CITY OF EMMETT

Planning & Zoning Department

STAFF REPORT

APPLICATIONS: ANN 22-003, SUP 22-003, AND PP 22-003- ANNEXATION W/ZONING, SUP FOR A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT FOR PROPOSED GROVELAND SUBDIVISION

P&Z COMMISSION HEARING DATE: October 3, 2022

COUNCIL PUBLIC HEARINGS: NOVEMBER 8, 2022

OWNER: DENNIS AND WILLEAN WHITE

APPLICANT: KB HOMES IDAHO LLC 1299 N. ORCHARD, SUITE 200 BOISE, ID, 83706

PROPERTY LOCATION: S. SUBSTATION AND E. 4TH ST.

PARCEL NUMBER: RP06N01W087203 AND RP06N01W087600

STAFF PLANNER: BRIAN SULLIVAN

1. APPLICATION SUMMARY/BACKGROUND:

The applicant, Sabrina Durtschi, representing KB Homes Idaho LLC, is requesting approval of three applications for Groveland Subdivision.

The applications include the following:

- 1. Annexation with zoning classification of RP06N01W087203 (39.418 acre) and RP06N01W087600 (1.260 acre) parcels, totaling 40.67 acres with the requested zoning classification of R-1, single-family residential. This property is located to the north of Gem Park Estates Subdivision, and is contiguous to the city limits.
- 2. Special Use Permit for a Planned Unit Development, PUD.
- 3. Preliminary Plat which includes 170 single-family lots and 16 common lots.

The gross density for this site is 4.2 dwelling units per acre. Lot sizes range from 5.051 sf. - 12,769 sf.

Open Space required for 40.7 acres by ECC for a PUD is 10% or <u>4.07</u> acres. Groveland is currently providing 15% or 5.7 acres of common open space that will serve all residents.

All roads will be constructed with curb, gutter, and sidewalk and improved to the City of Emmett Staff Report

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design standards. As with all subdivisions in the city, all roads are dedicated to the Public and under the ownership of the City of Emmett. A final landscape plan will need to be submitted and approved prior to the final plat. The applicant did provide a preliminary landscape plan for review. Sewer, water, and pressure irrigation will be provided to each lot. Storm water design will be submitted with the construction drawings.

The following summary lists the Comprehensive Plan policies and goals and Emmett City Code (ECC) that pertain to these applications. To see the full description of how these applications comply, please read further into this staff report, pages 5-13.

Chapter 3- Housing, Page # 6

- Future Conditions which state various densities and housing types should be allowed.
- General Housing Goal Statement states housing is one of the most basic and important human needs.
- Policies for the Gem Community, sections 3.1.1, 3.1.2, 3.1.3, 3.1.7

Chapter 8- Recreation and Open Space, Page #7

- 2.0 Park Facilities and Acquisition Goal
- Policies for City of Emmett, sections 8.2.3 a, b, and c, 8.2.4

Chapter 9- Public Services and Utilities, Page #7

• Policies for City of Emmett, sections 9.1.2

Chapter 10- Transportation, Page #8

- Transportation Goal Statement states "Develop a balanced and mixed transportation system which provides for the efficient and safe movement of people and goods."
- 1.0-Transportation Policy section 10.1.2
- 2.0 Street Beautification Goal Statement, "Promote the beautification of federal, state, and local roads to improve the visual impact of Emmett and Gem County.
- Policies for Street Beautification, section 10.2.1
- 4.0 Pathway Goal Statement
- Policies for Pathways, sections 10.4.2, 10.4.3

Chapter 12- Land Use, Page #8

- Future Conditions #1 and 2.
- Gem Community Future Land Use Map # 1-3
- Area of City Impact, area for a variety of residential densities 2-6 units per acre.
- Impact Area Policies 12.22 Residential areas services by municipal services. When the land becomes contiguous, annexation will be evaluated.
- General Land Use Policies 12.1, 12.3, 12.4, 12.5 12.13, 12.14, 12.15

Zoning and Subdivision Ordinance

ECC 10-2-3H requires the Commission and Council to consider the objectives of the Subdivision Ordinance and at least the following findings: Page # 10

- The conformance of the subdivision with the comprehensive development plan.
- The availability of public services to accommodate the proposed development.
- The continuity of the proposed development with the capital improvement program.
- The public financial capability of supporting services for the proposed development.

Annexation: ECC 9-15-10 H requires the Commission to make findings for any annexation application before recommending approval to the Council. Page # 11

• Determine whether the proposed annexation will be harmonious and in accordance with the

specific goals and policies of applicable components of the Gem Community Comprehensive

- Recommend that the property sought to be annexed should be zoned as one or more zoning districts (as more fully described in the Emmett Zoning Ordinance
- Purpose Statement of Zone: ECC 9-3-2.B lists the purpose of the "R" zone as follows: "To permit the establishment of residential dwellings.

<u>Rezone:</u> ECC 9-15-4 B requires the commission to find that the request is in accordance with the Comprehensive Plan. **Page # 12**

Planned Unit Development (PUD): ECC 9-9-11, Page # 12

• The commission shall find that the facts submitted with the application presented to them establish that: A-H

Special Use Permit 9-8-1, Page # 13

• 9-8-3 General standards applicable to all special uses A- I.

2. APPLICATION & PROPERTY FACTS:

A. Site Address/Location:

The subject property is located within Section 8 of T6N, R1W.

- B. Current Owner(s): Dennis and Willean White
- C. Applicant(s): KB Homes Idaho LLC
- D. Representative(s): Sabrina Durtschi
- E. Engineer: Abbey Hahn, Kimley Horn Engineering
- F. Present Zoning: A-2 Rural Transitional Ag. (County)
- G. Present Comprehensive Plan Designation: Area of City Impact
- H. Property Size: Approx. 40.7 acres

3. APPLICATION PROCESS FACTS:

A. Application Submittal:

The complete application for this item was received by the P&Z Department on June 21, 2022.

B. Notice of Public Hearing:

Notice of Public Hearing on the application was published in accordance with requirements of Title 67, Chapter 65, Idaho Code on June, 22, 2022, August 24, 2022, September 14, 2022, and October 19, 2022. Notice of this public hearing was mailed to property owners within 300 feet of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code on June 22, 2022, August 23, 2022, September 14, 2022, and October 20, 2022. The physical property was posted for the public hearing on June 30, 2022.

C. Relevant Ordinances and Required Actions:

The subject application will in fact constitute an Annexation application as determined by

Emmett City Code (ECC) 9-15-10A - D. By reason of the provisions of the ECC Title 9, Chapter 15, a public hearing is required before the Zoning Commission ("Commission") and the City Council ("Council") on this matter. The Commission must make a recommendation to the Council and make findings of fact and conclusions of law relating to compliance with the Comprehensive Plan, per ECC 9-15-10H.

The subject application will in fact constitute a rezone as determined by Emmett City Code. By reason of the provisions of the Emmett City Code Title 9, Chapter 15, a public hearing is required before the Zoning Commission and the City Council on this matter.

The applicant is requesting a Planned Unit Development as allowed in ECC 9-9-1.

The <u>PUD</u> application proposes two exceptions to Emmett's R-1 design standards – the minimum lot size and minimum lot frontage. (See PUD analysis below).

The subject application qualifies as a subdivision and will in fact require a Special Use Permit for a Planned Unit Development as outlined in ECC 9-9-8, Procedure for approval of a planned unit development. By provisions of the Emmett City Code Title 9, Chapter 9, Section 10, a public hearing is required before the Zoning Commission. The Commission shall make a recommendation to the Council.

The subject application will in fact constitute a Preliminary Plat as determined by Emmett City Code (ECC), Title 10, Chapter 2. By reason of the provisions of the Emmett City Code Title 10, Chapter 2, a public hearing is required before the Planning & Zoning Commission and a review of the recommendation is due by the City Council on the matter of the Preliminary Plat.

