

CITY OF EMMETT, IDAHO  
ZONING COMMISSION

Live Stream

[www.cityofemmett.org/zoningmeeting](http://www.cityofemmett.org/zoningmeeting)

AGENDA

Monday, January 10, 2022, 6:00 P.M.

Emmett City Hall, 501 E. Main St.

REGULAR MEETING

1. Call to Order:
2. Roll Call: Introduce new Commissioner, Larry Jenkins
3. Pledge of Allegiance:
4. Review Agenda: **ACTION ITEM**
5. Approval of Minutes: November 1, 2021 **ACTION ITEM**

**#1 PUBLIC HEARING: Special Use Permit Application by Tom Helzer, 510 S. Washington Ave. Residence in a Commercial Zone**

- Zoning Administrator's Presentation
- Applicant Presentation
- Public input
- Rebuttal
- Decision of Public Hearing: **ACTION ITEM**

**#2 PUBLIC HEARING: Variance Request to lot frontage by Joe Jones with Sawtooth Land Surveying, 911 E. Locust for property owned by Lloyd and Pamala Welborn**

- Zoning Administrator's Presentation
- Applicant Presentation
- Public input
- Rebuttal
- Decision of Public Hearing: **ACTION ITEM**

REGULAR MEETING

6. New Business:
  - a. Election of Officers: **ACTION ITEM**
  - b. Elevate Emmett Survey Responses
7. Unfinished Business:
8. Items from the Commission:
9. Items from the: Building Official/Zoning Administrator:
10. Upcoming Meeting(s): Monday, February 7, 2022
11. Adjournment

*This institution is an equal opportunity provider. Any person needing special accommodations to participate in the above noticed meeting should contact City Hall prior to the meeting at 501 East Main Street, Emmett, Idaho (208-365-6050)*

Posted Monday January 3, 2022, at 11:00 am/pm by 



**CITY OF EMMETT  
PLANNING AND ZONING DEPARTMENT  
601 E. 3<sup>rd</sup> St. EMMETT, IDAHO 83617  
OFFICE OF THE ADMINISTRATOR  
PLANNING & ZONING**

FAX: (208) 365-4651

PHONE: (208) 365-9569

WEB PAGE: [www.cityofemmett.org](http://www.cityofemmett.org)

**DESCRIPTION: SPECIAL USE PERMIT APPLICATION – SINGLE FAMILY RESIDENCE IN A  
COMMERCIAL ZONE.**

**FILE NUMBER: SUP 21-002**

**ZONING COMMISSION PUBLIC HEARING DATE: JANUARY 10, 2022**

**OWNER: THOMAS HELZER AND CONNIE DOWNS  
510 S. WASHINGTON  
EMMETT, ID 83617**

**APPLICANT: THOMAS HELZER**

**SUBJECT PROPERTY: 510 S. WASHINGTON, EMMETT, ID, 83617  
PARCEL RPE3150A02010A**

**STAFF PLANNER: BRIAN SULLIVAN**

## **1. APPLICATION SUMMARY & OVERVIEW**

The applicant, Tom Helzer, has applied for a Special Use Permit (SUP) at 510 S. Washington to allow residential living in an existing home that has been used as a business. The application states the home has 5 bedrooms, 2 baths, kitchen and laundry room and is 2,790 square feet for residential living. The property has parking on the side and rear off the alley. The building is located within the C -Commercial zone. The building was previously a Survey Company and then purchased to be used as a Real Estate Business.

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

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

The property is located at 510 S. Washington. The general location is on the east side of S. Washington Ave. approximately 80' south of 4<sup>th</sup> St. and located within Township 6N, Range 1W, Section 7, Parcel RPE3150A0210A.

B. Current Owner(s): Thomas Helzer and Connie Downs  
510 S. Washington  
Emmett, ID 83617

C. Applicant(s): Thomas Helzer  
510 S. Washington  
Emmett, Id, 83617

D. Representative: Thomas Helzer

E. Present Zoning: C - Commercial

F. Present Comprehensive Plan Designation: General Commercial/Mixed Planned Development

G. Property Size: Approximately .224 acres or 9,757 Sq. Ft.

### 3. APPLICATION PROCESS FACTS

A. Application Submittal:

The complete application for this item was received by the Planning and Zoning Department on November 8, 2021.

B. Notice of Public Hearing:

- Notice of Public Hearing on the application for the City of Emmett Zoning Commission public hearing was published in accordance with requirements of Title 67, Chapter 65, Idaho Code and Emmett City Code 9-8-5 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 Emmett City Code 9-8-5 on December 17, 2021.
- Impact agency reviews were mailed on December 17, 2021.

No letters were received from property owners in response to this Special Use Permit request.

The following public service agencies replied:

- City of Emmett Public Works, no comments
- Emmett Fire Department, no comment
- Emmett Police Department, no comment
- Gem County Treasurer, no comment
- Gem County Assessor, no comment
- Idaho Power, no comment

C. Relevant Ordinances and Required Actions:

The subject application will constitute a Special Use as determined by City of Emmett Code 9-8-1 and 9-7-5U. A public hearing on this matter is required under ECC Title 9, Chapter 8 Section 5.

D. History of Previous Actions on Property: None

E. Companion Applications: None

### 4. LAND USE

A. Existing Land Use(s): Commercial/residential building.

B. Description of Character of Surrounding Area: Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	General Commercial	Commercial	Business, Backwoods Bakery
South of site	General Commercial	Commercial	Residence
East of site	Area of City Impact	R-2, duplex	Single-family and duplex
West of site	Area of City Impact	Commercial	Single-family and restaurant

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

Section 9-8-1 General Standards in the Special Use Chapter of the City of Emmett Zoning Ordinance states the following: The Commission shall review the facts and circumstances of each proposed special use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

- a. **Will, in fact, constitute a special use as established on the official schedule of district regulations for the zoning district involved;**

ECC, 9-5-2, Official Schedule of District Regulations, lists “Single-Family Dwelling” as requiring a SUP in the Commercial zone. ECC 9-7-5U#4, states single-family and two-family residential uses are permitted in the C District only when approved through a special use permit.

*The residential use will constitute a special use permit as outlined in the Official Schedule of District Regulations. No plans are proposed to change the exterior appearance of the building.*

- b. **Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this zoning title;**

Staff finds the following Comprehensive Plan definition and Zoning Ordinance sections apply to this application for a mixed-use building in the C-Commercial zone:

**Comprehensive Plan**

The land use category “General Commercial” is defined as follows in the Land Use chapter of the Gem Community Comprehensive Plan (pg. 80):

“General commercial includes uses such as retail stores, offices, service establishments, shopping centers and wholesale business. Residential uses such as housing, hotels and motels may be allowed.”

*This section of the Comprehensive Plan supports residential use in a commercial zone. Staff identified no other policies in the Comprehensive Plan that pertain to this type of application.*

**Title 9: Zoning Regulations**

Staff finds the following sections of Title 9 apply to this application. The Commission must find the application is either in accordance with these provisions or they do not apply before the application can be approved.

- o **ECC 9-5-2**, Schedule of Zoning Regulations, lists “Single-Family Dwelling” as permitted with a Special Use Permit in the C zone.

*This section allows for a new residential use in the Commercial zone with a SUP. The Commission must address all the required SUP findings. If all findings can be made in the positive, the application must be approved.*

- o **ECC 9-7-5U**, Single-Family and Two-Family Dwellings in The C District; states Single-family and two-family residential uses are permitted in the C District on upper stories above ground floor nonresidential use or ground floors behind storefront space or integrated into a mixed-use structure where design is consistent with the storefront character.

*Based on this ordinance section, the exterior will remain the same in appearance of the structure.*

- o **ECC 9-11-2. A.1**, Standards (for Parking), requires parking spaces for all detached residential uses to be located on the same lot as the use they are intended to serve.

*The entire rear portion of the lot has off street parking for residential use.*

- o **ECC 9-11-4**, Parking Space Requirements, states that all single-family dwellings are required to provide one (1) off-street parking space for each unit.

*One off-street parking space is required to be at least 9’ wide by 19’ long. The lot has enough length and area to allow for this parking.*

- 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;**

*The general vicinity is comprised of a mix of residential and commercial uses. (See Section 4 for more detail.) The neighboring properties to the west are existing single-family residential use and commercial use. The structures to the east and south are residential uses and a commercial use in a residential type building. Property to the north is commercial use. Because the applicant is not asking to change the exterior appearance of the property, staff finds the proposed use and appearance to be harmonious and appropriate with the existing character of the general vicinity.*

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

*Staff finds that the proposed residential use will not be hazardous or disturbing to the neighboring uses.*

- 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 establishment of the proposed use shall be able to provide adequately any such services;**

*Staff finds that the subject property at 510 S. Washington is currently served by water and sewer, Emmett Sanitation, police, fire and schools. Adding the residential occupancy should not have any negative impact on these services.*

- 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 there will be no public cost for public facilities and services that are not already being provided to the property.*

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

*Staff finds that adding the residential use would not involve activities that would be detrimental to neighboring properties.*

- 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.**

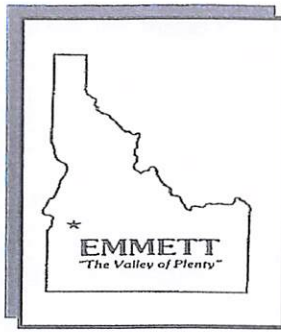
*Staff finds the vehicular approach used for this property is off S. Washington and the alley directly behind the structure which are the existing access points.*

- i. **Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance. (Ord. 804,11-28-1989)**

*Staff finds the site is not located in an area encouraged for preservation or known to be of specific importance as to the natural, scenic or historic features.*

## **6. STAFF RECOMMENDATION**

Staff finds the proposed Special Use Permit by Thomas Helzer meets all the required findings from the Zoning Ordinance and Comprehensive Plan listed in Section 5 of this report. Based on the information presented to date and available to staff, we recommend approval for this application.



RECEIVED  
NOV 08 2021

**CITY OF EMMETT**  
**SPECIAL USE PERMIT SUBMITTALS AND CHECKLIST**  
(Not a business license or building permit)

CITY OF EMMETT  
601 E. 3<sup>rd</sup> Street, Emmett, Idaho 83617 www.cityofemmett.org  
phone: (208) 365-9569 fax: (208) 365-4651

**DESCRIPTION OF EXISTING USE:**

510 S. Washington  
It is Commercial zoned has 2790 sq ft  
5 Bedrooms, 2 Bath, Kitchen Laundry Room

**DESCRIPTION OF PROPOSED SPECIAL USE: (Attach other sheets if necessary):**

we wish to convert Building to Residential  
Zoning

**Submittal Requirements:**

- ( FEE: Category 1: All residential uses (e.g. daycare with 5 or fewer children), excluding multi-family dwelling: \$180.00
- Category 2: Commercial and industrial uses (up to 5 acres in total developed site area): \$315.00
- Category 3: Commercial and industrial uses (greater than 5 acres in total developed site area): \$400.00

**LEGAL DESCRIPTION:** A metes and bounds description or lot and block reference of proposed property.

- ( **SITE PLAN:** A plan of the proposed site for the special use showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs and yards. 06N 01W Sec 07 J Dailys Addition Sub Lot 11 5 1/2, 10 B1K 02









( **PROOF OF OWNERSHIP OR VALID OPTION HOLDER:** Attach a copy of your property deed, option agreement, quit claim deed, or title report with a complete legal description.

- \*PLAT MAP: show property under consideration and surrounding properties.
- \*AERIAL PHOTO: Show property under consideration and surrounding properties
- \*(THE ABOVE ITEMS WILL BE PROVIDED BY THE ZONING STAFF)

# Untitled Map

Write a description for your map.

## Legend

-  ?
-  ?
-  ?
-  ??Back Roads Bakery
-  ??Emmett Dental Group
-  ??Gem County Fire Protection Dis
-  ??Sinclair
-  DEER FLAT NATIONAL WILDLIFE REFUGE





## Alishia Elliott

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**From:** Curt Christensen  
**Sent:** Wednesday, December 29, 2021 5:14 PM  
**To:** Alishia Elliott  
**Cc:** Mike Giery  
**Subject:** Re: Special Use Permit Application 21-002 - City of Emmett

The Emmett Fire Department has no comments.

Curt Christensen  
Chief Emmett Fire Department  
[cchristensen@cityofemmett.org](mailto:cchristensen@cityofemmett.org)  
208-941-7367



On Dec 16, 2021, at 2:51 PM, Alishia Elliott <[aelliott@cityofemmett.org](mailto:aelliott@cityofemmett.org)> wrote:

Good Afternoon,

Attached is the Special Use Permit Application 21-002, made by Tom Helzer for the property located at 510 S Washington. The special use permit would be to allow residential living in a C-Commercial zone. See more information attached with this email.

We are asking for comments by **Monday January 3, 2022**. If you do not have any comments you can just reply to [tobsullivan@cityofemmett.org](mailto:tobsullivan@cityofemmett.org) stating so, for the record.

Thank you in advance.

