	OFFICE USE ONLY	Date: <u>9/16/21</u>	Fee: <u>1260.00</u>	Receipt No: <u>1194</u>
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Sawtooth Land Surveying, LLC

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

November, 1 2021

Development Services

RE: White Owl Ranch Subdivision

To whom it may concern,

On behalf of White Owl Ranch LLC, we are pleased to submit this Letter of Intent and attached application and supporting documents for the proposed White Owl Ranch Subdivision.

White Owl Ranch Subdivision comprises of approximately 53.944 acres. The parcel is located off Kings Lane which is on the south side of W. Sales Yard Rd; between Airport Rd and Star Lane. Details on the existing property comprising the project is as follows:

<u>Address</u>	<u>Parcel Number</u>	<u>Acreage</u>
TBD Kings Lane	RP06N02W234200	53.944

This property is within Gem County and is currently zoned A2. The attached preliminary plat offers 5 lots, ranging from 8.162 to 13.337 acres.

The subject property lies within the Emmett Irrigation District service area.

White Owl Ranch Subdivision will not create excessive additional requirements at public expense. Additional services will be supported by property taxes and/or fees paid directly to service providers.

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

All lots will have their own wells and septic systems.

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

Sincerely,

Sawtooth Land Surveying, LLC



* approximate location





GEM COUNTY DEVELOPMENT SERVICES DEPARTMENT

109 S. MCKINLEY AVENUE EMMETT, IDAHO 83617

OFFICE OF THE ADMINISTRATOR

PLANNING & ZONING

PHONE: (208) 365-5144

WEB PAGE: GEMCOUNTY.ORG

STAFF REPORT

DESCRIPTION: STANDARD SUBDIVISION PERMIT FOR WHITE OWL RANCH
SUBDIVISION

FILE NUMBERS: PP-21-005

ZONING COMMISSION HEARING DATE: JANUARY 10, 2021

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

PROPERTY OWNER: WHITE OWL RANCH LLC

SITE LOCATION: 3301 KING'S LANE OFF OF SALES YARD ROAD

STAFF PLANNER: JENNIFER KHARRL

1. APPLICATION SUMMARY & OVERVIEW

The applicant, Sawtooth Land Surveying, on property owned by White Owl Ranch, LLC, has applied for a Standard Subdivision Permit application (referred to as "Preliminary Plat" (PP) herein) to construct a single-family residential development on approximately 53.94 acres on King's Lane. There is an existing 40x120 pole building on site. The property is zoned A-2, Rural Transitional Agricultural.

The PP application proposes 5 building lots. The average building lot size is 10.77 acres. Individual wells and septic systems are proposed for each lot. An existing private road (King's Lane) will serve the Lots.

Application Review Process

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

Staff Recommendation

Staff finds the majority of the Comprehensive Plan policies and required findings support the approval of the PP application under the proposed conditions. (See further analysis in Sections 4 - 6 below.) If the Commission feels all requirements have been adequately addressed at the hearing, a recommendation can be sent to the Board.

2. APPLICATION & PROPERTY FACTS

A. Site Address/Location:

The property is located at 3301 King's Lane. The property doesn't have any frontage on Sales Yard Road and is accessed by King's Lane. The property is located in Section 23 of Township 6N, Range 2W.

B. Current Owner(s): White Owl Ranch, LLC

C. Applicant(s): Sawtooth Land Surveying

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

E. Present Comprehensive Plan Designation: Mixed Planned Development

F. Property Size: Approx. 53.94 acres

3. APPLICATION PROCESS FACTS

A. Pre-Application Conference:

In accordance with Gem County Code 12-3-2, a pre-application conference was held on the PP application at the Development Services Department on April 13, 2021. A Notice to Proceed was issued on April 15, 2021.

B. Application Submittal:

The Preliminary Subdivision application for this item was received by the Development Services Department on September 16, 2021 and deemed complete on November 2, 2021.

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 December 22, 2021. 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 December 10, 2021. The physical property was posted for the public hearing on December 15, 2021. Requests for all impact agencies' reviews were mailed on December 10, 2021.

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: Private Road application was approved by staff in 2006. The Board approved a Preliminary Plat for 12 Lots in 2007 (approval expired). The Administrator approved a Property Boundary Adjustment in 2021.