The city council shall consider the recommendation of the commission at the next available regularly scheduled council meeting and may delay their decision pending submission of additional information or approve, conditionally approve, or disapprove the preliminary plat application as presented to the commission. Should the council disapprove the recommendation of the commission it shall hold a public hearing following the notification and hearing procedures listed above.

- D. History of Previous Actions on Property: None
- E. Companion Applications: Annexation, ANN 22-003, SUP 22-003, and Preliminary Plat, PP 22-003.

4. LAND USE:

- A. Existing Land Use(s): Vacant land.
- B. Description of Character of Surrounding Area: Medium density residential to the south and east, with primarily vacant land to the north, and west.
- C. Adjacent Comprehensive Plan, Zoning and Land Use: Area of City Impact and R-1 Single-Family Residential

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Area of City Impact	R-1 and A-2	Vacant pasture, single family, and farmland
South of site	Area of City Impact	R-1 and A-2	Single-family residential and proposed Dagger Falls Sub.
East of site	Area of City Impact	R-1	Single-family residential
West of site	Area of City Impact	R-1	Single-family, vacant land

D. Site Design Information:

	TOTAL ACREAGE OF SITE	PROPOSED LOT AREA	CURRENT MINIMUM
SITE DATA	40.7 acres	5,051 to12,769	6,000 sq. ft. R-1 zone. Proposed PUD would allow reduced lot size and frontage.

• Streets and/or Access Information: The applicant is proposing one connecting road to S. Substation and one connecting road to Gem Stone Way giving the subdivision two ingress and egress points with a total of 11 new city streets proposed in the development.

5. ZONING ORDINANCE: (Staff comments are in italics)

A. Planned Unit Developments (PUD):

Emmett City Code (ECC) 9-9-1 lists the purpose of PUD's as follows:

"It shall be the policy to guide a major development of land and construction by encouraging planned unit developments (PUD) to achieve the following:

- 1. A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements.
- 2. A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses, industrial uses and services.

- 3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns.
- 4. A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets.
- 5. A development pattern in harmony with land use density, transportation and community facility objectives of the Comprehensive Plan."

Staff finds the PUD complies with the intent of the Gem Community Comprehensive Plan in means of density, and would allow for greater diversity in housing types and a more efficient use of land since lot sizes can be reduced giving citizens a more affordable option in owning a residential home. The Commission should review the application with these purpose statements in mind and make a determination if the development meets these overall goals.

B. 9-9-3 Uses permitted.

All uses that may be allowed within the land use district are permitted within a PUD. Also, up to 20 percent of the gross land area may be directed to other commercial, industrial, public and quasi-public uses that are not allowed within the land use district; provided, there is a favorable finding by the city:

- 1. That the uses are appropriate with the residential uses.
- 2. That the uses are planned as an integral part of the PUD.
- 3. That the uses be located and so designed as to provide direct access to a collector or an arterial street without creating congestion of traffic hazards.

C. 9-9-7 Increased residential density

To provide for an incentive for quality PUD, the council may authorize increased residential density.

D. 9-9-13 Expiration and extension of approval period.

The approval of a development plan for a PUD shall be for a period not to exceed five years to allow for preparation and recording of the required subdivision plat and the development of the project. If no construction has begun within two years after approval is granted, the approved development plan shall be void. An extension of the time limit or modification of the approved development plan may be approved if the city finds that such extension or modification is not in conflict with the public interest.

E. 9-9-15 Appeal of decision of council.

The applicant or citizen shall have 20 days from the date of the mailing of the notice of the decision of the council within which to appeal said decision to a court of competent jurisdiction.

6. COMPREHENSIVE PLAN: (Staff comments are in italics)

CHAPTER 3 - HOUSING

- Future Conditions: Continuous planning must occur to reflect the changing economic conditions and/or policies locally and statewide. The Gem Community must recognize and anticipate that future national and state energy policies will impact housing standards. In planning for residential growth, various densities and housing types should be allowed. Examples of housing types include multi-family, duplex, townhouses, zero-lot-line development, and single-family detached.
- 1.0 General Housing Goal Statement: The Gem Community recognizes that housing is one of the most basic and important human needs. All citizens must be provided with the opportunity for adequate housing. Housing policies focus on these areas:
 - Encourage development within the Emmett Area of City Impact and Rural Residential areas in the County.
 - Encourage workforce housing (affordable to households earning from 80% to 140% of the Area Median Income) in the Gem Community.
 - Encourage diversified housing including single-family, multi-family and rental housing.

• Policies for the Gem Community:

- 3.1.1 Encourage the provision of quality and diverse housing, as well as creative subdivision designs, of all price ranges for present and future residents.
- 3.1.2 Create and maintain a high quality of life through the provision of adequate open space and recreational opportunities.
- 3.1.3 Encourage compatible infill development, which will complement existing neighborhoods.
- 3.1.7 Encourage the development of housing close to employment, transportation, schools, parks, downtown and city centers.

These sections of the comp plan support additional housing as planning for residential growth.

CHAPTER 8 - RECREATION AND OPEN SPACE

- 2.0 Park Facilities and Acquisition Goal:
 - 8.2.3 All changes of land use, including new development and highway improvements, will be considered as opportunities to:
 - (a) Provide pathways, bicycle paths or pedestrian access to the Payette River (Greenbelt), public parks and links between parks, schools and neighborhoods in accordance with the Master Pathway Plan and in conjunction with any applicable federal agency;
 - (b) Negotiate for the acquisition of park sites;
 - (c) Encourage the development of recreational open spaces and parks as part of subdivisions and planned developments.
 - 8.2.4 Support locating new parks adjacent to schools and other recreational

facilities, and linking the schools and facilities together with pathways in accordance with the Master Pathway Plan.

CHAPTER 9 - PUBLIC SERVICES AND UTILITIES

• GC 9.1.2: Policies for City of Emmett-Encourage annexations within the Impact Area for hookup to municipal services.

This development will connect to city utilities.

Chapter 10 - Transportation

Chapter 10, TRANSPORTATION GOAL STATEMENT

"Develop a balanced and mixed transportation system which provides for the efficient and safe movement of people and goods."

10.1.2 Achieve a balanced transportation system including roadways, public transit, bicycle route, sidewalks, etc.

2.0 STREET BEAUTIFICATION GOAL STATEMENT

"Promote the beautification of federal, state and local roads to improve the visual impact of Emmett and Gem County."

10.2.1 Enforce the landscape ordinance that requires new development to plant trees in street landscaping buffer zones within the city limits and Area of City Impact.

Emmett City Code (ECC) requires a landscape plan to be submitted prior to approving a final plat. A preliminary landscape plan has been submitted with this application.

4.0 Pathways Goal Statement: Gem Community will consider cyclists, equestrians, pedestrians, skateboarders, skaters, and other non-motorized transportation needs in all land use decisions. (Wheelchairs and similar mobility devices for the handicapped are also included in this pathway goal.)

Policies for Pathways:

10.4.2 Consider all new development an opportunity to provide and improve bicycle and pedestrian facilities.

Staff finds per the City of Emmett, Park Master Plan, the sidewalks called out throughout the subdivision will connect to adjacent sidewalk to the south in Gem Park Estates Subdivision and provide an improved bicycle and pedestrian pathway system.

10.4.3 Provide for safe pedestrian walkways, whether paved or unpaved. *Pathways will be concrete sidewalks.*

CHAPTER 12 - LAND USE: GENERAL RESIDENTIAL CATEGORIES

Future Conditions: There are several important social, economic and environmental factors and trends, which will influence future land use in the Gem community throughout the planning period of 2007-2025. These factors and trends are:

- 1). Increasing population and increasing employment.
- 2). Providing for housing diversity.