**Alishia Elliott**

Planning Clerk  
City of Emmett  
601 E 3<sup>rd</sup> St  
Emmett, Idaho 83617  
(208)365-9569 ext 6  
<image002.png>

## Brian Sullivan

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**From:** Megan Keene <mkeene@co.gem.id.us>  
**Sent:** Monday, December 27, 2021 11:43 AM  
**To:** Alishia Elliott  
**Cc:** Brian Sullivan  
**Subject:** RE: Variance Application 21-001 - City of Emmett

Caution! This message was sent from outside your organization.

[Block sender](#)

Good Morning,

The property taxes are current through 2021 for RPE3150A02010A, 510 S. Washington Avenue.

Have a nice rest of your day.

Megan Keene  
Gem County Treasurer and Tax Collector  
415 E. Main Street, Suite, 200  
Emmett, ID 83617  
Phone 208-365-3272 Fax 208-365-2163

\*Please note that our offices will be closed on Friday, December 24<sup>th</sup>, for the Christmas Holiday and Friday, December 31<sup>st</sup>, for the New Year Holiday\*

---

**From:** Alishia Elliott [mailto:aelliott@cityofemmett.org]  
**Sent:** Thursday, December 16, 2021 2:55 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgiery@cityofemmett.org>; Hollie Ann Strang <hstrang@co.gem.id.us>; Sharron Wiley <swiley@co.gem.id.us>; Megan Keene <mkeene@co.gem.id.us>; Megan Keene <mkeene@co.gem.id.us>; juhlig@idahopower.com; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; Clint Seamons <cseamons@cityofemmett.org>; dallas@sawtoothls.com; lastchanceditch@gmail.com  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** Variance Application 21-001 - City of Emmett

Good Afternoon,

Attached is the Variance Application 21-001, made by Joe Jones with Sawtooth Land Surveying for the property located at 911 E Locust. The variance request is for lot frontage on an administrative lot split. See more information attached with this email.

## Brian Sullivan

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**From:** Hollie Ann Strang <hstrang@co.gem.id.us>  
**Sent:** Thursday, December 23, 2021 4:25 PM  
**To:** Alishia Elliott; Brian Sullivan  
**Cc:** Sharron Wiley  
**Subject:** RE: Special Use Permit Application 21-002 - City of Emmett

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My office has no comments at this time.

## Hollie Ann Strang

**From:** Alishia Elliott [mailto:aelliott@cityofemmett.org]  
**Sent:** Thursday, December 16, 2021 2:51 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgiery@cityofemmett.org>; Hollie Ann Strang <hstrang@co.gem.id.us>; Sharron Wiley <swiley@co.gem.id.us>; Megan Keene <mkeene@co.gem.id.us>; Megan Keene <mkeene@co.gem.id.us>; juhrig@idahopower.com; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; Clint Seamons <cseamons@cityofemmett.org>; dallas@sawtoothls.com  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** Special Use Permit Application 21-002 - City of Emmett

Good Afternoon,

Attached is the Special Use Permit Application 21-002, made by Tom Helzer for the property located at 510 S Washington. The special use permit would be to allow residential living in a C-Commercial zone. See more information attached with this email.

We are asking for comments by **Monday January 3, 2022.** If you do not have any comments you can just reply to [bsullivan@cityofemmett.org](mailto:bsullivan@cityofemmett.org) stating so, for the record.

Thank you in advance.

**Alishia Elliott**

Planning Clerk  
City of Emmett  
601 E 3<sup>rd</sup> St  
Emmett, Idaho 83617  
(208)365-9569 ext 6

## Brian Sullivan

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**From:** Clint Seamons  
**Sent:** Thursday, December 16, 2021 3:21 PM  
**To:** Alishia Elliott; Brian Sullivan  
**Subject:** RE: Special Use Permit Application 21-002 - City of Emmett

Does ITD need to comment? Shona.tonkin@itd.idaho.gov

**Clint Seamons**  
**Public Works Director**

**City of Emmett**  
**601 E 3<sup>rd</sup> Street**  
**Emmett, ID 83617**  
**Office: (208) 365-9569**

**From:** Alishia Elliott <aelliott@cityofemmett.org>  
**Sent:** Thursday, December 16, 2021 2:51 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgiery@cityofemmett.org>; assessor@co.gem.id.us; swiley@co.gem.id.us; treasurer@co.gem.id.us; mkeene@co.gem.id.us; juhrig@idahopower.com; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; Clint Seamons <cseamons@cityofemmett.org>; dallas@sawtoothls.com  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** Special Use Permit Application 21-002 - City of Emmett

Good Afternoon,

Attached is the Special Use Permit Application 21-002, made by Tom Helzer for the property located at 510 S Washington. The special use permit would be to allow residential living in a C-Commercial zone. See more information attached with this email.

We are asking for comments by **Monday January 3, 2022**. If you do not have any comments you can just reply to [bsullivan@cityofemmett.org](mailto:bsullivan@cityofemmett.org) stating so, for the record.

Thank you in advance.

**Alishia Elliott**  
Planning Clerk  
City of Emmett  
601 E 3<sup>rd</sup> St  
Emmett, Idaho 83617  
(208)365-9569 ext 6

## Brian Sullivan

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**From:** Uhrig, Jake <JUhrig@idahopower.com>  
**Sent:** Thursday, December 16, 2021 3:50 PM  
**To:** Brian Sullivan  
**Subject:** FW: Special Use Permit Application 21-002 - City of Emmett  
**Attachments:** SUP 21-002 Impact Agency Packet.pdf

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Idaho Power has no comments. Thank you.

### Jake Uhrig

WESTERN DESIGN LEADER  
1550 S. Main Street  
Payette, ID 83661  
Idaho Power | Payette Operations Center  
(208) 642-6278  
[juhrig@idahopower.com](mailto:juhrig@idahopower.com)

---

**From:** Alishia Elliott <aelliott@cityofemmett.org>  
**Sent:** Thursday, December 16, 2021 2:51 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgiery@cityofemmett.org>; assessor@co.gem.id.us; swiley@co.gem.id.us; treasurer@co.gem.id.us; mkeene@co.gem.id.us; Uhrig, Jake <JUhrig@idahopower.com>; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; Clint Seamons <cseamons@cityofemmett.org>; dallas@sawtoothls.com  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** [EXTERNAL]Special Use Permit Application 21-002 - City of Emmett

**KEEP IDAHO POWER SECURE!** External emails may request information or contain malicious links or attachments. Verify the sender before proceeding, and check for additional warning messages below.

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Good Afternoon,

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We are asking for comments by **Monday January 3, 2022**. If you do not have any comments you can just reply to [bsullivan@cityofemmett.org](mailto:bsullivan@cityofemmett.org) stating so, for the record.

Thank you in advance.

**Alishia Elliott**  
Planning Clerk

**Brian Sullivan**

---

**From:** Steve Kunka  
**Sent:** Thursday, December 16, 2021 7:46 PM  
**To:** Brian Sullivan  
**Subject:** Special Use Permit Application 21-002

No comment.

Chief Steve O. Kunka

City of Emmett



**CITY OF EMMETT**  
**PLANNING & ZONING DEPARTMENT**

**STAFF REPORT**

**DESCRIPTION: VARIANCE APPLICATION TO MINIMUM LOT FRONTAGE. VAR # 21-001**

**ZONING COMMISSION HEARING DATE: JANUARY 10, 2022 6:00PM**

**APPLICANT: JOE JONES W/SAWTOOTH LAND SURVEYING**  
**2030 S. WASHINGTON**  
**EMMETT, ID 83617**

**PROPERTY OWNER: LLOYD & PAMALA WELBORN**  
**994 E. IDAHO BLVD.**  
**EMMETT, ID, 83617**

**SUBJECT PROPERTY LOCATION: 911 E. LOCUST, T 06N; R 01W; SECTION 8;**  
**PARCEL#: RP06N01W083000**

**STAFF PLANNER: BRIAN SULLIVAN**

**1. APPLICATION SUMMARY:**

The applicant, Joe Jones on behalf of Lloyd and Pamala Welborn, is requesting a Variance to Emmett City Code (ECC) section 9-6-3, (Height and Area Regulations). The Variance would allow the property to be split into two parcels. The subject property is located on E. Locust Street. The property is a parcel of land described in deeds from 1976 and 2020 indicating 120 foot of street frontage. The parcels located east of N. Declark and west of the W.1/16<sup>th</sup> line have not been surveyed and the deeds were created on a perfect distance of 1320.00 feet from the section corner 5,6,7 & 8 from an old assessor's map. After a field survey, all properties in the NW corner of section 8 have been plated and surveyed pushing an error from the old assessor's maps east towards the W. 1/16<sup>th</sup> corner. The difference of -2.34 feet had to be proportionately divided on all lots east of N. Declark, that is the reason the property located at 911 E. Locust is 118.87 feet and not 120 feet, a difference of -1.13 feet.

All Variance applications are required to be submitted to the Zoning Commission for a public hearing as outlined in (ECC) 9-13-2. The Commission may decide to approve, conditionally approve or deny the request. Your decision must be based on the required findings listed under Section 5 of this report.

**2. APPLICATION & PROPERTY FACTS:**

**A. Site Address/Location:**

The property is located on E. 12<sup>th</sup> Street north of Black Canyon Canal.

- B. Current Property Owner(s): Lloyd & Pamala Welborn  
994 E. Idaho Blvd.  
Emmett, Idaho, 83617
- C. Applicant(s): Joe Jones with Sawtooth Land Surveying
- D. Representative: Joe Jones
- E. Present Zoning: R-1, single-family residential
- F. Present Comprehensive Plan Designation: Area of City Impact
- G. Property Size: Approximately .8038 acres, 35,013 sf.

### 3. APPLICATION PROCESS FACTS:

A. Application Submittal:

The application for this item was received by the P&Z Department on December 9, 2021. The application was deemed complete and formally accepted on December 9, 2021.

B. Notice of Public Hearing:

Notice of Public Hearing on the application for the Emmett Zoning Commission was published in accordance with requirements of Title 67, Chapter 65, Idaho Code 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 on December 16, 2021. The physical property was posted for the public hearing on December 30, 2021.

C. Relevant Ordinances and Required Actions:

The subject application will in fact constitute a Variance application as determined by Emmett City Code (ECC) 9-13, which requires a public hearing before the Commission. According to ECC 9-13-5, within 10 days after the public hearing, the Commission shall, in writing, approve, conditionally approve or disapprove the application as presented. The applicant can appeal the Commission's decision to the City Council within 20 days from the date of written decision, in accordance with ECC 9-13-7.

D. History of Previous City Actions on Property: None

E. Companion Applications: *None*

F. No letters were received from property owners in response to this variance application. The following public service agencies replied:

- City of Emmett Public Works, no comment
- Emmett Fire Department, no comment
- Emmett Police Department, no comment
- Gem County Treasurer, no comment
- Gem County Assessor, no comment
- Idaho Power, no comment
- Last Chance Ditch, no comment



**4. LAND USE**

- A. Existing Land Use(s): Single-family residence and barn, vacant pastureland.
- B. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Area of City Impact	R-3, multi-family residential	single-family residential
South of site	Area of City Impact	R-1, single-family residential	single-family residential
East of site	Area of City Impact	R-1, single-family residential	single-family residential
West of site	Area of City Impact	R-1, single-family residential	single-family residential

**5. REQUIRED COMMISSION FINDINGS & STAFF ANALYSIS (the staff analysis is shown in *italics*)**

The applicant is requesting a variance from the following section of the Emmett City Code.

**ECC 9-6-3**–Height and Area Regulations.

*Lot frontage required is 60'- proposed with variance is 58.87'*

**ECC 9-1-5** defines a Variance as follows:

“**VARIANCE:** A modification of the requirement of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings or other ordinance provision affecting the size or shape of a structure or the size of lots. A variance shall not be considered a right or special privilege but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest.”

*The applicant is requesting a variance to the minimum lot frontage. Based on the definition above, (which is largely taken from Idaho Statute), the applicant must demonstrate an undue hardship because of characteristics of the site. The hardship is as follows:*

The property is a parcel of land described in deeds from 1976 and 2020 indicating 120 foot of street frontage. The parcels located east of N. Declark and west of the W.1/16<sup>th</sup> line have not been surveyed and the deeds were created on a perfect distance of 1320.00 feet from the section corner 5,6,7 & 8 from an old assessor’s map. After a field survey, all properties in the NW corner of section 8 have been plated and surveyed pushing an error from the old assessor’s maps east towards the W. 1/16<sup>th</sup> corner. The difference of -2.34 feet had to be proportionately divided on all lots east of N. Declark, that is the reason the property located at 911 E. Locust is 118.87 feet and not 120 feet, a difference of -1.13 feet.

Both parcels will greatly exceed the minimum required lot size.  
*Staff is in agreement with this hardship.*

ECC 9-13-1, Variance, gives the following guidance to the Commission when reviewing Variance applications. It provides additional information to the definition section above.