F. Companion Applications: None.

4. LAND USE

- A. Existing Land Use(s): Agriculture
- B. Description of Character of Surrounding Area: Agriculture (both active and abandoned) and large-lot, rural residential. A mixture of old and new buildings along Sales Yard and Airport Roads. The City of Emmett-owned parcel with airport and golf course is north of Sales Yard Road.
- C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Area of City Impact, Mixed Planned Development	A-2, Rural Transitional Agriculture	Airport & golf course (north of Sales Yard) and Single family residential on 5+ acre parcels (north of King's Lane)
South of site	Mixed Planned Development	A-2, Rural Transitional Agriculture	Agriculture/Pasture/ Single Family Residential
East of site	Mixed Planned Development	A-2, Rural Transitional Agriculture	Agriculture/Pasture/ Single Family Residential
West of site	Mixed Planned Development	A-2, Rural Transitional Agriculture	Agriculture/Pasture/ Single Family Residential

D. Existing Site Characteristics: Site is relatively flat and bisected with a drain ditch. The pole building is approximately 4,800 square feet.

E. Physical Constraints and Opportunities:

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

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

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

The Comprehensive Plan **Future Land Use Map** identifies the subject property as Mixed Planned Development.

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

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

This property is located in A-2 zone and within the Mixed Planned Development designation of the Future Land Use Map. The property contains 53.94 acres and the five proposed lots will meet the minimum zoning requirement.

Supporting Policies/Goals

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

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

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

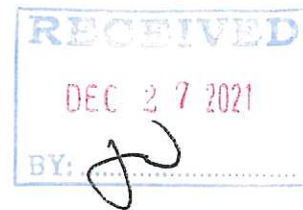
- A. Gem County Code (GCC) 11-4-2.A. lists the purpose of the A-2, Rural Transitional Agriculture, zone as follows: "Lands lying within those unincorporated portions of Gem County that are likely to undergo a more intensive urban development. The regulations governing this zone are designed to protect agricultural pursuits and provide guidelines for conversion to suburban development. The minimum lot size is 5 acres."

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

Attached Exhibits

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

Gem County Zoning Commission
Re: White Owl Ranch hearing

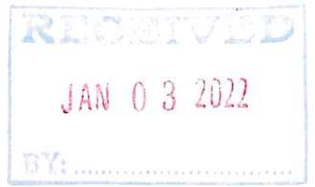


My name is Scott Malone. I live at 3320 and 3325 Kings' Lane. I have been there 8 years now. Kings' Lane dead ends into my two lots. There is no way out other than use Kings' Lane coming and going. I am writing this letter on behalf of Scott and Tammy Malone, Boyd and Tiera Ricks and John and Pam Lidik which together and individually own the land east and south of White Owl Ranch and have legal access and rights to use Kings' Lane.

I have questions of concern for this hearing.

1. What is the legal limit of the lots Kings Lane can handle?
2. Kings' lane is a private road and up until now there has only been two families using it. I have personally been doing the maintenance on it by myself and paying my expenses to do so. With the increase of landowners from the White Owl Ranch subdivision... how will maintenance be performed and how will the costs to do so be properly appropriated?
3. What are the plans of White Owl Ranch owners as far as Kings Lane itself? Keep it a dirt road... upgrade with pavement? If so, what would be the impact on those of us that are not part of White Owl Ranch?
4. What are the plans for entrance into the lots from Kings Lane? Kings' lane makes a 90 degree turn about the White Owl Ranch property line. I have personally seen 3 accidents at this turn due to low visibility and I am concerned that IF there is a subdivision entrance at this turn it will create even greater risks to us and our children. Many of us including children walk from our homes out to Sales Yard Road and with the increase of traffic someone could get hurt or worse. We love the trees at this corner and don't want to see them taken down... so to widen Kings' Lane to the south edge of the easement seems like a feasible option. Also, low visibility warning signs or some other way to warn someone unfamiliar with the lane would be important also.
5. What is the plans for the main subdivision entrance and where will it be located?
6. We would also like to see signage along the way stating that Kings' Lane is a PRIVATE drive and a DEAD END.

 12/27/21



Thomas Sortomme
3120 4 Bits Lane
Emmett, ID 83617
December 30, 2021

Gem County Development Services
109 S. McKinley Ave
Emmett, ID 83617

Re: White Owl Ranch Subdivision

I am writing to express some concern over the large volume of subdivision developments that are taking place in the W. Sales Yard Road area. Due to the amount of subdivisions and potential for the large increase in residential development there appears to be some possibility of an impact from the large increase in individual septic systems and the ground water supply. I think it would be good to be proactive in this area to avoid any long term negative impact to this portion of the County. I think that any development of over 3 parcels should be required to complete an environmental impact study to determine the potential impact to the area. If development is allowed to continue at the current rate without solid scientific facts and reviews there could be a negative impact.