Gem Community Future Land Use Map reflects a mix of land-use areas designed to provide adequate expansion areas from 2007- 2025. The land use element is based on the following objectives:

- 1). Respect for the responsibilities and rights of land ownership;
- 2). Planned, mixed uses along high volume traffic corridors, as shown on the future land use map;
- 3). Designating ample land for urban expansion and encouraging infill.
- Area of City Impact These land areas are generally adjacent to arterials and are anticipated for a variety of residential densities. Residential areas in close proximity of city limits, activity centers and public transportation routes should range in density from 3-25 units per acre. Radiating from city centers, decreased density should be at 2-6 units per acre to ensure compatibility with existing residential development and continue to promote the community vision. Examples of housing types include, multi-family, townhouses, zero-lot-line development, single-family attached and single family detached. This designation is only intended for use in the Area of City Impact.

 This statement supports additional residential housing with the density of 4.2 lots per acre proposed.
- Impact Area Policies 12.22 Residential areas may be serviced by municipal sewer or water within the City Impact area. When the property becomes contiguous with the City of Emmett, annexation will be evaluated.
 This property is contiguous to the city. Municipal water and sewer are located in Gem Stone

GENERAL LAND USE POLICIES

12.1 Respect the responsibilities and rights of land ownership.

Way and S. Substation Road.

12.3 Ensure due process of land development is clear and concise and avoid unnecessary delays for citizens and businesses.

- 12.4 Promote high quality residential developments that contain the necessary parks, access to schools and neighborhood commercial facilities to maintain and form identifiable neighborhoods.
- 12.5 Promote the design and landscaping of attractive entranceways into our communities.

RESIDENTIAL LAND USE POLICIES

- 12.13 Encourage the provision of quality and diverse housing, as well as creative subdivision designs, of all price ranges for present and future residents.
- 12.14 Create and maintain a high quality of life through the provision of adequate open space and recreational opportunities.

Groveland provides 5.7 acres of total open space.

12.15 Encourage compatible infill development, which will complement existing neighborhoods.

Staff finds that the proposed subdivision will be compatible with the surrounding neighbourhood.

7. SUBDIVISION ORDINANCE (PRELIMINARY PLAT)

Before recommending approval or approving any subdivision, ECC 10-2-3.H requires the Commission and City Council to consider the objectives of the Subdivision Ordinance and at least the following findings:

- 1. The conformance of the subdivision with the comprehensive development plan.

 Staff finds the plat to comply with the Comprehensive Plan, as outlined in Section 6 above.
- 2. The availability of public services to accommodate the proposed development.

This finding expands upon the Preliminary Plat finding above by requiring <u>all</u> public services to be evaluated before approving a preliminary plat application. This includes, among other services, EMS, fire, law enforcement, library, schools, streets and irrigation. To date, written comments have been received from the following service providers:

Zoning Meeting Letters:

- Emmett Police Department
- Emmett Public Works
- Gem County Road and Bridge
- Gem County Assessor's Office
- Gem County Sheriff Dispatch
- Gem County Treasure
- Idaho Power
- Last Chance
- Keller Engineering
- Emmett Public School Foundation

Citizen Letters

- Melissa Marvell
- Lowell Rosanbalm
- David Little
- Patti Anderson
- Paula F. Jenkins

The Commission and Council should review all of the comments as well as public testimony from any service providers before making a decision.

3. The continuity of the proposed development with the capital improvement program.

Currently, there is not an adopted Capital Improvement Program for the City of Emmett.

4. The public financial capability of supporting services for the proposed development.

If this subdivision is approved, staff finds the following services will need to be provided by the City of Emmett to future residents:

- Water
- Streets
- Parks
- Cemetery
- Fire
- City Clerk

Public services to support the development would be handled through general tax and/or fee-for-service structures in place at the time of development.

8. REQUIRED COMMISSION FINDINGS & STAFF ANALYSIS FOR ANNEXATION

Emmett City Code 9-15-10. H., Commission Review, requires the Commission to make the following findings for any annexation application before recommending approval to the Council: (staff analysis in *italics*)

A. Determine whether the proposed annexation will be harmonious and in accordance with the specific goals and policies of applicable components of the Gem Community Comprehensive Plan.

The analysis of the Gem Community Comprehensive Plan is provided in Section 6 above. Staff finds the property included in this annexation request lies within the "Area of City Impact" designation of the Future Land Use Map in the Joint Comprehensive Plan. Chapter 12 of the Gem Community Comprehensive Plan describes the intent and development goals of this area. Land in this area is slated to be annexed and zoned when it becomes contiguous with the city limits and when urban services are available.

B. Recommend that the property sought to be annexed should be zoned as one or more zoning districts (as more fully described in the Emmett Zoning Ordinance).

Staff Report Groveland Subdivision Staff recommends the Commission support the proposed zoning classification of R-1, Single-Family Residential for the 40.7 acres and recommend approval of the annexation to City Council.

C. <u>Purpose Statement of Zone</u>: ECC 9-3-2.B lists the purpose of the "R" zone as follows: "To permit the establishment of residential dwellings.

9. REQUIRED FINDINGS & STAFF ANALYSIS FOR REZONE

Emmett City Code 9-15-4, Transmittal to Commission, outlines the process and findings for review and approval of Zoning Amendment applications, which is what Rezone applications are classified under. Section B requires the Commission to find that the request is "in accordance with the adopted Comprehensive Plan." This is the only standard in the Zoning Ordinance by which the Commission must evaluate Rezone requests. Staff's analysis of relevant Comprehensive Plan policies is provided above. The Commission and Council must find that the Comprehensive Plan map and policies support the Rezone application.

10. PLANNED UNIT DEVELOPMENT ECC 9-9-11 RECOMMENDATION BY COMMISSION:

The Commission shall find that the facts submitted with the application presented to them establish that:

A. The proposed development can be initiated within a reasonable time frame.

The preliminary plat shows the project will be developed in four (4) phases.

B. Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the uses proposed will not be detrimental to present and potential uses, but will have a beneficial effect which would not be achieved under standard district regulations.

Each individual unit can exist independently as each unit will be owned individually and is provided with individual utilities which ensure each unit can exist on its own.

The Commission will need to determine through the course of the hearing that there are no detrimental effects to the existing uses and neighbors. Generally, the land uses have been found to be compatible with the neighboring property, which is single-family living.

C. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD.

The PUD Subdivision accesses S. Substation Road on the east, and Gem Stone Way to the south. S. Substation Road is an arterial according to the Cities adopted major street plan. Gem Stone way is a local street designed to extend into the neighboring property to the

north, and delivers traffic to E. 12th Street which is a major collector. The primary function of a major collector is to deliver traffic to an arterial, which are S. Substation and S. Johns.

The developer will be required to participate in improvements to the 12th St./S. Substation intersection along with other proposed developers in the area. The details of the improvements and cost sharing arrangement will be determined at a future date by the city Engineer.

- S. Substation Rd. and S. Johns Ave. are designated and designed to carry high volumes of traffic from the local streets/collectors to Highway 16.
- D. Any proposed commercial development can be justified at the location proposed.

There is no commercial development proposed with this PUD.

E. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the development plan, in accordance with the PUD and the adopted policy of the Council.

The only exceptions being requested are reduced lot sizes and frontage.

Dimension	Existing Standard	Proposed Standard for PUD
Lot Area	6,000 sq. ft.	5,051 sq. ft. min. for approximately 17 lots
	·	Remaining lots will be 6,000 sf or greater.
Frontage	60'	50'

F. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.

The surrounding zoning and Future Land Use Map designations are listed earlier in the report.