“The commission may authorize in specific cases such variance from the terms of this title as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this title would result in unnecessary hardship. No nonconforming use of neighboring lands, structures or buildings in the same district and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for issuance of a variance unless approved by the commission. Variances shall not be granted on the grounds of convenience or profit, but only where strict application of the provisions of this title would result in unnecessary hardship.” (Ord. 804, 11-28-1989)

*Based on this section of the ordinance, the Commission must determine whether the ordinance provisions would result in an “unnecessary hardship” on the applicant. Staff feels that in this case of existing deeds tracking back to 1976 showing 120 foot of frontage qualifies this property as an unnecessary hardship.*

#### **Required Findings to Grant a Variance**

ECC 9-13-2, Variance, states that a variance shall not be granted unless the Commission makes specific findings of fact based directly on the evidence presented to it which support conclusions that the following standards and conditions have been met by the applicant:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.

*The Commission must determine what, if any, are the special conditions and circumstance on this property that are not applicable to other properties.*

2. That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.

*A literal interpretation of ECC 9-6-3 means the applicant must adhere to the frontage requirements. The applicant is wanting to split the lot, creating one new building lot based on the deeds showing 120 feet of frontage which qualifies the property for a one-time administrative split.*

3. That special conditions and circumstances do not result from the action of the applicant.

*The conditions and circumstances were not from an action of the applicant.*

4. That granting the variance requested will not confer on the applicant any special privileges that are denied by this title to other lands, structures or buildings in the same district.

*If granted, the variance will not confer a special privilege on the applicant.*

#### **6. STAFF RECOMMENDATION**

Based on the findings outlined above, staff recommends the Commission approve the Variance application.



CITY OF EMMETT
MASTER ADMINISTRATIVE REVIEW APPLICATION

CITY OF EMMETT
601 E. 3rd Street, Emmett, Idaho 83617 www.cityofemmett.org phone: (208) 365-9569 fax: (208) 365-4651

TYPE OF APPLICATION: (Please check all that apply.)

- ALTERNATIVE COMPLIANCE (LANDSCAPE ORDINANCE)
CERTIFICATE OF ZONING COMPLIANCE
CERTIFICATE OF ZONING COMPLIANCE
DESIGN REVIEW ADMINISTRATOR APPROVAL
DIRECTOR DETERMINATION
ONE TIME LOT SPLIT
PLAT TIME EXTENSION
PROPERTY BOUNDARY ADJUSTMENT

PROJECT NAME: 121213 - WELBORN SPLIT

SITE INFORMATION: (This information can be found on the assessor's property information assessment sheet).

Quarter: NW. 1/4 Section: 8 Township: 6 N. Range: 1 W. Total Acres: .8038AC. 35013.528FT²
Subdivision Name (if applicable): N/A
Site Address: 911 E. LOCUST ST. Lot: N/A Block: N/A City: EMMETT
Tax Parcel Number(s): RP06N01W083000 Current Zoning: R-1 Current Land Use: SINGLE FAMILY

PROPERTY OWNER: Name: LLOYD & PAMALA WELBORN

APPLICANT: Name: JOE JONES

Address: 994 E. IDAHO BLVD.

Address: 2030 S. WASHINGTON AVE.

City: EMMETT State: ID. Zip: 83617

City: EMMETT State: ID. Zip: 83617

Telephone: 208-507-0286 Fax:

Telephone: 208-398-8104 Fax:
Email: joe@sawtoothls.com

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

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

Signature: (Owner)

Date

Signature: (Applicant)

10/18/2021

Date

Signature: (Owner)

Date

Note: This application must be submitted with the applicable checklist(s).

OFFICE USE ONLY

File No.: Received By: Date: Fee: Receipt No:



**Sawtooth Land Surveying, LLC**

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

LETTER OF VARIANCE  
**LLOYD & PAMALA WELBORN**  
DECEMBER 9, 2021

CITY OF EMMETT PLANNING AND ZONING AND ZONING COMMISSION,

PLEASE ACCEPT THIS LETTER OF VARIANCE ON BEHALF OF LLOYD & PAMALA WELBORN, FOR A ONE-TIME LOT SPLIT APPLICATION. LLOYD & PAMALA WELBORN IS THE OWNERS OF PARCEL RP06N01W083000. LLOYD & PAMALA WELBORN WANTS TO ONE-TIME LOT SPLIT OF PARCEL RP06N01W083000 FROM 35,015 FT<sup>2</sup> TO PARCEL "A" 26,064.436 FT<sup>2</sup> AND PARCEL "B" 9,121.486 FT<sup>2</sup>.

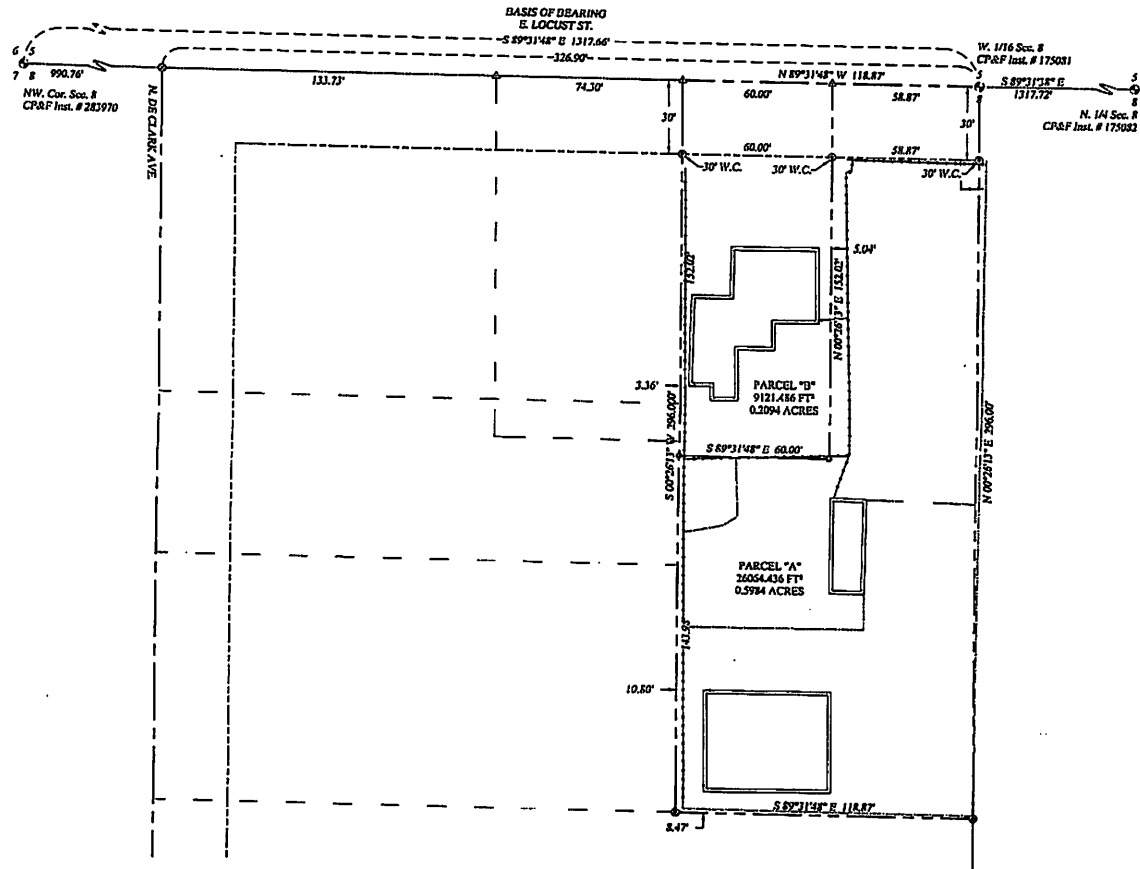
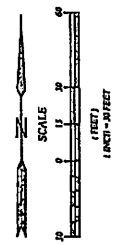
CITY OF EMMETT PLANNING AND ZONING AND THE ZONING COMMISSION,

THIS LETTER IS TO EXPLAIN WHY THE ORIGINAL WARRANTY DEED INST. #327110 FRONTAGE DISTANCE (120.00 FT) DIFFERS FROM THE FIELD SURVEY FRONTAGE DISTANCE (118.87 FT). THE PARCELS LOCATED EAST OF N. DE CLARK AVE. AND WEST OF THE W. 1/16 LINE HAVE NOT BEEN SURVEYED AND THE DEEDS WERE CREATED ON A PERFECT DISTANCE OF 1320.00 FEET FROM THE SECTION CORNER 5,6,7 & 8 TO THE 1/16 CORNER OF 5 & 8. I'M ASSUMING BASED ON THE OLD ASSESSORS MAP IN THE ASSESSOR'S OFFICE WHICH IS NOT UNCOMMON IN THOSE DAYS. THE FIELD SURVEY MEASURES THE TRUE DISTANCE TO BE 1317.66 FEET FROM THE SECTION CORNER 5,6,7 & 8 TO THE W. 1/16 CORNER OF 5 & 8. THAT GIVES US A DIFFERENCE OF -2.34 FT. THE NW. CORNER PARCELS OF SECTION 8 HAVE BEEN PLATTED AND SURVEYED PUSHING THE ERROR EAST TOWARD THE W. 1/16 CORNER. THE DIFFERENCE OF -2.34 FEET HAD TO BE PROPORTIONED FAIRLY AND ALL LOTS EAST OF N. DE CLARK AVE. TAKING A PORTION OF THE ERROR TO THE W. 1/16 CORNER. THAT IS WHY THE WELBORN PARCEL IS 118.87 FT AND NOT 120.00 FEET A DIFFERENCE OF -1.13 FT. LET ME KNOW IF YOU HAVE ANY FURTHER QUESTIONS OR COMMENTS.

SINCERELY,

JOSEPH R. JONES (PLS)  
SAWTOOTH LAND SURVEYING, LLC

**LOT SPLIT SURVEY**  
**FOR:**  
**LLOYD & PAMALA WELBORN**  
**SITUATE IN THE NW 1/4, OF THE NW 1/4, OF SECTION 8,**  
**T. 6 N., R. 1 W., B.M.,**  
**CITY OF EMMETT, GEM COUNTY, IDAHO, 2021**



**SURVEYORS NARRATIVE**

- PROPORTION THE DEEDS EAST OF N. DECLARK AVE. AND E. LOCUST ST. USING THE MEASURED DISTANCE 136.90' FROM THE FOUND MONUMENT AT THE INTERSECTION OF N. DECLARK AVE AND E. LOCUST ST. TO THE W. 1/16 CORNER.
- THIS SURVEY IS BASED ON FOUND FIELD EVIDENCE AND THE RECORD OF SURVEYS, SUBDIVISIONS AND DEEDS LISTED IN THE REFERENCES.

**LEGEND**

- — — — — PROPERTY BOUNDARY LINE
- — — — — OTHER DEED LINE
- — — — — SECTIONAL LINE
- — — — — RIGHT OF WAY
- — — — — EXISTING FENCE
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ SET 3/8" REBAR/CAP
- ⊙ SET 1/2" REBAR/CAP
- △ CALCULATED POINT

**REFERENCES:**

1. WARRANTY DEED INST. #327110
2. WARRANTY DEED INST. #203997
3. WARRANTY DEED INST. #250957
4. WARRANTY DEED INST. #179019
5. WARRANTY DEED INST. #165420
6. QUITCLAIM DEED INST. #274290
7. RECORD OF SURVEY INST. #305944
8. RECORD OF SURVEY INST. #002001
9. RECORD OF SURVEY INST. #181543
10. OWENS WOOD SUBDIVISION INST. # 208317, BK. 3, PG. 33
11. LA PALOMA ESTATES INST. #130020, BK. 3, PG. 6


**CERTIFICATE OF SURVEYOR:**

I, JOE JONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

JOSEPH R. JONES, P.L.S. 13992



SURVEY INDEX NO. 614-8-4-4-0-00-00



2030 S. WASHINGTON AVE.  
 EMMETT, ID 83617  
 (208) 398-8104  
 FAX (208) 398-8105

WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:
1 OF 1	12/2021	JRJ	JRJ	121213

DWG# P2121-WELBORN ADMIN SPLIT

Instrument # 327110  
EMMETT, GEM, IDAHO  
2020-06-02 03:06:26 PM No. of Pages: 2  
Recorded for: ALLIANCE TITLE - BOISE PRODUCT  
SHELLY TILTON Fee: \$15.00  
Ex-Oficio Recorder Deputy S Stewart  
Index To: PERSONAL REPRESENTATIVE D  
Electronically Recorded by Simplifile

## Personal Representative's Deed

485331

**THIS** Personal Representative's Deed, is made and entered into May 29, 2020,  
by Cheryl Fisher, Personal Representative of the Estate of Alan L. Newman, deceased,  
subject to the administration of the estate of said decedent in Gem County, Probate Case  
No. CV23-19-0952,

Grantor, to:

**Lloyd Welborn and Pamala Welborn, husband and wife,**



Grantee, whose address is: 3450 Fuller Rd. Emmett, ID 83617

**WHEREAS**, Grantor is the qualified Personal Representative of the of Estate of Alan L.  
Newman, deceased, subject to the administration of the estate of said decedent in Gem County,  
Probate Case No. CV23-19-0952

**NOW THEREFORE**, for valuable consideration received, Grantor does hereby grant, bargain,  
sell and convey unto Grantee the following described real property located in the State of ID,  
County of Gem:

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 8, Township 6  
North, Range 1 West, Boise Meridian, Gem County, Idaho, described as follows:

From the Northwest corner of Section 8, Township 6 North, Range 1 West, Boise Meridian,  
Gem County, Idaho; thence

East on section line 1200 feet to the Real Point of Beginning; thence

South 296 feet; thence

East 120 feet more or less to the East line of the Northwest Quarter of the Northwest Quarter of  
said Section 8; thence

3-9957

# WARRANTY DEED

REVENUE STAMPS

For Value Received

WALTER E. THORNTON and VERLENE I. THORNTON, Husband and Wife,  
the grantors, do hereby grant, bargain, sell and convey unto  
WILSON W. STANSBERRY and ELSIE L. STANSBERRY, Husband and Wife,  
(AKA WOODROW WILSON STANSBERRY) 911 East Locust, Emmett, Idaho 83617  
the grantees, the following described premises, in GEM County Idaho, to-wit:

A tract of land in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 8, Township 6 North,  
Range 1 West, B.M., Gem County, Idaho, described as follows:

From the Northwest corner of Section 8, T.6 N., R. 1 W., B. M.,  
run East on Section line 1200 feet to the point of beginning of  
the land being described; thence  
South 296 feet; thence  
East 120 feet, more or less, to the East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of  
said Section 8; thence  
North on said East line 296 feet, to section line; thence  
West on Section line 120 feet, more or less, to said point of  
beginning.