Thank you to allowing me to present my point of view.

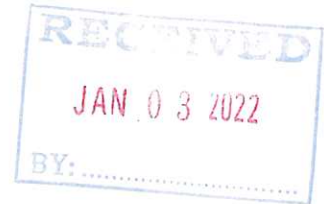
Sincerely,

A handwritten signature in blue ink that reads "Thomas Sortomme".

Thomas Sortomme

LITTLE ENTERPRISES, LLLP

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



January 3, 2022

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

Re: White Owl Ranch – King's Lane

To Whom It May Concern:

We would like to express our input regarding the application for the White Owl Ranch.

Our property is adjacent to land owned by White Owl Ranch. We have no objection to the proposed subdivision provided there is no infringement or curtailment on our right to farm or our right to future development of our property, including future gravel extraction. Our property has gravel resources and is on an area designated for future gravel permitting.

Sincerely,

David Little

EXHIBIT A

REQUIRED FINDINGS FOR STANDARD SUBDIVISION PERMIT White Owl Ranch Subdivision (File #PP-21-005)

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

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

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

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

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

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

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

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

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

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

The subject property is zoned A-2, Rural Transitional Agriculture, and is within the Mixed Planned Development designation on the Gem County Comprehensive Plan Future Land Use map. The A-2 zone allows for the development of single-family dwellings on minimum 5-acre lot sizes. This minimum lot size is met with the White Owl Ranch Subdivision application.

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

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

Sales Yard Road is identified as a Major Collector (100' total right-of-way width) with the Average Daily Traffic (ADT) volumes exceeding 8,500 vehicle trips per day at full build out and a 50' right-of-way from centerline is requested from the Gem County Road and Bridge Department. Gem County Subdivision Ordinance (12-5-5) requires the area to be dedicated be free and clear of all liens and encumbrances, this included by is not limited to fences or structures.

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

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

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

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

- a) Natural Feature Areas – a large drain ditch bisects the property and lies along the southern portion of the property.
- b) Utilities – the subdivision developer is responsible to extend power, phone and other proposed utilities to the subdivision boundary and provide utility easements to ensure

each lot has legal access to said utility. Utilities will be more specifically designed at the time of Final Plat construction drawing submittal.

- c) Domestic Water Supply – individual domestic wells; to be constructed at time of future building permit – see Finding #1 above*
- d) Irrigation – Last Chance Ditch Company*
- e) Sewage Disposal – individual septic systems to be approved via the SER; to be constructed at time of future building permit – see Finding #2 above*
- f) Public & Private Streets – the required 50' ROW dedication of Sales Yard Road is shown on the plat.*
- g) Lots – The A-2 zone requires a five (5) acre minimum lot size. As the applicant is proposing 8.00+ acre parcels, this standard has been met.*
- h) Remainder lots – n/a*
- i) Blocks – n/a*
- j) Drainage – site drainage is required to remain on the subject site*
- k) Park or School Site Dedication – n/a*
- l) Public Access Easements – n/a*
- m) Easements – All required easements will be more specifically designed for the Final Plat*

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

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

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

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

EXHIBIT B

STAFF RECOMMENDED CONDITIONS OF APPROVAL WHITE OWL RANCH SUBDIVISION (#PP-21-005)

General Conditions

1. The Preliminary Plat for "White Owl Ranch Subdivision" by Sawtooth Land Surveying, Kevin M Borah, 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 Road and Bridge Department(12/23/21)
 - b. Last Chance Ditch Company (1/3/21)
3. The Final Plat application shall be filed in accordance with the timeframes and format as required in Chapter 3 and 4 of the Subdivision Ordinance for Gem County.

Subdivision Improvement & Mitigation Conditions

4. Per GCC 12-6-1.C, the applicant is required to ensure all required utilities are available to the site 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, the subdivider shall prepare a new Quitclaim Deed for Lots 1-5, Block 1 of White Owl Ranch Subdivision. Copies of the new deed shall be provided to the Development Services Department for recordation with the plat.
6. Prior to submittal of the final plat application, applicant shall meet with and submit a written statement from Southwest District Health Department indicating compliance with all SER requirements.
7. Prior to submittal of the final plat application, applicant shall submit a draft of the amended maintenance agreement for King's Lane adding the 5 new Lots.
8. 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.