G. The PUD is in general conformance with the Comprehensive Plan.

See section 6 above from the Comprehensive Plan to support the PUD

H. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

The Commission should refer to the department and agency comments with regard to utility services. Improvements will be required from the developer in regards to the 12th St. lift station. These details and cost sharing arrangements will be determined at a future time by the city Engineer.

11. SPECIAL USE PERMIT: 9-8-1

It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, method of operation, circulation and public facilities that each specified use must be considered individually.

The commission shall hold a public hearing on each special use permit application. The commission may approve, conditionally approve or deny a special use permit, under the conditions as herein specified and considering such additional safeguards as will uphold the intent of this title.

"Special use permit" is defined as a grant of the right to use land in a manner potentially in conflict with the purpose for the zone and the typical uses authorized within the zone, but a permit of the special use is otherwise found to be consistent with the purposes of this chapter, subject if necessary to such conditions that will minimize its adverse impact upon the authorized uses within the zone.

9-8-3. - General standards applicable to all special uses.

The commission shall review the particular 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. The PUD subdivision requires a special use permit as described in 9-9-8. The application narrative states that special thought has gone into the design to allow ample open space, connectivity and pocket parks. With this design, the applicant is requesting to deviate from the R-1 zoning standard.
- B. Will be harmonious with and in accordance with the general objectives or with specific objective of the comprehensive plan and/or this zoning title. This project will be harmonious in nature, meeting the single-family objectives within the Joint Comprehensive Plan and Zoning Ordinance.
- 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. Groveland is designed to be single-family homes to complement and blend in with the existing character of the vicinity.
- D. Will not be hazardous or disturbing to existing or future neighboring uses. The site will not be hazardous or disturbing to the existing or future 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. Coordination with city staff has occurred to ensure all public services will serve this site.
- 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. All current requirements and any additional requirements for public infrastructure for this site will be at the applicant's expense.
- G. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of

traffic, noise, smoke, fumes, glare or odors. No excessive uses, activities, processes, materials, equipment and conditions of operation will occur with the development of this site.

- 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. Groveland's access points have been designed to have minimal impact on the surrounding thoroughfares.
- I. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance. No loss or damage of natural, scenic, or historic features will occur with the development of Groveland Subdivision.

10. SITE SPECIFIC CONDITIONS OF APPROVAL:

P&Z staff offers the following recommended conditions of approval for the PP application. Other departments/agencies may have recommended conditions of approval separate from this report.

Preliminary Plat Application

- 1. Comply with all conditions of approval, from staff, impact agencies, and utility providers.
- 2. Subdivision name and road names must meet the approval of the Street Naming Committee. Will be approved prior to final plat.
- 3. All subdivision construction must follow the 2017 edition of ISPWC, (Idaho Standards for Public Works Construction) as adopted by the City of Emmett.
- 4. Landscaping: It is recommended the final plan be submitted with construction drawings. a) The common lots must be maintained by an HOA or business owner's association, as applicable and be noted as such on the final plat. b) The landscape plan must be prepared by a qualified nursery person, landscape architect or other landscape professional. c) A final landscape plan must be submitted for approval prior to filing the final plat in accordance with ECC 9-17.
- 5. Applicant shall submit a final copy of the CC & R's for review by the City prior to filing the final plat.
- 6. Staff recommends the open space areas, including any amenities, be described in the CC & R's as an allowed use by all residents of Groveland Subdivision, and describe the entity who is in charge of maintenance of these amenities.
- 7. All utilities within the development must be constructed underground.
- 8. Groveland is accommodating the Emmett Public School Foundations request for access to their landlocked property. The Groveland preliminary plat shows an easement at the end of Lemon Tree Road to the Emmett School Foundation property. This will be a 50' easement and must be described on the final plat. The bridge and street accessing this property are not required to be constructed by Groveland.
- 9. Streetlights shall be installed using LED lights. Locations are to be submitted with construction

drawings for approval. General locations for street lights are at entrances into subdivision, at intersections, close proximity to fire hydrants, and at end of cul-de-sacs.

- 10. Street signage shall be submitted to the City for approval prior to installation.
- 11. Developer must install a gang type mailbox for the subdivision. Individual mailboxes will not be allowed to be anchored or placed on the completed sidewalk. Please contact Emmett Postal Service for type of gang mailbox allowed and approval for placement location.
- 12. Applicant shall comply with ECC 10-2-3 regarding plat approval period standards and shall submit a final plat application within one (1) year of Preliminary Plat approval.

11. STAFF RECOMMENDATION

The applications ANN 22-003, annexation, SUP 22-003 for the PUD, and PP 22-003, preliminary plat, comply with the Gem Community Comprehensive Plan and Emmett City Code, the two guiding documents for approval of applications. Staff recommends approval of the three applications presented to you tonight.

Possible Motion: (Three separate motions will be required)

- 1. I make a motion to approve application ANN 22-003, annexation of 40.67 acres located at parcels RP06N01W087203 AND RP06N01W087600 into the city, with the zoning classification of R-1, single-family residential.
- 2. I make a motion to approve application SUP 22-003, a Special Use Permit (SUP) to allow a Planned Unit Development (PUD) with reduced minimum lot sizes of 5,051 sf and reduced frontage of 50' minimum.
- 3. I make a motion to approve PP 22-003, a preliminary plat for Groveland Subdivision and adopt the staff report as part of this approval.

OR

- 1. I make a motion to deny application ANN 22-003 by KB Homes Idaho LLC, annexation of 40.67 acres located at parcel RP06N01W087203 AND RP06N01W087600 for the following reason:
- 2. I make a motion to deny application SUP 22-003 for a PUD to allow reduced lots sizes and reduced frontage for the following reason:
- 3. I make a motion to deny PP 22-003, preliminary plat for Groveland Subdivision for the following reason:



Zoning Commission Recommendation to City Council

(This recommendation is to be used in conjunction with the Staff Report for the same application.)

Application: ANN 21-003, SUP 22-003, and PP 22-003 Annexation w/zoning, Special Use Permit for a Planned Unit Development, and Preliminary Plat for Groveland Subdivision.

Applicant: KB Homes Idaho, LLC

Date of Written Recommendation: October 31, 2022

Date of Zoning Commission Public Hearing(s): October 3, 2022

Date of City Council Meeting: November 8, 2022.

Summary and Rebuttal of Public Testimony:

- Administrator gave the summary of the staff report
- Applicant, Sabrina Durtschi provided summary/overview of proposed plat
- Fire Chief Christensen answered questions on access, times to respond to calls, separation of buildings.
- Director of Public Works Seamans answered questions on sewer and water capacity. Explained what connection fees are used for, and discussed roadways.
- Rick Johnston concerned about children walking/biking on S. Substation Rd. He also spoke to the Emmett Public School Foundation property and access.
- Naomi Rawls spoke about the road attaching to Gem Stone Way and is against this.
- Rodney Weick concerned about water quality due to development in the city and county.
- Applicant and Staff rebuttal:
- Sabrina Durtschi addressed the concerns of the public.
- Abby Haun, Kimley-Horn Engineers, answered questions about the gravity sewer line running to 12th St.
- Applicant agreed to comply with all staff comments.

Commission Recommendations:

• Motion 1- Based on the findings included in the accompanying staff report and on the applicant's testimony that they will comply with staff comments, the Commission voted unanimously to recommend approval of application ANN 22-003, annexation with zoning classification of R-1, single-family residential.

- Motion 2 Recommend approval of PP 22-003, a Special Use Permit (SUP) to allow a Planned Unit Development (PUD) with reduced minimum lot sizes of 5,051 sf and reduced frontage of 50' minimum.
- Motion 3- Recommend approval of application PP 22-003, a preliminary plat for Groveland Subdivision.