SUBJECT to right of way for road purposes on North side of said  
property.

Address of Subject Property: 911 East Locust, Emmett, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees,  
their heirs and assigns forever. And the said Grantors do hereby covenant to and  
with the said Grantees, that they are the owners in fee simple of said premises; that they are free  
from all incumbrances except 1976 taxes.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: October 17<sup>th</sup>, 1976

Walter E. Thornton

Verlene I. Thornton

STATE OF IDAHO, COUNTY OF Ada  
On this 17<sup>th</sup> day of October, 1976,  
before me, a notary public in and for said State, personally  
appeared

WALTER E. THORNTON and VERLENE I.  
THORNTON, Husband and Wife.

known to me to be the persons whose names are  
subscribed to the within instrument, and acknowledged to  
me that they executed the same.

Notary Public  
Residing at Boise, Idaho



STATE OF IDAHO, COUNTY OF  
I hereby certify that this instrument was filed for record at  
the request of

at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock, m.,  
this \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_, in my office, and duly recorded in Book  
of Deeds at page \_\_\_\_\_

Ex-Officio Recorder

By \_\_\_\_\_ Deputy

Fees \$ \_\_\_\_\_  
First Security Bank



## Sawtooth Land Surveying, LLC

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

1044 Northwest Blvd., Ste.  
G  
Coeur d'Alene, ID 83814  
P: (208) 714-4544

141 1<sup>st</sup> Avenue East  
Jerome, ID 83338  
P: (208) 329-5303  
F: (208) 324-3821

### PARCEL "A"

A PARCEL OF LAND SITUATE IN THE NW. 1/4, OF THE NW. 1/4, OF SECTION 8, T. 6 N., R. 1 W., B.M., CITY OF EMMETT, GEM COUNTY, IDAHO, 2021, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, AN BRASS CAP, CP&F INST. #283970;

A. THENCE S 89°31'48" E, 1317.66 FEET ALONG THE NORTH LINE OF THE NW. 1/4 OF THE NW. 1/4 OF SAID SECTION 8, THE BASIS OF BEARING, TO THE W. 1/16 CORNER A BRASS CAP, THE POINT OF BEGINNING;

1. THENCE S 00°26'13" W, 296.00 FEET ALONG THE EAST LINE OF THE NW. 1/4 OF THE NW. 1/4 OF SAID SECTION 8;
2. THENCE N 89°31'48" W, 118.87 FEET;
3. THENCE N 00°26'13" E, 143.98 FEET;
4. THENCE S 89°31'48" E, 60.00 FEET;
5. THENCE N 00°26'13" E, 152.02 FEET TO THE NORTH LINE OF THE NW. 1/4 OF THE NW. 1/4 OF SAID SECTION 8;
6. THENCE S 89°31'48" E, 58.87 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

- THE ABOVE-DESCRIBED PARCEL CONTAINS A TOTAL OF ± 26064.436 SQUARE FEET OR ± 0.5984 ACRES, OF WHICH ±1766.100 SQUARE FEET OR ±0.0405 ACRES ARE PRESCRIPTIVE RIGHT-OF-WAY EASEMENT.
- SAID PARCEL IS SUBJECT TO ALL THOSE THAT MAY APPLY, EXISTING PATENT RESERVATIONS, COVENANTS, RIGHT-OF-WAYS, FEDERAL STATE COUNTY CITY LAWS/REGULATIONS AND EASEMENTS OF RECORD.







## Sawtooth Land Surveying, LLC

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

1044 Northwest Blvd., Ste.  
G  
Coeur d'Alene, ID 83814  
P: (208) 714-4544

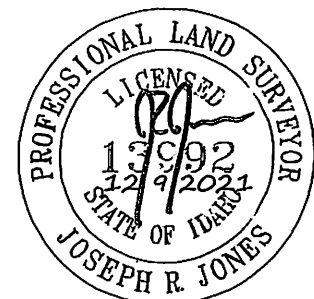
141 1<sup>st</sup> Avenue East  
Jerome, ID 83338  
P: (208) 329-5303  
F: (208) 324-3821

### PARCEL "B"

A PARCEL OF LAND SITUATE IN THE NW. 1/4, OF THE NW. 1/4, OF SECTION 8, T. 6 N., R. 1 W., B.M., CITY OF EMMETT, GEM COUNTY, IDAHO, 2021, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, AN BRASS CAP, CP&F INST. #283970;

- A. THENCE S 89°31'48" E, 1317.66 FEET ALONG THE NORTH LINE OF THE NW. 1/4 OF THE NW. 1/4 OF SAID SECTION 8, THE BASIS OF BEARING, TO THE W. 1/16 CORNER A BRASS CAP;
  - B. THENCE N 89°31'48" W, 58.87 FEET ALONG THE NORTH LINE OF THE NW. 1/4 OF THE NW. 1/4 OF SAID SECTION 8, THE POINT OF BEGINNING;
    1. THENCE S 00°26'13" W, 152.02 FEET;
    2. THENCE N 89°31'48" W, 60.00 FEET;
    3. THENCE N 00°26'13" E, 152.02 FEET TO THE NORTH LINE OF THE NW. 1/4 OF THE NW. 1/4 OF SAID SECTION 8;
    4. THENCE S 89°31'48" E, 60.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
- THE ABOVE-DESCRIBED PARCEL CONTAINS A TOTAL OF ± 9121.486 SQUARE FEET OR ±0.2094 ACRES, OF WHICH ±1800.000 SQUARE FEET OR ±0.0413 ACRES ARE PRESCRIPTIVE RIGHT-OF-WAY EASEMENT.
  - SAID PARCEL IS SUBJECT TO ALL THOSE THAT MAY APPLY, EXISTING PATENT RESERVATIONS, COVENANTS, RIGHT-OF-WAYS, FEDERAL STATE COUNTY CITY LAWS/REGULATIONS AND EASEMENTS OF RECORD.



## Alishia Elliott

---

**From:** Curt Christensen  
**Sent:** Wednesday, December 29, 2021 5:14 PM  
**To:** Alishia Elliott  
**Cc:** Mike Giery  
**Subject:** Re: Variance Application 21-001 - City of Emmett

The Emmett Fire Department has no comments.

Curt Christensen  
Chief Emmett Fire Department  
[cchristensen@cityofemmett.org](mailto:cchristensen@cityofemmett.org)  
208-941-7367



On Dec 16, 2021, at 2:54 PM, Alishia Elliott <[aelliott@cityofemmett.org](mailto:aelliott@cityofemmett.org)> wrote:

Good Afternoon,

Attached is the Variance Application 21-001, made by Joe Jones with Sawtooth Land Surveying for the property located at 911 E Locust. The variance request is for lot frontage on an administrative lot split. See more information attached with this email.

We are asking for comments by **Monday January 3, 2022**. If you do not have any comments you can just reply to [tobsullivan@cityofemmett.org](mailto:tobsullivan@cityofemmett.org) stating so, for the record.

Thank you in advance.

**Alishia Elliott**  
Planning Clerk  
City of Emmett  
601 E 3<sup>rd</sup> St  
Emmett, Idaho 83617

## Brian Sullivan

---

**From:** Megan Keene <mkeene@co.gem.id.us>  
**Sent:** Tuesday, December 28, 2021 1:35 PM  
**To:** Alishia Elliott  
**Cc:** Brian Sullivan  
**Subject:** FW: Special Use Permit Application 21-002 - City of Emmett  
**Attachments:** SUP 21-002 Impact Agency Packet.pdf

Caution! This message was sent from outside your organization.

[Block sender](#)

Hi Alishia,

The property taxes are current through 2021 for parcel RP06N01W083000, 911 E. Locust.

Have a great rest of the day!

Kind Regards,

Megan Keene  
Gem County Treasurer and Tax Collector  
415 E. Main Street, Suite, 200  
Emmett, ID 83617  
Phone 208-365-3272 Fax 208-365-2163

**\*Please note that our offices will be closed on Friday, December 24<sup>th</sup>, for the Christmas Holiday and Friday, December 31<sup>st</sup>, for the New Year Holiday\***

---

**From:** Alishia Elliott [mailto:aelliott@cityofemmett.org]  
**Sent:** Thursday, December 16, 2021 2:51 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgery@cityofemmett.org>; Hollie Ann Strang <hstrang@co.gem.id.us>; Sharron Wiley <swiley@co.gem.id.us>; Megan Keene <mkeene@co.gem.id.us>; Megan Keene <mkeene@co.gem.id.us>; juhrig@idahopower.com; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; Clint Seamons <cseamons@cityofemmett.org>; dallas@sawtoothls.com  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** Special Use Permit Application 21-002 - City of Emmett

Good Afternoon,

Attached is the Special Use Permit Application 21-002, made by Tom Helzer for the property located at 510 S Washington. The special use permit would be to allow

## Brian Sullivan

---

**From:** Hollie Ann Strang <hstrang@co.gem.id.us>  
**Sent:** Thursday, December 23, 2021 4:24 PM  
**To:** Alishia Elliott; Brian Sullivan  
**Cc:** Sharron Wiley  
**Subject:** RE: Variance Application 21-001 - City of Emmett

Caution! This message was sent from outside your organization.

[Block sender](#)

My office has no comments at this time.

## Hollie Ann Strang

**From:** Alishia Elliott [mailto:aelliott@cityofemmett.org]  
**Sent:** Thursday, December 16, 2021 2:55 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgiery@cityofemmett.org>; Hollie Ann Strang <hstrang@co.gem.id.us>; Sharron Wiley <swiley@co.gem.id.us>; Megan Keene <mkeene@co.gem.id.us>; Megan Keene <mkeene@co.gem.id.us>; juhrig@idahopower.com; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; Clint Seamons <cseamons@cityofemmett.org>; dallas@sawtoothls.com; lastchanceditch@gmail.com  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** Variance Application 21-001 - City of Emmett

Good Afternoon,

Attached is the Variance Application 21-001, made by Joe Jones with Sawtooth Land Surveying for the property located at 911 E Locust. The variance request is for lot frontage on an administrative lot split. See more information attached with this email.

We are asking for comments by **Monday January 3, 2022**. If you do not have any comments you can just reply to [bsullivan@cityofemmett.org](mailto:bsullivan@cityofemmett.org) stating so, for the record.

Thank you in advance.

**Alishia Elliott**

Planning Clerk  
City of Emmett  
601 E 3<sup>rd</sup> St  
Emmett, Idaho 83617  
(208)365-9569 ext 6



**Brian Sullivan**

---

**From:** Clint Seamons  
**Sent:** Thursday, December 16, 2021 3:25 PM  
**To:** Alishia Elliott; Brian Sullivan  
**Subject:** RE: Variance Application 21-001 - City of Emmett

No comment.

**Clint Seamons**  
**Public Works Director**

**City of Emmett**  
**601 E 3<sup>rd</sup> Street**  
**Emmett, ID 83617**  
**Office: (208) 365-9569**

**From:** Alishia Elliott <aelliott@cityofemmett.org>  
**Sent:** Thursday, December 16, 2021 2:55 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgiery@cityofemmett.org>; assessor@co.gem.id.us; swiley@co.gem.id.us; treasurer@co.gem.id.us; mkeene@co.gem.id.us; juhrig@idahopower.com; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; Clint Seamons <cseamons@cityofemmett.org>; dallas@sawtoothls.com; lastchanceditch@gmail.com  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** Variance Application 21-001 - City of Emmett

Good Afternoon,

Attached is the Variance Application 21-001, made by Joe Jones with Sawtooth Land Surveying for the property located at 911 E Locust. The variance request is for lot frontage on an administrative lot split. See more information attached with this email.