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



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

December 23, 2021

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

RE: White Owl Ranch (Standard Sub)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the application for a proposed 5 lot Subdivision, located adjacent to Sales Yard Road. Sales Yard Road is a major collector on the Gem County Capital Improvements Program. GCRB has completed routine maintenance on Sales Yard Road in the Fiscal Year 2020 consisting of, grader patching and shoulder maintenance. The property in question has existing access, off of Sales Yard Road.

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

1. Applicant shall apply for a driveway approach permit with GCRB.
2. 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.
3. Applicant shall pave the approach to the proposed subdivision.
4. 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%.
5. Applicant shall hire an experienced paving contractor licensed in the State of Idaho.
6. Applicant or contractor, shall provide commercial asphalt mix design to GCRB for approval, prior to paving approach.
7. Applicant shall saw cut the edge of the existing pavement and apply tack oil on said roadway, prior to paving approach.
8. Paved approach shall be a minimum of 30 feet in width and a minimum of 20 feet in length. The asphalt shall be a depth of 3 inches after compaction. The compaction test shall be a minimum of 92%.
9. Approach shall meet Gem County approach standards upon completion.

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

Thank you,

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

Neal Capps, Director
Gem County Road & Bridge

LAND USE APPLICATION

DATE: 12-16-2021

PROJECT: White Owl subdivision

ROAD:

Sales Yard Road.

MAJOR/MINOR COLLECTOR:

Major Collector

ROAD PROJECTS:

Grader patched in 2020, and chipped seal in 2021

ROAD SURFACE:

Asphalt

ROAD WIDTH:

Approximately 22 Ft.

ROAD LENGTH:

Approximately 4 miles

RIGHT OF WAY - DISTANCE:

50 feet from center

APPROACH PERMIT:

No

SAFETY IMPROVEMENTS:

Shoulder material added 2021.

TRAFFIC COUNTS:

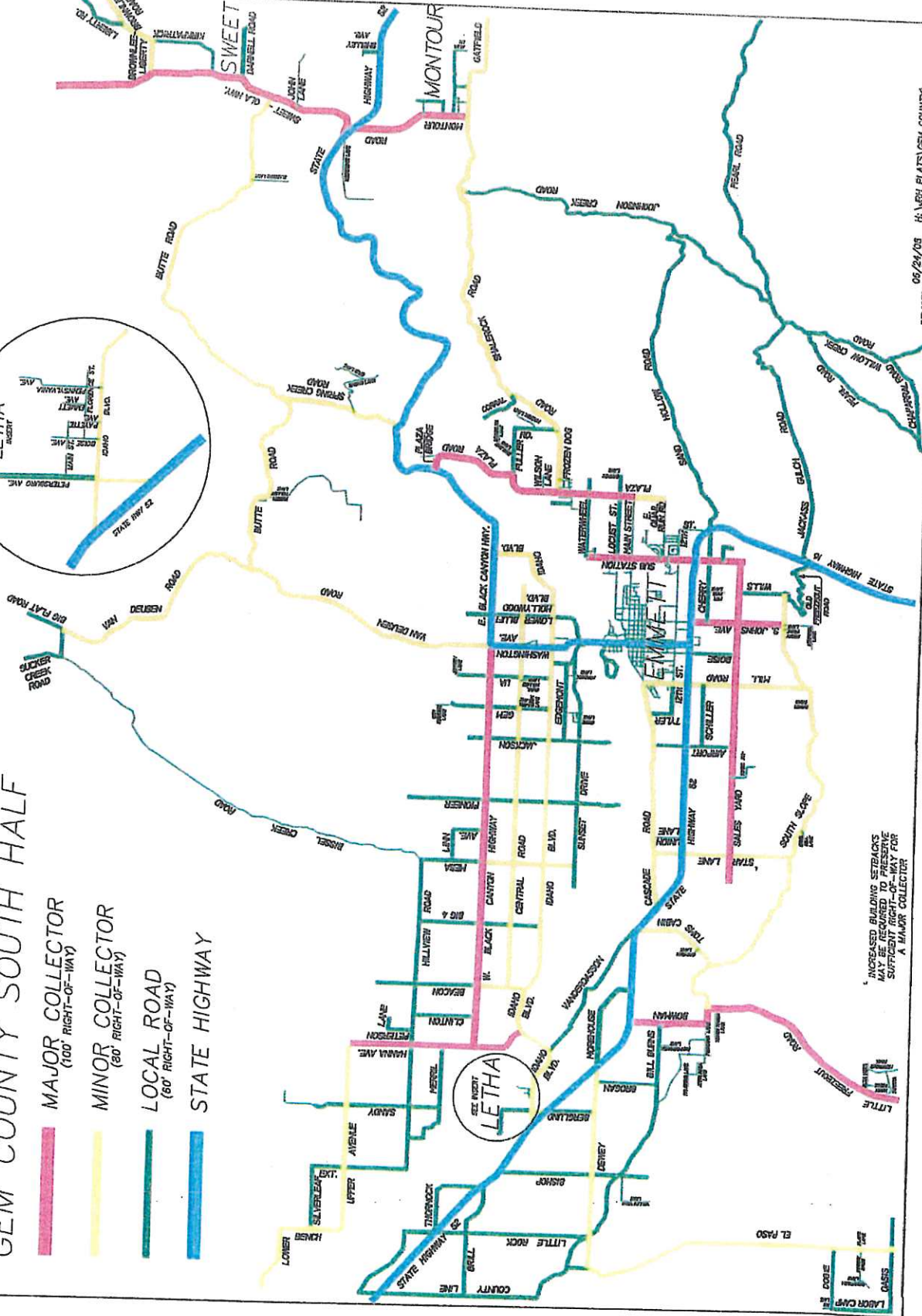
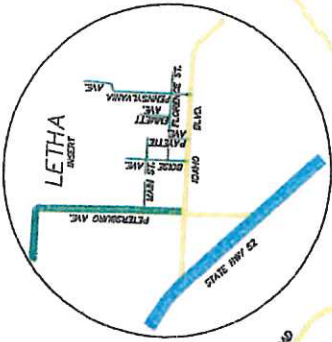
N/A