Reason(s) and Findings for Recommendation: See pages 5-13 of the Staff Report.

Possible Motion: Staff would propose the following motion if Council agrees to approve the applications:

Possible Motion: (Three separate motions will be required)

- 1. I make a motion to approve application ANN 22-003, annexation of 40.67 acres located at parcels RP06N01W087203 AND RP06N01W087600 into the city, with the zoning classification of R-1, single-family residential.
- 2. I make a motion to approve application SUP 22-003, a Special Use Permit (SUP) to allow a Planned Unit Development (PUD) with reduced minimum lot sizes of 5,051 sf and reduced frontage of 50' minimum.
- 3. I make a motion to approve PP 22-003, a preliminary plat for Groveland Subdivision and adopt the staff report as part of this approval.

OR

- 1. I make a motion to deny application ANN 22-003 by KB Homes Idaho LLC, annexation of 40.67 acres located at parcel RP06N01W087203 AND RP06N01W087600 for the following reason:
- 2. I make a motion to deny application SUP 22-003 for a PUD to allow reduced lots sizes and reduced frontage for the following reason:
- 3. I make a motion to deny PP 22-003, preliminary plat for Groveland Subdivision for the following reason:



CITY OF EMMETT MASTER PUBLIC HEARING APPLICATION

			emmett.org ph	one: (208) 365-9569	fax (208) 365-4651
TYPE OF APPLICATION: (I ANNEXATION APPEAL COMPREHENSIVE PL TEXT AMENDMENT COMPREHENSIVE PL MAP AMENDMENT DESIGN REVIEW	AN Z AN PI	apply.) DEVELOPMI GREEMENT REZONE SPECIAL US: SUBDIVISIO: RELIMINARY SUBDIVISIO: SUBDIVISIO: SUBDIVISIO: MBINED/MI	E PERMIT N, N, FINAL N,	MODIFI VAC	DIVISION, CATION ATION IANCE IING TEXT MENT
PROJECT NAME: Grovel	and Subdivision				
SITE INFORMATION:					
(This information can be Quarter: Subdivision Name (if appl	Section: 8	Tow	nship: 6N		
Subdivision Name (ii appr	icabiej.			Lot	Block:
Site Address:	•				
Tax Parcel Number(s): RP06	N01W087203, RP06N01V	V087600 Cu	rrent Zoning: A	G Current	Land Use: Farm
PROPERTY OWNER: Name: Dennis & Willean White Address: 704 E 1st Stree	t		APPLICANT: Name: KB Home Address: 1299	e Idaho LLC O N Orchard Suite	200
City: Emmett	State: ID	Zip: 83617	City: Boise	State:_	ID Zip: 83706
Telephone:	Fax:	•		08-250-6161_Fax: hi@kbhome.com	
I consent to this application property for site inspection			I certify this in knowledge.	formation is correct	to the best of my
	•	3-4-44-44	Sabrij	ia Durtschi	6/17/22
Signature: (Owner)		Date	Signature: (Ap	plicant)	Date
NOTE: THIS	S APPLICATION M			APPLICABLE CHEC	CKLIST (S).
File No.: Receiv	ed Bv:	Date:	ISE ONLY	Fee:	Receipt No:
1100000	J ·	~~~~			



Customer-Ranked National Homebuilder

Built on Relationships'

June 21, 2022

City of Emmett Planning and Zoning Department 601 E 3rd Street Emmett, Idaho 83617

RE: Annexation, Preliminary Plat & Special Use Permit Groveland Subdivision

Dear Planning Staff,

Attached for your review are applications for an Annexation, Preliminary Plat and Special Use Permit for Groveland Subdivision. The property is generally located at the southwest corner at the intersection of Substation and E 4th Street, this property is approximately 40.7 acres in size.

Based on City of Emmett's zoning standards, and public agency input received, we have thoughtfully designed a community that includes 170 single-family residential lots for your consideration.

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Site History and Characteristics	2
Annexation and Comprehensive Plan Goals	2
Preliminary Plat	3
Open Space	4
Amenities	4
Special Use Permit	5
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Summary	7
Exhibit A – Site Plan	8
Exhibit B – Open Space	9
Exhibit C – Pathway and Interconnectivity Map	10
Exhibit D – Phasing Map	11
Exhibit E – Elevations & Interiors	12
Exhibit F – Amenities & Park Exhibit	15

Nestled along Emmett's soaring foothills and centrally located sits Groveland Subdivision. This proposed community captures the beauty of the Emmett Valley by incorporating farm elements and casual design that will make this community warm and inviting. Situated at the corner of Substation and 4th Street, Groveland will provide quick access and an easy commute to all the



surrounding amenities, conveniences and schools for its future residents. Not to mention the amazing recreational opportunities of nearby Squaw Butte and the Payette River, just minutes away.

Groveland will offer a special place to call home. Homeowners living here will enjoy a central amenity area with a pickle-ball court, playgrounds, fire pits and outdoor dining spaces. We have also included various walking paths, playground areas and complimentary amenities throughout the community that are all thoughtfully designed to create opportunities for our future residences to gather and interact.

This community will be a great fit for all ranges of families, from young families just starting out, to people preparing for retirement and everyone in between who are ready to call Emmett their "forever home."

Subject Site History and Site Characteristics

The site is currently in Gem County with an Agriculture Zone. Characteristics of the site include street frontage on Substation and E 4th Street. The site gradually slopes in elevation throughout the property. Starting in the northeastern portion of the property the site elevation starts at 2388 and then gently drops elevation to 2382 when it reaches the southwestern corner of the property. Historically this site has been farmed.

The following platted subdivision or recently submitted subdivisions that are directly adjacent to our site:

- o The Villas at Crystal Creek 2007 total of 64 building lots and 4 mixed use lots.
- o Gem Park Estates West Phases 1 & 2 1999 total of 40 building lots.
- O Dagger Falls Subdivision 2022 Preliminary Plat for 174 lots on 37.07 acres.

Annexation and Comprehensive Plan Goals

The subject site has been designated as residential within the City of Emmett's Comprehensive Plan and is within the Area of Impact for the City. Based on the current Comprehensive Plan and the characteristics of the surrounding area, this application will be requesting the zone of R-1 single family residential. The R-1 zone is compatible to the surrounding residential land uses adjacent south to the site.

Natural resources to the site include the Last Chance Canal that runs along the southern corner. Through the platting process, Groveland will dedicate public ROW to the City and provide public infrastructure improvements at the Applicant's expense. Impact to existing municipal infrastructure will be minimal, in addition, the new homes will generate additional tax assessments for the city. This additional revenue could be used to improve existing municipal infrastructure or contribute to new facilities.

1

The following Comprehensive Plan goals are being met with our application:

- 12.4 Promote high quality residential developments that contain the necessary parks, access to schools and neighborhood commercial facilities to maintain and form identifiable neighborhoods.
- 12.5 Promote the design and landscaping of attractive entranceways into our communities.
- 12.11 Growth should start at the community centers and radiate outwards in a logical, orderly fashion.
- 12.13 Encourage the provision of quality and diverse housing, as well as creative subdivision designs, of all price ranges for present and future residents.
- 12.14 Create and maintain a high quality of life through the provision of adequate open space and recreational opportunities.

Preliminary Plat

Groveland Subdivision is a residential community that will consist of 170 residential lots and 16 common lots. The breakdown of lots is as follows:

Overall Project Data	
Single Family Residential Lots	170
Common Lots	16
Common Lot Area	7.6 acres (15%)
Gross Density	4.2 units per acre
Net Density	5.3 units per acre
Minimum Residential Lot Size	5,051 s.f
Average Residential Lot Size	6,198 s.f.
Maximum Residential Lot Size	12,769 s.f.