We are asking for comments by **Monday January 3, 2022**. If you do not have any comments you can just reply to [bsullivan@cityofemmett.org](mailto:bsullivan@cityofemmett.org) stating so, for the record.

Thank you in advance.

**Alishia Elliott**  
Planning Clerk  
City of Emmett  
601 E 3<sup>rd</sup> St  
Emmett, Idaho 83617  
(208)365-9569 ext 6

## Brian Sullivan

---

**From:** Uhrig, Jake <JUhrig@idahopower.com>  
**Sent:** Thursday, December 16, 2021 3:56 PM  
**To:** Brian Sullivan  
**Subject:** FW: Variance Application 21-001 - City of Emmett  
**Attachments:** VAR-21-001 Impact Agency Packet.pdf

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Idaho Power has no comments. Thank you.

### Jake Uhrig

WESTERN DESIGN LEADER  
1550 S. Main Street  
Payette, ID 83661  
Idaho Power | Payette Operations Center  
(208) 642-6278  
[juhrig@idahopower.com](mailto:juhrig@idahopower.com)

**From:** Alishia Elliott <aelliott@cityofemmett.org>  
**Sent:** Thursday, December 16, 2021 2:55 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgiery@cityofemmett.org>; assessor@co.gem.id.us; swiley@co.gem.id.us; treasurer@co.gem.id.us; mkeene@co.gem.id.us; Uhrig, Jake <JUhrig@idahopower.com>; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; Clint Seamons <cseamons@cityofemmett.org>; dallas@sawtoothls.com; lastchanceditch@gmail.com  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** [EXTERNAL]Variance Application 21-001 - City of Emmett

**KEEP IDAHO POWER SECURE!** External emails may request information or contain malicious links or attachments. Verify the sender before proceeding, and check for additional warning messages below.

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Good Afternoon,

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Thank you in advance.

**Alishia Elliott**

Planning Clerk  
City of Emmett

**Brian Sullivan**

---

**From:** Steve Kunka  
**Sent:** Thursday, December 16, 2021 7:43 PM  
**To:** Brian Sullivan  
**Subject:** Variance Application 21-001,

No comment.

Chief Steve O. Kunka

## Brian Sullivan

---

**From:** lastchanceditch@gmail.com  
**Sent:** Monday, January 3, 2022 9:40 AM  
**To:** Alishia Elliott; Steve Kunka; brandi.j.richter@usps.gov; Curt Christensen; Mike Giery; assessor@co.gem.id.us; swiley@co.gem.id.us; treasurer@co.gem.id.us; mkeene@co.gem.id.us; juhrig@idahopower.com; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; Clint Seamons; dallas@sawtoothls.com  
**Cc:** Brian Sullivan; Doricela Millan-Sotelo; jsweeten@gravislaw.com  
**Subject:** RE: Variance Application 21-001 - City of Emmett

Caution! This message was sent from outside your organization.

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At this time Last Chance Ditch has no objections to the split of 911 E Locust. Once the split is completed there will no longer be water access to the original house. A new delivery point will have to be added to the original house.

Thank you!

Ashley Dupree  
Office Manager  
Last Chance Ditch Company  
PH: 208-365-1902 \*FAX: 208-365-1903  
Email: [lastchanceditch@gmail.com](mailto:lastchanceditch@gmail.com)  
PO Box 428  
118 N Commercial Ave  
Emmett ID 83617

---

**From:** Alishia Elliott <aelliott@cityofemmett.org>  
**Sent:** Thursday, December 16, 2021 2:55 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgiery@cityofemmett.org>; assessor@co.gem.id.us; swiley@co.gem.id.us; treasurer@co.gem.id.us; mkeene@co.gem.id.us; juhrig@idahopower.com; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; Clint Seamons <cseamons@cityofemmett.org>; dallas@sawtoothls.com; lastchanceditch@gmail.com  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** Variance Application 21-001 - City of Emmett

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## EMMETT CITY ZONING COMMISSION

November 1, 2021

The Emmett City Zoning Commission held a Regular Meeting at 501 E. Main Street, Emmett, Idaho.

**Chairman Earls called the meeting to order at 6:00 p.m.**

**Chairman Earls led the Pledge of Allegiance.**

**Commissioners Present:** Gwen Earls, Brian Gregory, Kim Butler

**Commissioners Online:** Jeff Wiechmann

**Commissioners Absent:** Marta Henry

**Staff Present:** City Attorney, Jake Sweeten; Zoning Administrator, Brian Sullivan; Recording Clerk, Alisha Elliott

**Staff Online:** None

**Public Present:** Matt Heath, Gene King, Amanda King, Brian Kierstead

### **Review of Agenda:**

Commissioner Gregory made a motion to approve the agenda. Commissioner Butler seconded the motion. **Motion Carried.**

**Approval of Minutes:** Commissioner Wiechmann made a motion to approve the October 4, 2021 minutes.

Commissioner Butler seconded the motion. **Motion Carried.**

### **#1 Public Hearing: Re-Zone Application by Gene G King, 919 S Wardwell from R-2, Duplex to R-3, Multi-Family**

#### **Zoning Administrator's Presentation**

Chairman Earls informed the commission that she had ex-parte communication with the neighbor of the property. The only information received from the neighbor was the lot dimensions. Zoning Administrator Sullivan read the staff report application summary to the commission. Chairman Earls asked about the hydrant requirement recommended by the Fire Chief. Sullivan informed the commission that when they adopt the staff report into the record it would include all staff recommendations.

#### **Applicant Presentation**

Gene King, 22965 Red Top Rd Wilder, ID, informed the commission that he is asking to rezone the property from R-2 to R-3 and does not have an exact plan in mind to what he will be building on the property. Commissioner Wiechmann expressed that he was against the application.

#### **Public Input**

None

#### **Rebuttal**

None

The public hearing was closed at 6:23 P.M.

### **Decision of Public Hearing: ACTION ITEM**

Commissioner Wiechmann made a motion to deny the application. Attorney Sweeten informed Commissioner Wiechmann that he would need to state his facts and reasons for denying the application. The motion died for lack of a second. Commissioner Butler made a motion to recommend approval of the rezone application RZ21-004, adopt the staff report and not require a development agreement. Commissioner Gregory seconded the motion. Commissioner Wiechmann opposed. Motion carried.

### **New Business:**

- a. Discussion about email regarding zoning ordinance changes

The commissioners discussed the possible changes to the city zoning codes and requirements. Zoning Administrator Sullivan recommended the commissioners bring the discussion and research to the December meeting as a workshop.

b. Approval of 2022 Meeting Dates **ACTION ITEM**  
Commissioner Butler made a motion to approve the 2022 meeting dates. Commissioner Gregory seconded the motion. **Motion Carried.**

**Unfinished Business:**

None

**Items from the Commission:**

None

**Items from the Building Official/ Zoning Administrator:**

December meeting will be a workshop.

Next Regular Meeting – December 6, 2021

Commissioner Butler will be absent at the next meeting.

**Meeting adjourned at 6:53 p.m.**

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Chairman Gwen Earls

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Acting Secretary

# Questionnaire #1: Vision and Values

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## SURVEY RESPONSE REPORT

15 September 2021 - 11 November 2021

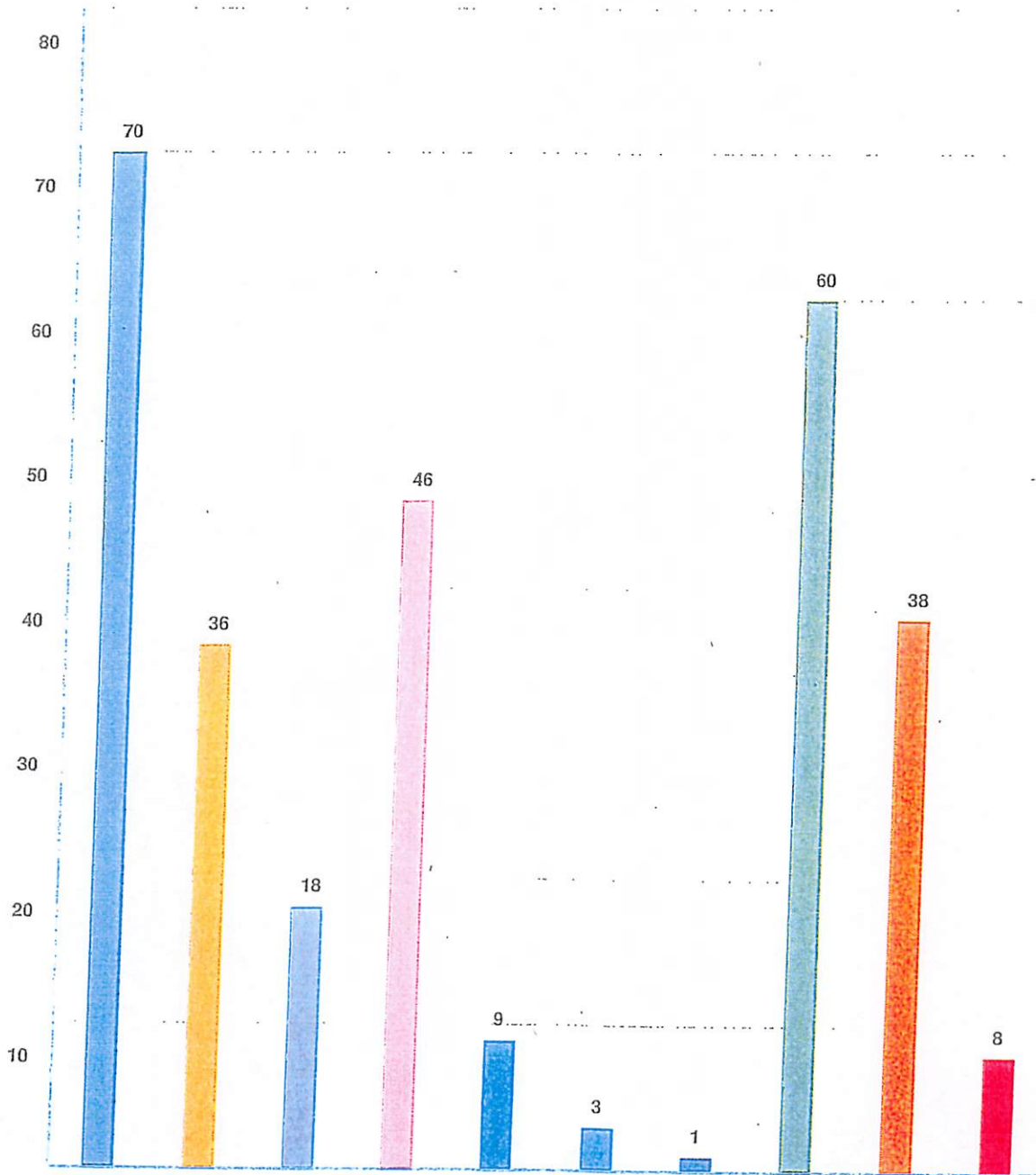
PROJECT NAME:

Get Involved



SURVEY QUESTIONS

Q1 What do you LOVE about Emmett? (select all that apply)



Question options

- Small-town feeling
- Location
- Downtown
- People
- Schools
- Housing Options
- Job Options
- Surrounding Area/scenery
- Climate
- Other (please specify)

Mandatory Question (83 response(s))

Question type: Checkbox Question

**Q2 : What do you mean by small-town feeling?**

Anonymous 9/21/2021 04:04 PM	Small population, not hustle and bustle. Feeling of community. Not clustered with subdivisions and luxury apartments and strip malls
Anonymous 10/13/2021 07:41 PM	Everyone is very kind and helping of each other. It's coming to see people I know when I'm around town. Everybody knows everybody and about everybody.
Anonymous 10/14/2021 03:02 PM	No heavy traffic (although that's changing rapidly) running into people you know when out and about, knowing owners of small town stores
Anonymous 10/15/2021 09:49 PM	Minor traffic issues although Washington Ave. starting to get stupid. People acting courteous and respectful to strangers.
Anonymous 10/17/2021 12:14 PM	Still small enough to know the faces, if not the names, of most everyone you meet on the street - most by first name
Anonymous 10/19/2021 02:05 PM	Friendly and home feeling
Anonymous 10/20/2021 05:58 PM	Friendly, helpful, trustworthy community.
Anonymous 10/21/2021 12:31 PM	Minimal traffic, government services actually answer the phone,
Anonymous 10/21/2021 02:51 PM	Small population, not too many businesses, wide open expanses of land unencumbered by buildings/houses
Anonymous 10/21/2021 02:54 PM	Keeping it small
Anonymous 10/22/2021 10:53 AM	Where people you may or may not know wave "hello" and smile. Where you know the bank tellers, desk clerks at the post office and employees at local businesses. Where downtown can be walked

through in a short time. In Emmett, I see "Norman Rockwell moments

Ashleylaw

10/22/21 10:01:03 PM

I like the unpretentious feeling of the city

Anonymous

10/23/2021 06:51 AM

The streets are not overwhelmed with people and cars. You feel safe out on the streets and can wave to your neighbor.