SIGNATURE:


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



* INCREASED BUILDING SETBACKS
AND REZONING TO PRESERVE
SUFFICIENT SPACE FOR
A MAJOR COLLECTOR

LAST CHANCE DITCH COMPANY

PO BOX 428 / 118 N Commercial Ave
Emmett ID 83617

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

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

January 3, 2022

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

Re: White Owl Ranch – PP-21-005

To Whom It May Concern:

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

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

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

Respectfully,

Doyle Fackler,
Ditch Manager

Michelle Barron

From: Sarah Arjona <Sarah.Arjona@itd.idaho.gov>
Sent: Thursday, December 16, 2021 11:54 AM
To: Michelle Barron
Subject: White Owl Ranch

Good morning,

ITD has received application PP-21-005 for review. ITD does not anticipate any significant traffic impact to the State Highway system from five additional agricultural parcels proposed by this development and has no objections to the proposed development.

Thank you,

*Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338*

From: Michelle Barron <MBarron@co.gem.id.us>
Sent: Wednesday, December 15, 2021 4:33 PM
To: Dan Weed <daniel.weed@sparklight.biz>; Digline GIS (WebMaps@digline.com) <WebMaps@digline.com>; Sarah Arjona <Sarah.Arjona@itd.idaho.gov>; Shane Gertsch (shane.gertsch@centurylink.com) <shane.gertsch@centurylink.com>; Sparklight (Tiana.Patterson@sparklight.biz) <Tiana.Patterson@sparklight.biz>; Stephen.Fitzner@phd3.idaho.gov; Kiester, Mitch (Mitch.Kiester@phd3.idaho.gov) <Mitch.Kiester@phd3.idaho.gov>
Subject: [EXTERNAL] 2 Proposed Standard Subdivisions in Gem County (White Owl Ranch & Letha Meadows)