Table 1: Overall Project Data

Sewer for the site has been reviewed and coordinated with the City of Emmett's Public Works Department. Our site is proposing to gravity sewer to two locations: (1) a portion of the site will gravity feed into a sewer manhole located in Substation Road. (2) The remaining portion of the site will be gravity feed through the proposed Dagger Falls onto 12th Street. Water services are existing and will be connected to the site. All storm drainage run-off will be collected on site within common lots via numerous underground seepage basins.

Pressurized irrigation will be provided through the existing irrigation water system located from the Last Chance Canal. We will be upgrading and improving the existing pump house for our pressurized irrigation system, which will be closely coordinated with the Last Chance Irrigation Company.

Groveland Subdivision's main ingress/egress will be located off of Substation Road. We will also be connecting to the existing stub road to Gem Park Estates West. All internal residential streets will have 50' right of way with a 36' section of pavement with 5' attached sidewalks.



KB Home understands and respects the importance of dark-sky lighting for this area. Groveland Subdivision will provide dark sky outdoor lighting throughout the site to minimize glare and light pollution onto neighboring properties and throughout the immediate area.

Phasing of the site is currently proposed as four (4) phases, please see Exhibit D for more details. While it is KB Home's intent to follow the phasing plan, future market conditions and lot absorption rates will dictate how the project is ultimately phased and constructed.

Open Space

Groveland Subdivision will have a total of 5.7 acres of open space for our site, the qualified percentage of open space is at 15%. Abundant landscape and useable open space can be seen throughout our site, as illustrated in Exhibit B.

Starting at the main entrance, residents and visitors will be welcomed with a beautifully landscape frontage and large monumentation signs. At the heart of the development will be a central amenity, this space will be the development's focal point and gathering place for residents.

Along with the spacious central amenity area, Groveland will have several pocket parks located throughout the community for the residents to have access to great active, useable open space, please see Exhibit F for all park locations. Pedestrian walking paths will fan out across Groveland, providing interconnectivity and easy access to all the open space amenities within the development.

Groveland's Amenities

Groveland Subdivision's 15% qualified usable open space will provide a wide variety of active amenities for everyone in the community to utilize. This will include playgrounds, pocket parks, sitting-picnic areas, pickleball court and active open space for the residents to gather and utilize.

Groveland will have four (4) parks for the community to enjoy, please see Exhibit F for our park exhibit for exact locations:

- 1. Our entry monumentation No. 1 will offer a welcoming entry to our community as people drive through our main entrance.
- 2. Park No.2 will be our sites focal point as you drive down the entrance road. This park has been designed for our community to gather and engage. Approximately one (1) acre in size this park will include a dining pavilion with a fire pit and string lights for a warm ecstatic feel.

- 3. Park No. 3 will be a larger centralized park that will be 2.27 acres in size. This will include a playground area with benches, a centralized picnic pavilion and pickleball court will be connected by a variety of meandering walking paths for connectivity.
- 4. Park No. 4 will be 1.22 acres, this site will have a natural play area with benches and boulders in the northwestern portion of the common lot.
- 5. Park No. 5 that is alongside the Last Chance Canal, this park is 1.26 acres in size. This intimate park will have a serene setting with a seating area and walking paths to provide a quiet space.

As a commitment to residents and the City of Emmett, KB Home will construct the main central amenity features during the first phase of development. We believe this guarantees a great community from the very start.

Special Use Permit

The City of Emmett Special Use Permit allows project reductions in City Code, when warranted, not impactful to services, and based on the applications unique design. With Groveland's thoughtfully planned open space, amenities, and overall quality of the development we are respectfully requesting the following allowances within the SUP Application.

- 1. Reduction of lot widths to be 50' wide.
- 2. Reduction in lot size to be under 6,000 s.f.

The Commission is able to review particular 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:

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

 Within Groveland Subdivision, special thought has gone into the design to allow ample
 - open space, connectivity and pocket parks. With this design we are requesting to deviate from the R-1 zoning standards.
- 2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and or Zoning Ordinance.

 This project will be harmonious in nature meeting with single-family designation within the City of Emmett's Comprehensive Plan.
- 3. 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.
 - Groveland will complement the existing residential area and general vicinity.

- 4. Will not be hazardous disturbing to existing or future neighboring uses.

 The subject site will not be hazardous to existing or future neighboring areas.
- 5. Will be served adequately by essential public facilities and services such as highways, streets, police, and fire protection, drainage structure, refuse disposal, water and sewer and schools, or that the persons or agencies responsible for the establishments of the proposed use shall be able to provide adequately any such services.

 Coordination with the City and all agencies has occurred to insure all essential public services will serve this site.
- 6. 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.

 All additional public infrastructure for the site will be at the applicant's expense.
- 7. Will not involve uses, activities, processes, materials, equipment and conditions or operation that will be detrimental to any persons, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or orders.

 No excessive uses, activities, processes, materials, equipment and conditions or operation will occur with the development of this site.
- 8. Will have vehicular approaches to the property which shall be designed as not to create an interference with traffic on surrounding public throughfares.

 Groveland's access points have been designed to have minimal impact to the surrounding throughfares.
- 9. Will not result in the destruction, loss or damage of a natural, scenic, or historic features of major importance.
 - No loss or destruction of natural, scenic or historic features will occur with the development of Groveland Subdivision.

KB Home - Building Styles

Groveland Subdivision will offer a wide variety of housing styles. Groveland will have numerous floorplans and elevation styles to choose from. Please refer to Exhibit E for elevation and interior examples. These collections will help ensure that Groveland has many housing options available and are harmonious but distinctive in appearance. Housing sizes will range from 1,400 s.f. up to 3,100 s.f.

Each home is built-to-suit, KB offers personlization and choices from the home site, floorplan and construction options for each individual house. This allows the homeowners options that works with their budget and most importantly their lifestyle.

KB Home strives for customer service excellence with each home we build. This commitment can be seen as being the No. 1 Ranked National Home Builder for Customer Satisification. Our

personal pledge is to exceed all customer expectations by having each home 100% complete and our customers 100% satisified before they finalize the puchase of their home.

KB Home is also the No. 1 Energy Efficent National Homebuilder and is committed to sustainability and energy efficency with each home being Energy Star Certified. This certification provides to our homeowners lower housing costs, promotes water conservation and helps preserve the environment and natural resources with each home we build.