Anonymous

10/22/2021 07:31 AM

A town that chooses to be courteous of each others and their needs first. Local activities to be local business and not to be advertised to be advertised locals.

Anonymous

10/23/2021 07:44 AM

A community that participates in activities. A community that watches out for each other and cares for each other. A community that know their neighbors.

Anonymous

10/25/2021 12:10 PM

There are no big box retail stores here. You see people you know when you go out. This is small town living at its best!

Anonymous

10/27/2021 03:46 AM

Shopping but not over run by large stores and chain restaurants. Highschool with less than 1800 kids. Lack of big hiding developments

Anonymous

10/27/2021 09:31 AM

Less traffic and crime

Anonymous

10/27/2021 11:01 AM

just that can move around with little difficulty how ever washington avenue has become congested at times

Anonymous

10/27/2021 11:56 AM

You know most people. Safe. Quiet. Less congestion. Kinder and friendlier.

Anonymous

10/27/2021 03:17 PM

Not a lot of people sense of community

Anonymous

10/28/2021 03:57 PM

Seeing the same people over and over. Conservative values. Freedom. Family-oriented.

Questionnaire #1: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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Anonymous 10/25/2021 05:15	Not overcrowded, minimal traffic
Anonymous 10/25/2021 06:26	I love that it's not too crowded and the city does many activities for families
Anonymous 10/28/2021 06:52	Community working together to help each other
Anonymous 10/28/2021 07:26	People friendly. Most services you need without big box stores
Anonymous 10/28/2021 07:39 AM	Close knit community
Anonymous 10/28/2021 08:12 AM	Small enough to know your neighbors.
Anonymous 10/28/2021 08:56 PM	Enjoy the ranching and farming community and what was small town for errands.
Anonymous 10/28/2021 09:21 PM	Friendly locals, gatherings, charm
Anonymous 10/28/2021 11:00 PM	Slower pace. Kind people.
Anonymous 10/29/2021 06:47 AM	No building over taller than trees. Get anywhere in 5 min.
Anonymous 10/29/2021 07:05 AM	Historical downtown and small town activities
Anonymous 10/29/2021 07:12 AM	I mean, no big box stores, no more housing developments / apartments, basically just stop all the growth, unless it's someone who is building a home for themselves and their family, NOT a developer who just ruins an area, and moves on with their \$



Questionnaire #1: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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Anonymous  
10/29/2021 07:33 AM

Local people work here, live here , take care of each other.  
Someone is always here to help.

Anonymous  
10/29/2021 07:53 AM

Less people less traffic

Anonymous  
10/29/2021 09:00 AM

Less people, less traffic, friendly people

Anonymous  
10/29/2021 09:49 AM

It's a friendly place still

Bilkar12  
10/29/2021 10:14 PM

A sense of community and people caring about others.

Anonymous  
10/29/2021 12:24 PM

Friendly people

Anonymous  
10/29/2021 04:57 PM

Community based activities downtown and when someone is in need, community steps up to help out.

Anonymous  
10/30/2021 07:56 PM

People have opened businesses here that are supporting our town. They know who you are. We support each other.

Anonymous  
10/30/2021 01:55 PM

Less traffic. Local shops and stores.

Anonymous  
10/30/2021 05:39 PM

Everyone is comfortable with everyone, and people are kind to one another

Anonymous  
10/31/2021 10:11 PM

Friendly people, less traffic and hustle bustle. Lots of country area still not a concrete maze.

Anonymous  
11/01/2021 07:34 AM

No traffic, people are kind, community events are well supported and attended

Mpeper  
11/01/2021 07:41 AM

Kind and courteous citizens, less traffic, focus on local events, less regulation, fees and taxes and more common sense

Questionnaire #1: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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Anonymous  
11/01/2021 07:34 AM

The fact that we are comfortable allowing our children to attend events without is being at the same event every single time is comforting.

Anonymous  
11/01/2021 01:53 PM

Emmett still has that feel of an old town. The rustic vibe the people are doing their best to keep a part of it in place.

Anonymous  
11/01/2021 03:51 PM

People know each other and wave, join at the farmers market. Growers selling out the backs of their trucks.

Anonymous  
11/01/2021 11:03 AM

Simply put its wholesome people with good morals and principles, with a heart for community spirit. Be it backing the football team or organizing a charitable event etc. Usually derived from a strong church environment.

F Gregory Hall  
11/02/2021 11:37

keep Walmart, Winco, Strip Malls and Cookie Cutter Subdivisions. Lets not let Emmett become a Kuna or Meridian.

Anonymous  
11/02/2021 04:20 PM

Lighter traffic, less population, and ability to get to know most people

Anonymous  
11/03/2021 11:29 AM

It still feels like a community where people acknowledge each other unlike a larger city where people pretend like the people around them are invisible unless they need to interact directly with them.

Anonymous  
11/03/2021 03:05 PM

People are friendly and courteous. Traffic is somewhat light, but is getting heavier

Anonymous  
11/03/2021 03:32 PM

Places are not crowded. There is a sense of safety. A lot of businesses are locally owned. We can ride our bikes to most places.

Anonymous  
11/03/2021 11:13 AM

No big box stores, small town restaurants and not a ton of people

Questionnaire #1: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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Anonymous

11/04/2021 10:37 AM

People try to get to know you.

Anonymous

11/04/2021 11:37 AM

Not crowded; no real traffic problems; people are friendly

Anonymous

11/04/2021 11:57 AM

I was born here. The feeling of familiarity. Running into people I have known all my life. A feeling like the Idaho I grew up in, not like a big city. Agriculture and undeveloped lands being primary.

Anonymous

11/04/2021 07:04 PM

Less traffic, plenty of small interesting small business . Small school district.

Anonymous

11/05/2021 12:27 PM

Not a lot of people

Anonymous

11/05/2021 11:30 AM

I love the wholesome family friendly environment of Emmett. It's a good place to be raise a family. I love the quiet and relaxing atmosphere on our agricultural property

Anonymous

11/10/2021 10:14 AM

Low population, fewer housing developments

Anonymous

11/10/2021 12:31 PM

Not having commissioners that approve every development under the sun, not turning every piece of farmland into high density housing, not turning Emmet into the next Meridian, the next Boise, the next Portland...

Anonymous

11/11/2021 05:06 PM

A feeling of separation from the larger cities. The many festivals and events. The friendliness of the people and the smaller businesses.

Anonymous

11/11/2021 09:19 PM

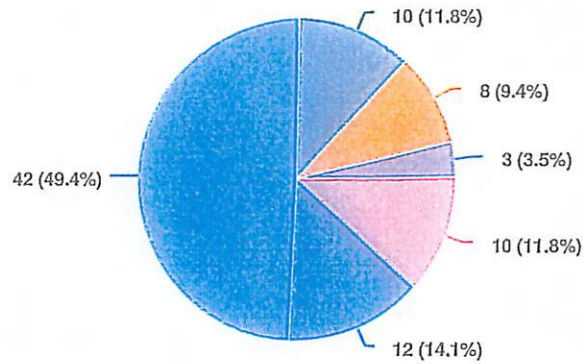
1) Two kids about age 10, perfectly safe riding bikes down to river with their fishing poles. Civic/church groups work together on Friendship dinners for community. Teenagers on horse the drive-through at Sonic. Farmer selling corn out of back of a truck.

Optional question (67 response(s), 18 skipped)

Question type: Single Line Question

---

**Q4 What do you feel could use improvement in Emmett?**



**Question options**

- Additional activities
- Additional jobs
- Diversity in housing (i.e. character, size, type, cost)
- Character enhancements (i.e. streetscape)
- Traffic mitigation
- Other (please specify)

*Mandatory Question (85 response(s))*  
*Question type: Radio Button Question*

**Q5 If the City of Emmett is known for one thing 10 to 20 years from now, what would you want it to be?**

- Anonymous  
9/20/2021 07:44 AM

Great place to live, work and raise a family.
- Anonymous  
9/21/2021 04:04 PM

To not be known by people in the treasure valley
- Anonymous  
10/13/2021 07:41 PM

That it stayed rural
- Anonymous  
10/14/2021 11:19 AM

Character, activities, commercial development, quality homes
- Anonymous  
10/14/2021 03:02 PM

The town that still doesn't have a Walmart 🇺🇸
- Anonymous

Responsible controlled growth that serves the citizenship well

Questionnaire #1: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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10/15/2021 09:24 AM	being instead of developers, chambers of commerce unbridled growth agendas
Anonymous 10/17/2021 12:14 PM	I would like to see a city that has avoided the denture retirement community trap by incorporating more industry and business that provides good paying jobs and lessens the reliance on commuting for employment , maintain its sense of independent community
Anonymous 10/19/2021 12:15 PM	Cherry Festival
Anonymous 10/20/2021 09:50 AM	unique environment which showcases its natural resources
Anonymous 10/20/2021 02:51 PM	That it wasn't wrecked by wiping out the wide open spaces and overburdening the infrastructure
Anonymous 10/21/2021 02:54 PM	Still a very small agricultural town
Anonymous 10/21/2021 10:53 AM	A place that brings joy by just being here.
Ashleylaw 10/22/2021 01:08 PM	A country escape from the city to visit and/or raise a family
Anonymous 10/23/2021 05:11 AM	A place that froze in time.
Anonymous 10/23/2021 07:31 AM	A community similar to Mayberry ie people take care of each other, friendly, kindness
Anonymous 10/23/2021 07:44 AM	High quality if life and living standards. Decreased urban growth in our agriculture and natural resource area.
Anonymous 10/23/2021 10:15 PM	A town built with strong bones and strong values. Keep improving the school system, control growth as much as possible. No cheap builders, enhance new approved subdivisions w/ walkways, common areas. Keep multi housing to a minimum!

Questionnaire #1: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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Anonymous 10/25/2021 12:10	That it didn't grow like Boise, Meridian, and Nampa. That it stayed small and found other ways to prosper.
Anonymous 10/25/2021 10:28	Payette river Greenbelt.. needs a greenbelt that runs from the island complex to plaza bridge.. get together with land owners and figure out away.. for safety reasons for floaters and fisherman..
Anonymous 0/27/2021	That it was an honest ans safe place to raise a family
Anonymous 10/27/2021 08:46	Kind, safe community
Anonymous 0:27 - 11:56	Schools, healthcare,
Anonymous 0/27 1:21 03:17	Community
Anonymous 10/27/2021 10:42	They valued growth and worked to make their schools and hospital better!
Anonymous 10/27/2021 09:57	Being a safe, family-friendly community
Anonymous 10/27/2021 05:09	Destination for recreation and tourism
Anonymous 0/28/2021 05:15	Small town charm
Anonymous 10/28/2021 09:20	Still keep that small town feeling
Anonymous 11/28/2021 09:52	Active, engaged community
Anonymous	Cherry Festival, Conservative,, fun place to visit

Questionnaire #1: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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10/28/2021 07:26 PM

Anonymous

Didn't oversell or over build

10/28/2021 07:33 PM

Anonymous

Our small town feeling.

10/26/2021 08:13 PM

Anonymous

Peaceful community

10/25/21 08:14 PM

Anonymous

Agricultural opportunities

10/22/2021 08:56 PM

Anonymous

Staying small and true to ourselves. Not making it about money

10/28/2021 08:56 PM

Anonymous

Farming

10/28/2021 10:21 PM

Anonymous

The small town feel.

10/28/2021 11:00 PM

Anonymous

Community. It's always been the cherry festival.

10/28/2021 08:47 AM

Anonymous

A clean welcoming atmosphere

10/28/2021 07:05 AM

Anonymous

I would like Emmett known as an EXTREMELY conservative town, that does not offer or accept, government assistance such as welfare, food stamps, wic. Or similar programs.

10/29/2021 07:12 AM

Anonymous

Good housing

10/29/2021 07:28 AM

Anonymous

Perfect small town life. A perfect place to live where people look out for each other.

10/28/2021 07:33 AM

Anonymous

Cherry Festival

Questionnaire #1: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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Anonymous 11/29/2021 08:00 AM	That we were able to limit and keep the agricultural areas when the rest of the valley was all about more money!
Bilkar12 11/29/2021 12:22 PM	It's beauty, location and sense of community.
Anonymous 10/29/2021 12:42 PM	Cherry festival still
Anonymous 10/29/2021 04:57 PM	We are more than a bedroom community
Anonymous 11/29/2021 07:56 AM	Emmett
Anonymous 11/30/2021 08:56 AM	Best small city in Idaho.
Anonymous 11/29/2021 07:56 AM	Well supported school districts
Anonymous 11/29/2021 05:39 PM	Orchards
Anonymous 11/31/2021 08:11 AM	Friendly, less crowded country town.
Anonymous 11/30/2021 07:00 AM	Managing growth admirably
Mpeper 11/30/2021 08:17 AM	That even though we grew in population (inevitable), we kept our friendly and kind demeanor, welcoming others with friendliness, and grew in a smart way that doesn't push out or minimize those who have been here for a long time.
Anonymous 11/17/2021 07:34 AM	The investment, betterment, and enhancement of Emmett education.