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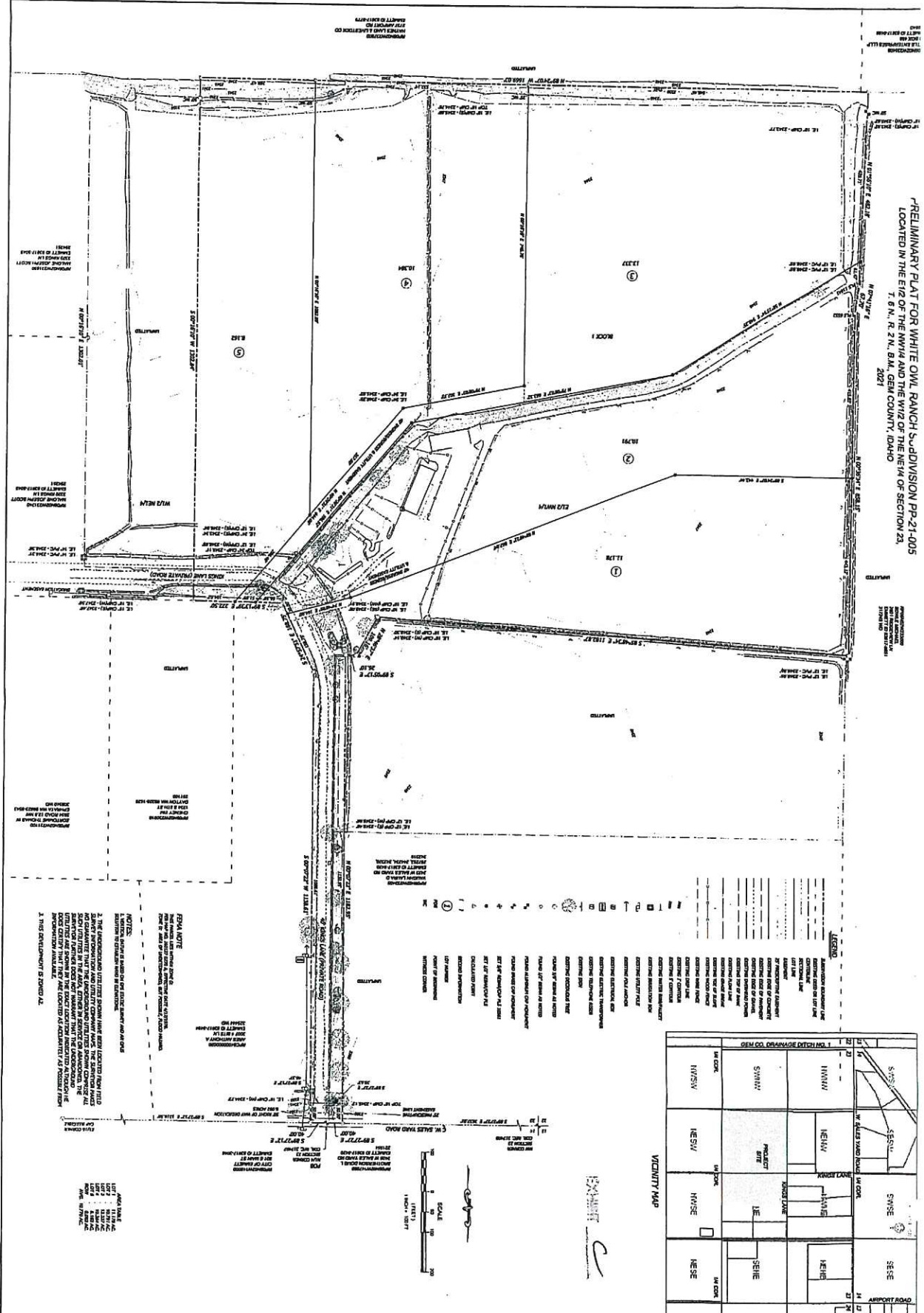
Here are 2 Standard Subdivisions being proposed in Gem County.

Thanks,

*Michelle Barron
Associate Planner
Gem County Development Services
208-365-5144*

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PRELIMINARY PLAT FOR WHITE OWL RANCH SUBDIVISION PP-21-005
 LOCATED IN THE E1/2 OF THE NW1/4 AND THE W1/2 OF THE NE1/4 OF SECTION 23,
 T. 6 N., R. 2 N., B.M., GEM COUNTY, IDAHO
 2021



TITLE: PRELIMINARY PLAT WHITE OWL RANCH SUBDIVISION W. SALES YARD ROAD GEM COUNTY, IDAHO		OWNER/DEVELOPER: WHITE OWL RANCH, LLC DUSTIN SIMPSON 1155 N. BALLANTYNE LN. EAGLE, ID 83616 208-284-5112	
DATE: 11/2021 SHEET: 1 OF 1	DESIGNED BY: KB/AR DRAWN BY: KB/AR CHECKED BY: KB	PROJECT: 121064	NO. BY DATE DESCRIPTION 1 11/2021 121064-PP 121064



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