Summary

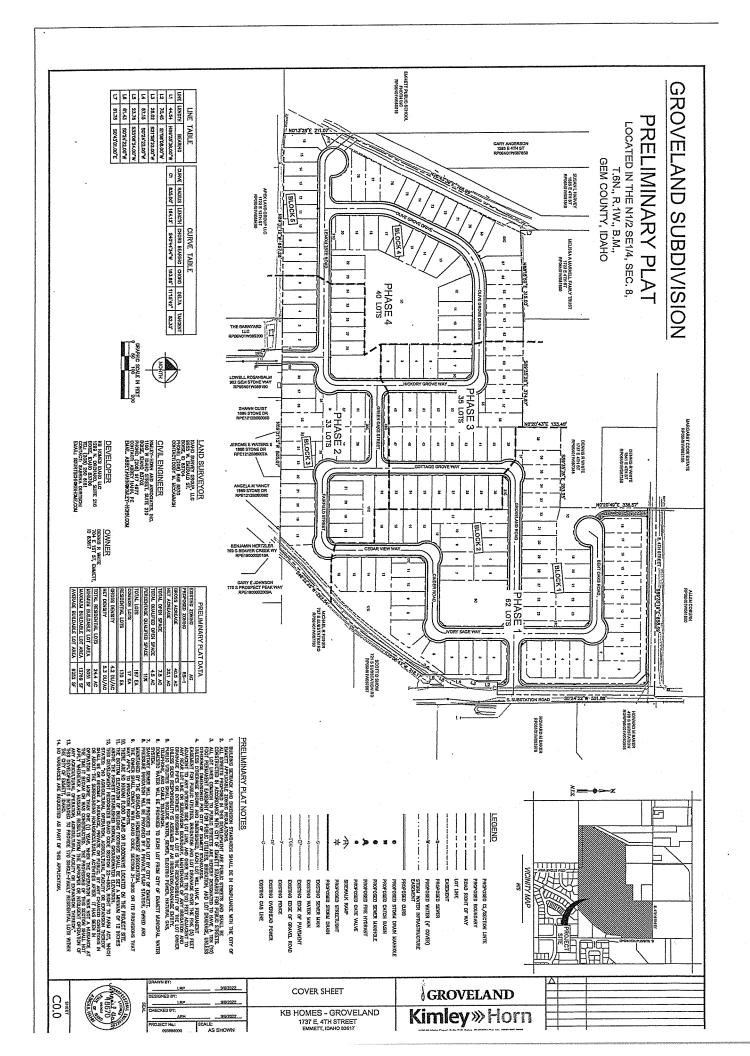
KB Home has an unwavering commitment to the quality of product and design that goes into our communities and homes. Groveland Subdivision will epitomize this vision and commitment that KB Home has in making a community special. What will make Groveland Subdivision special, are all the thoughtful details that went into this design and those covered in this narrative and application. Ample open space, interconnecting trails and walking paths, usable active amenities, and KB Home's commitment to customer satisfaction will make this a special community for future Emmett residents to call home.

Overall, we are extremely proud of our proposed community and look forward to working with staff on our applications. If you have any questions, please don't hesitate to contact me at sdurtschi@kbhome.com or at 208-250-6161.

Thanks for your time, consideration and assistance with our applications.