Questionnaire #1: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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Anonymous 11/01/2021 01:53 P	Easy enough. Saw mill and agricultural
Anonymous 11/01/2021 03:51 PM	To be the hub for grub. More food growth and fruit trees planted..
Anonymous 11/01/2021 11:05 F	The same as I stated in item 1 above to be the same.
F Gregory Hall 11/02/2021 11:37 AM	Hopefully, it doesn't have a Walmart, Winco, Costco, strip malls, cookie cutter subdivisions
Anonymous 11/02/2021 04:20 PM	That we wouldn't allow ourselves to turn all our open spaces and farmland into row after row of look alike subdivisions.
Anonymous 11/02/2021 11:29 AM	I would want people to come hunk of emmett as a charming little town that is safe and conducive to raising happy well out fed children
Anonymous 11/02/2021 02:15 PM	Still a small town feel
Anonymous 11/02/2021 02:15 PM	Sustainable growth and handles the problem of affordable housing
Anonymous 11/03/2021 01:13 PM	Our ability to survive as a unit outside the major cities over the hill
Anonymous 11/03/2021 10:37 A	Small town feeling. And don't grow so fast like Eagle Nampa Caldwell.
Anonymous 11/03/2021 11:34 AM	Beautiful small town
Anonymous 11/04/2021 10:50 AM	Conservative values. Didn't give in to becoming a suburb of Boise. Replaced old orchards and farms, quit building lane, cheap, cookie cutter subdivisions.

Questionnaire #1: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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Anonymous 10/4/2021 07:04 PM	Our lovely surrounding valley and the Squaw Butte
Anonymous 11/07/2021 2:27 PM	The one that halted growth.
Anonymous 11/06/2021 04:36 PM	A city that planned and managed growth efficiently to handle traffic and growth while remaining small town friendliness.
Anonymous 11/07/2021 09:02	Agriculture
Anonymous 11/09/2021 1:30 AM	Small town/agricultural community
Anonymous 11/15/2021 0:14	Responsible growth management
Anonymous 11/10/2021 2:21 AM	a respectful conservative community
Anonymous 11/10/2021 9:03 AM	Cherry festival
Anonymous 11/11/2021 05:06 PM	It's friendliness and small town atmosphere.
Anonymous 11/11/2021 09:16	Citizens who pitch in to help, pitch in to donate, take care of the community.

Optional question (77 response(s), 8 skipped)  
Question type: Single Line Question

**Q6 What are some key GOALS or OPPORTUNITIES that the City should explore to elevate Emmett?**

Anonymous 11/11/2021 07:11 AM	Continue to properly fund repair, replacement or adding infrastructure to keep pace with growth.
----------------------------------	--

Questionnaire #: Vision and Values : Survey Report for 15 September 2021 to 11 November 2021

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Anonymous 9/21/2021 04:04 PM	Encourage small business development and opportunities for the residents of gem county
Anonymous 10/13/2021 11:41 PM	More river access. A river walk. A wall separating the current river walk from the treatment plant.
Anonymous 10/4/2021 11:19 AM	Commercial Development and growth along major highway
Anonymous 10/12/2021 03:02 PM	Improve infrastructure to account for the growth inevitably that is coming
Anonymous 10/15/21 03:49 PM	Rehab the golf course. Washington Ave. and downtown Main St. should be tree lined. The aesthetics of the downtown is as bland as can be. Mandate all future lighting is to be dark sky friendly
Anonymous 10/7/2021 2:14 PM	Jobs, Jobs Jobs - the sustainable housing will take care of itself if there are are good paying jobs. Emphasis on light industrial and recreational and tourism. The second would be enhancing our school and community activity facilities.
Anonymous 10/19/2021 2:15 PM	Cheaper housing
Anonymous 10/19/2021 09:58 AM	focus on downtown maintenance (streets, sidewalks, signage) and then prioritize public facilities
Anonymous 10/19/2021 02:51 PM	KEEPING THE TAXES/BONDS TO A MINIMUM SO CURRENT RESIDENTS CAN AFFORD TO CONTINUE TO LIVE HERE More agriculture, fewer homes,
Anonymous 10/19/2021 05:57 PM	Still a very small agricultural town
Anonymous 10/22/2021 10:53 AM	Increase affordable housing for young families and career opportunities in Emmett. Encourage healthful lifestyles with beautiful walking trails.

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Ashleylaw 10/22/2021 01:03 PM	Add more options for tourism, more businesses with websites to attract visitors (not just Facebook pages) more businesses on Main Street
Anonymous 10/23/2021 06:42 AM	Slow the growth to something that can be managed.
Anonymous 10/23/2021 07:31 AM	Gaining people opinions and listen to the communities concerns.
Anonymous 10/22/2021 07:44 AM	Explore towns such as Baker, Jackson Hole, Ketchum, CDA, and learn from their mistakes and successes.
Anonymous 10/23/2021 11:51 AM	River walk, new school, library enhancement. Fill the empty buildings instead of building new ones!
Anonymous 10/23/2021 12:10 PM	Look more into creating a tourist destination instead of expanding the population. Make downtown a destination with restaurants, shops, and museums. STOP BUILDING HOUSES!
Anonymous 10/26/2021 09:26 AM	Payette river Greenbelt.. needs a greenbelt that runs from the island complex to plaza bridge.. get together with land owners and figure out away.. for safety reasons for floaters and fisherman..
Anonymous 10/27/2021 06:31 AM	Encourage Utilization of industrial spaces for job providing business,
Anonymous 10/27/2021 08:46 AM	Limit growth
Anonymous 10/27/2021 09:03 AM	More useful commerce - another grocery store.
Anonymous 10/27/2021 11:14 AM	new school facilities compared to schools over the hill we look like a 3rd world country
Anonymous 10/23/2021 11:02 AM	Improved school buildings, new hospital building, more grocery stores, more restaurants

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Anonymous 10/28/2021 03:57 PM	Continuing time explore ways to keep money in Emmett, instead of being spent over the hill
Anonymous 10/29/2021 05:03 PM	More bike lanes and areas to safely walk. For example: E Black Canyon Hwy
Anonymous 10/29/2021 05:15 PM	Emmett should build a hockey/skating rink. With the one still closed in Boise and McCall being the other option it could be good for the city
Anonymous 10/29/2021 03:26 PM	Slow expansion. No more tract homes
Anonymous 10/29/2021 05:52 PM	More offerings from the rev dept like canning, gardening, crafting classes, sports for kids, life skills for homeschoolers, activities for toddlers on weekdays
Anonymous 10/29/2021 07:26 PM	Road resurfacing and repairs, more restaurants and another market
Anonymous 10/29/2021 08:13 PM	We really need to rethink the Sports Park. It needs serious upgrading, bathrooms, maybe turn part of it into a beach for locals. It's so unused, when it could just be an amazing place, other than some baseball fields and a swampy bug infested pond.
Anonymous 10/29/2021 07:48 PM	Green energy
Anonymous 10/30/2021 08:56 PM	Get more cops. Cap building, fix the traffic you all caused, make emmett affordable again
Anonymous 10/28/2021 08:58 PM	Leave it alone. Want fancy and big go live in boise
Anonymous 10/29/2021 11:00 PM	really need to encourage a second grocery store. Anti littering

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Anonymous 10/29/2021 06:27 AM	Expand the rv community. This brings money, tourist which will shop. And the list goes on
Anonymous 10/29/2021 07:05 AM	Shopping, job and affordable housing enhancement. As well as downtown appeal. Too many empty shops on Main St. Bring it to life!
Anonymous 10/29/2021 07:12 AM	I think the number 1 goal should be to stop growth, meaning NO more traffic signal lights, NO more housing developments of any kind.
Anonymous 10/29/2021 07:28 AM	New passing lane after the hill
Anonymous 10/29/2021 07:33 AM	Beautification of Emmett. More small businesses
Anonymous 10/29/2021 07:53 AM	Better paying jobs locally to reduce the people having to commute over the hill
Anonymous 10/29/2021 08:00 AM	Bring in small industry for better paying jobs
Anonymous 10/29/2021 08:49 AM	Add another grocery store
Anonymous 10/30/2021 12:42 PM	Traffic and housing and another grocery store
Anonymous 10/30/2021 01:57 PM	Investment in our kids, good sidewalks on all the main streets to encourage safe exercise and access to businesses. Do not build anymore roundabouts!
Anonymous 10/30/2021 07:56 PM	Emmett
Anonymous 10/30/2021 08:36 PM	More or better restaurants. Improve the look of downtown.

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Anonymous 10/2/2021 07:16 A	Diversity I've new businesses revitalizing the downtown
Anonymous 10/2/2021 05:39 PM	More activities for the children, more stores, and traffic options
Anonymous 10/31/2021 05:11	Less housing tracts, more opportunities of businesses for us here now.
Anonymous 11/01/2021 05:41 A	Plan ahead. Look at Emmett as the Eagle of 1990 and plan growth wisely. Let developers pay for growth infrastructure so long time citizens don't get taxed out of their homes
Anonymous 11/01/2021 07:34 PM	Increase in business/career opportunities, technical/vocation education post high school, improvements to city park facilities (tennis courts, the eye-sore that was the pool, playground monitoring system, bathrooms).
Anonymous 11/01/2021 01:53 PM	Downtown, entertainment, shopping, Keeping money spent in Emmett.
Anonymous 11/01/2021 03:51 PM	Payette river produce, the place to go find fruit, veggies, local meats.
Anonymous 11/01/2021 11:02 PM	Provide lighting to the island. Hire more officers so one can do a routine patrol. Open communication with the landowner of the downtown buildings to see if they can get him to rent them. Re-pave more of our roads.
Anonymous 11/02/2021 04:20	Don't let Emmett become another over built commuter city.
Anonymous 11/03/2021 1:29 PM	Bring back the public pool and add a splash of to give kids in town a safe activity during the warmer months.
Anonymous 11/03/2021 02:15 PM	Growth can be in moderation if done wisely. Developers don't care about where they build houses, that is how they operate. Emmett has to supply them with infrastructure and everyone pays for it.

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Anonymous 11/09/2021 05:32 PM	Making sure there are affordable housing opportunities. Create business infrastructure that encourages small business. More parks and recreational sites. Protecting the river.
Anonymous 11/09/2021 05:13 PM	Additional small businesses and maybe something to bring jobs to the town so people are forced to go elsewhere for work
Anonymous 11/09/2021 11:11 AM	Make the downtown more vibrant. I am concerned that if the city doesn't plan for growth—which is inevitable—that chaos will reign. Need to get ahead of it NOW before it is too late. Old timers need to understand that change will come. Make it good change
Anonymous 11/04/2021 1:52	Keeping Emmett small. Supporting farmers and people that have century old roots here.
Anonymous 11/04/2021 07:04 PM	Continuing the development of the downtown
Anonymous 11/06/2021 04:36	I would like to see more businesses, more walking areas and family friendly activities.
Anonymous 11/07/2021 08:02	Agricultural based trade school
Anonymous 11/07/2021 1:30 AM	Listen to what the current residence want. Stop approving every single thing that comes across the commissioners desks.
Anonymous 11/07/2021 0:11	Grants for splash pad and community improvements
Anonymous 11/10/2021 2:21 AM	practice disciplined and methodical approaches when considering housing development and business development including considering what is respectful to our community when approving bars / dance establishments, wedding and barn venues.
Anonymous 11/10/2021 1:03	It would be great to get a better company for the carnival rides at the cherry festival. The last company's parts were breaking off



while people were riding. It was embarrassing as a community member.

Anonymous

11-11-2021 05:00 PM

Improve schools, maintain infrastructure and small town feeling of the area. Encourage small business on Main Street.

Anonymous

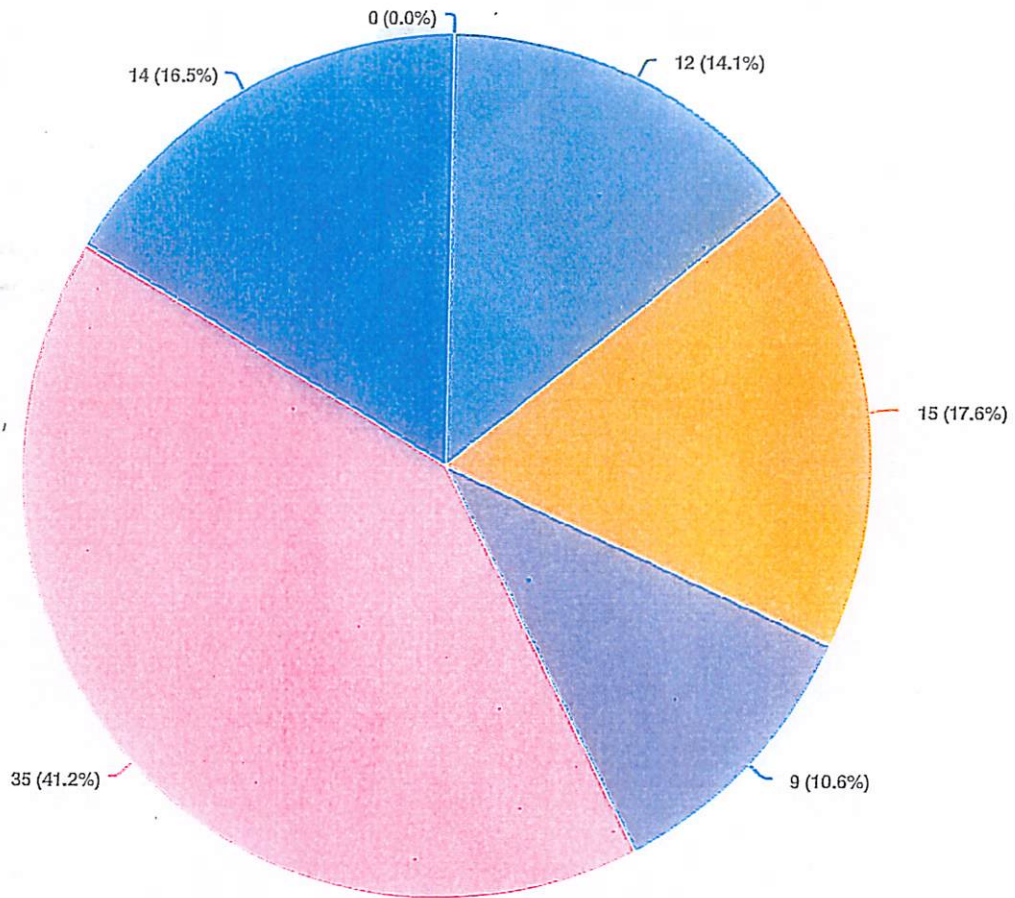
11-11-2021 09:19 PM

I am not interested in elevating Emmett to be like Eagle. I love Emmett the way it is. I love the County Fair/ 4H, high school games, car shows, fundraisers, museum, downtown, the hills that surround Emmett, safety of our kids, and all income levels.

Optional question (71 response(s), 14 skipped)

Question type: Single Line Question

**Q7 · How should we reach out to the community during this process?**

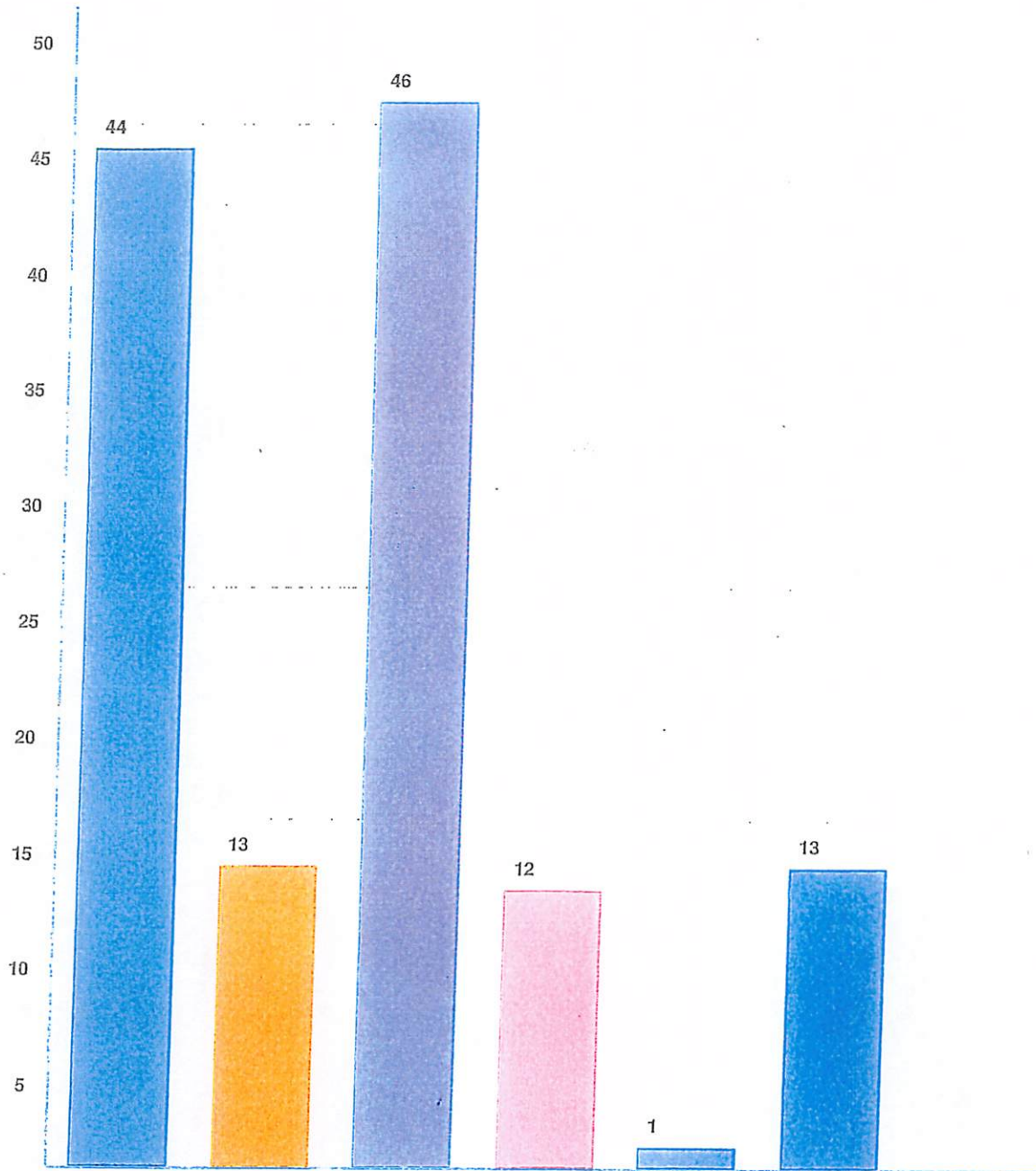


**Question options**

- Website updates
- Email notifications and updates
- Emmett Messenger Index
- Social media
- Other (please specify)
- Other newspaper

Mandatory Question (85 response(s))  
Question type: Radio Button Question

**Q8 . Tell us a little but about your relationship with the City of Emmett (select all that apply)**



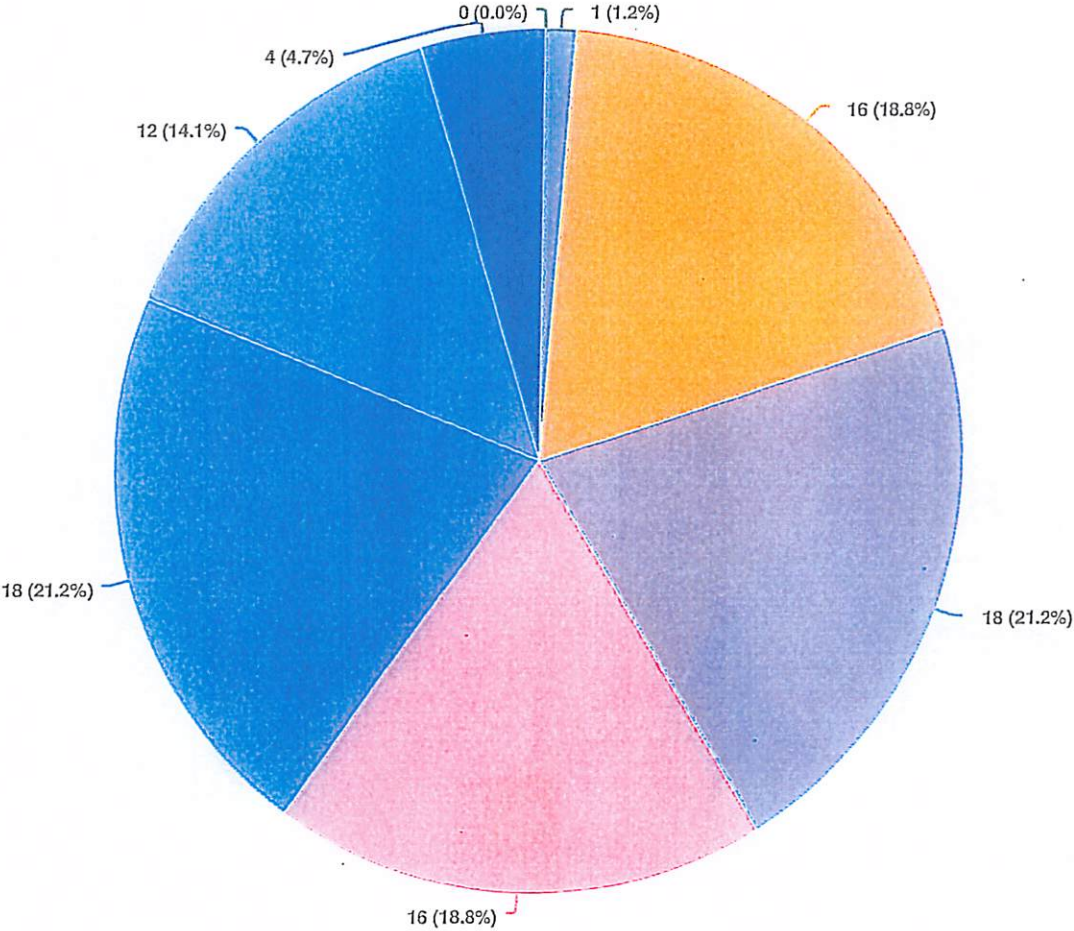
**Question options**

- I live in the City
- I work in the City
- I reside in Gem County
- I work in Gem County
- I am a visitor to the City and/or County
- Other (please specify)
- Prefer not to say

Mandatory Question (85 response(s))

Question type: Checkbox Question

Q9 - What is your age?



Question options

- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+
- Prefer not to say
- Under 18

Mandatory Question (85 response(s))  
Question type: Radio Button Question

**Q10 Are you interested in participating in a one-on-one interview with one or more members of the project team? These will be about 30–45 minutes and conducted either in-person or over the phone. If so, please provide your email below, and we will be in contact with details.**

Anonymous dmillan-sotelo@cityofemmett.org  
9/22/2021 07:46 AM

Anonymous 60hertz291@gmail.com  
9/15/2021 09:49 PM

Anonymous dgray@messenger-index.com  
10/17/2021 12:14 PM

Anonymous christinaleeallen@gmail.com  
10/20/2021 09:58 AM

Anonymous norske45@gmail.com  
10/21/2021 02:51 PM

Anonymous norske45@icloud.com  
10/21/2021 02:54 PM

Ashleylaw yes....ashleylaw602@gmail.com  
10/22/2021 07:08 PM

Anonymous moebar865@gmail.com  
10/23/2021 07:08 AM

Anonymous missjoyce6740@outlook.com  
10/23/2021 07:31 AM

Anonymous LoveNOuthdoors@outlook.com  
10/23/2021 07:44 AM

Anonymous pinkloughry@yahoo.com  
10/23/2021 10:15 PM

Anonymous youngwriter576@gmail.com  
10/25/2021 12:10 PM

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Anonymous kingfisher\_mail@yahoo.com  
10/27/2021 10:28 AM

Anonymous joey4legs@msn.com  
10/27/2021 10:31 AM

Anonymous billw@valleypump.biz  
10/27/2021 10:14 AM

Anonymous anglephillipsidaho@gmail.com  
10/27/2021 10:42 AM

Anonymous thomasoregon@yahoo.com  
10/28/2021 10:00 AM

Anonymous jonwissel@yahoo.com  
10/28/2021 10:05 PM

Anonymous ctuteur@mac.com  
10/28/2021 08:12 PM

Anonymous sage.lanham@yahoo.com  
10/28/2021 08:56 PM

Anonymous sage.lanham@yahoo.com  
10/28/2021 08:58 PM

Anonymous blieske54@gmail.com  
10/28/2021 06:47 AM

Anonymous mattandcindybrock@gmail.com  
10/30/2021 04:57 PM

Anonymous wb7rws@gmail.com  
10/30/2021 07:58 AM

Anonymous lancephillipsidaho@gmail.com  
10/31/2021 07:16 AM

Anonymous scarletsofia1800@gmail.com

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10/12/2021 05:41 P.

Anonymous heather@highlandgamill.com

10/20/2021 05:41 P.

Mpeper mindypeper@hotmail.com

11/01/2021 08:17 AM

Anonymous Henryscout94@gmail.com

11/01/2021 07:24 AM

Anonymous robdogg\_hett@yahoo.com

11/01/2021 01:53 PM

Anonymous jodicrawford0350@yahoo.com

11/01/2021 1 PM

Anonymous donttreadonme2021@tutanota.com

11/01/2021 1:08 PM

F Gregory Hall fgreg.hall@gmail.com

11/02/2021 1:37 PM

Anonymous elliottparker324@gmail.com

11/03/2021 1:21 AM

Anonymous churchohana@gmail.com

11/04/2021 11:50 AM

Anonymous katieknits7@msn.com

11/05/2021 04:30 PM

Anonymous Tim-kay@live.com

11/11/2021 07:14 PM

Anonymous curlysl18@gmail.com

11/11/2021 05:06 PM

Optional question (38 response(s), 47 skipped)

Question type: Email Question