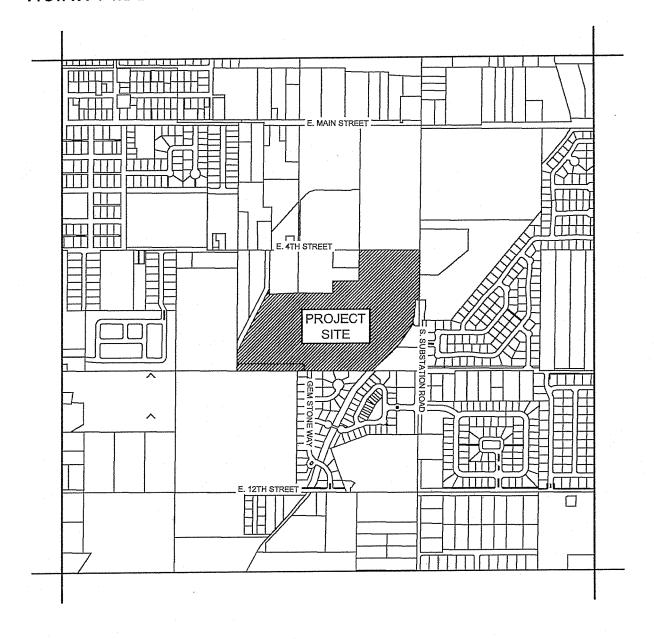
Sincerely,

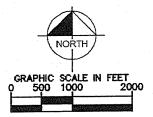
Sabrina Durtschi Senior Forward Planner



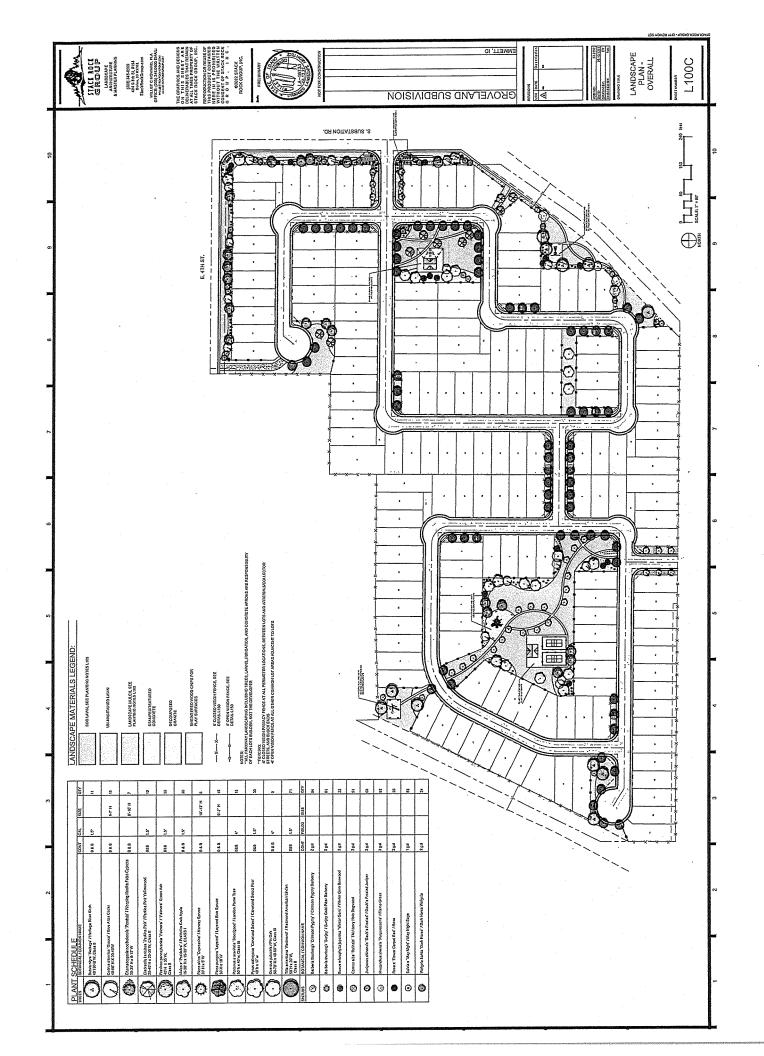
GROVELAND SUBDIVISION

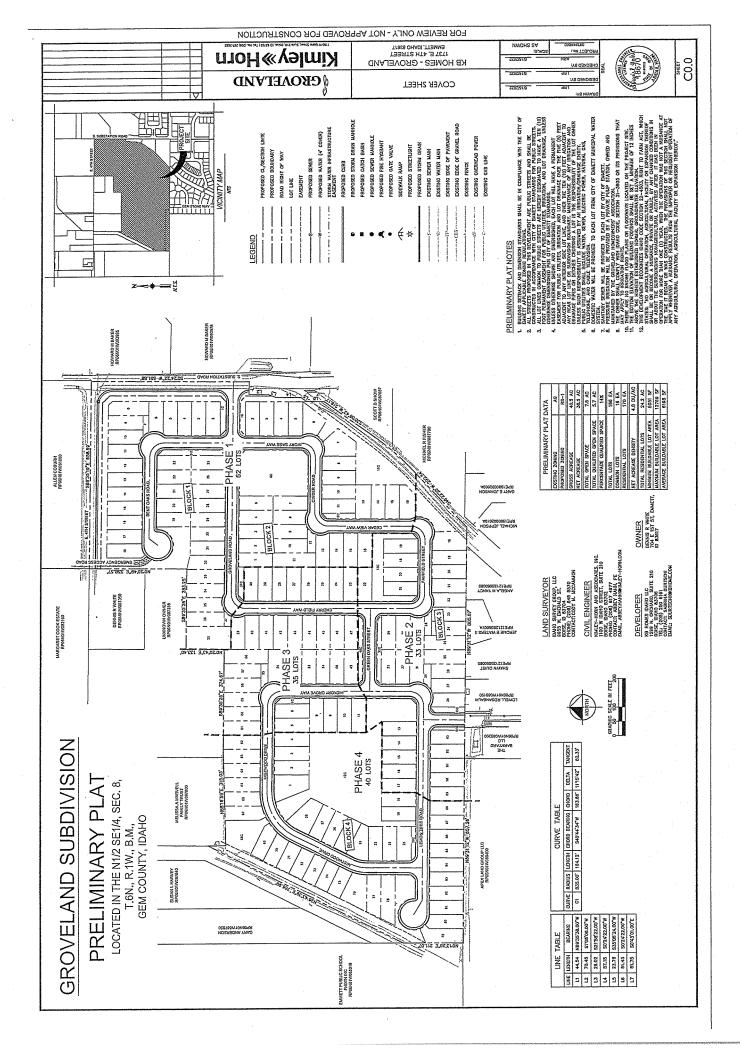
VICINITY MAP

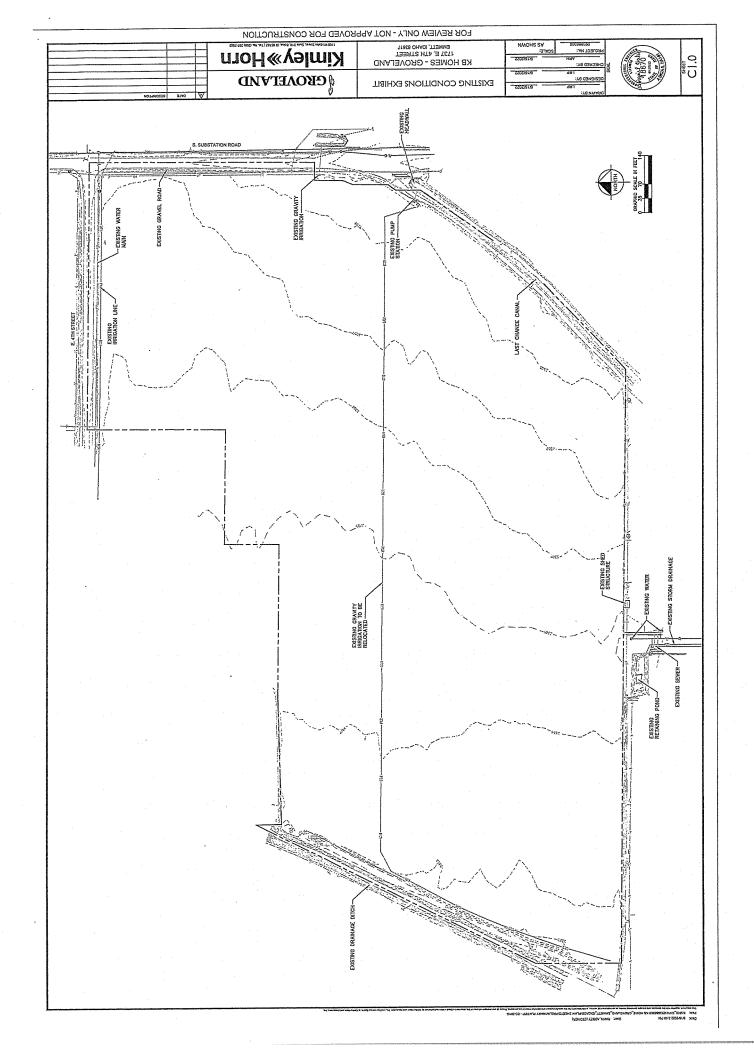




GROVELAND Kimley Horn

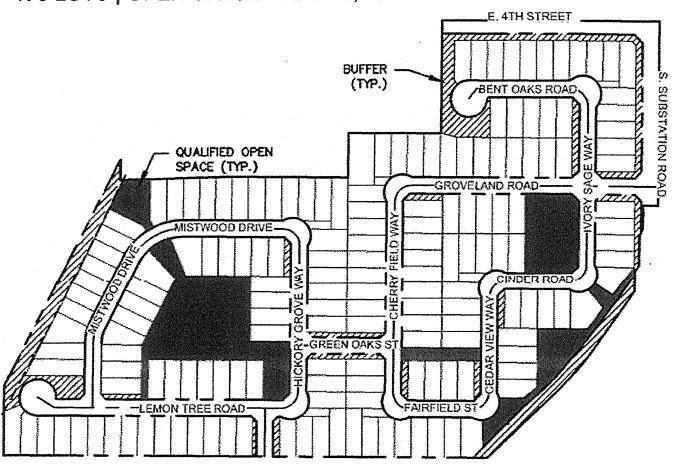






GROVELAND SUBDIVISION

170 LOTS | OPEN SPACE - June 16, 2022



GROSS ACREAGE: 40.5 AC

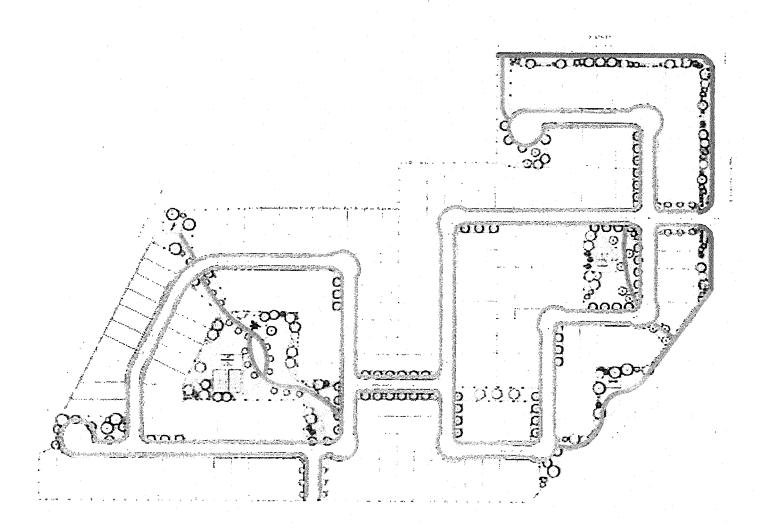
REQUIRED OPEN SPACE: 4.0 AC (10%)

PROVIDED QUALIFIED OPEN SPACE: 5.7 AC (14%)

BUFFER & EASEMENT: 3.1 AC (8%)
TOTAL OPEN SPACE: 8.8 AC (22%)

P ___ __

Pathway and Interconnectivity Map – Exhibit C



PATHWAY LEGEND

REGIONAL SIDEWALK

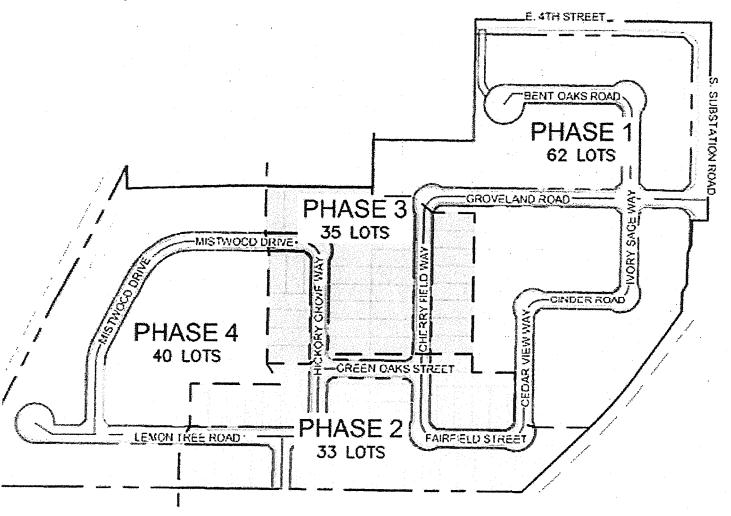
COMMUNITY SIDEWALK

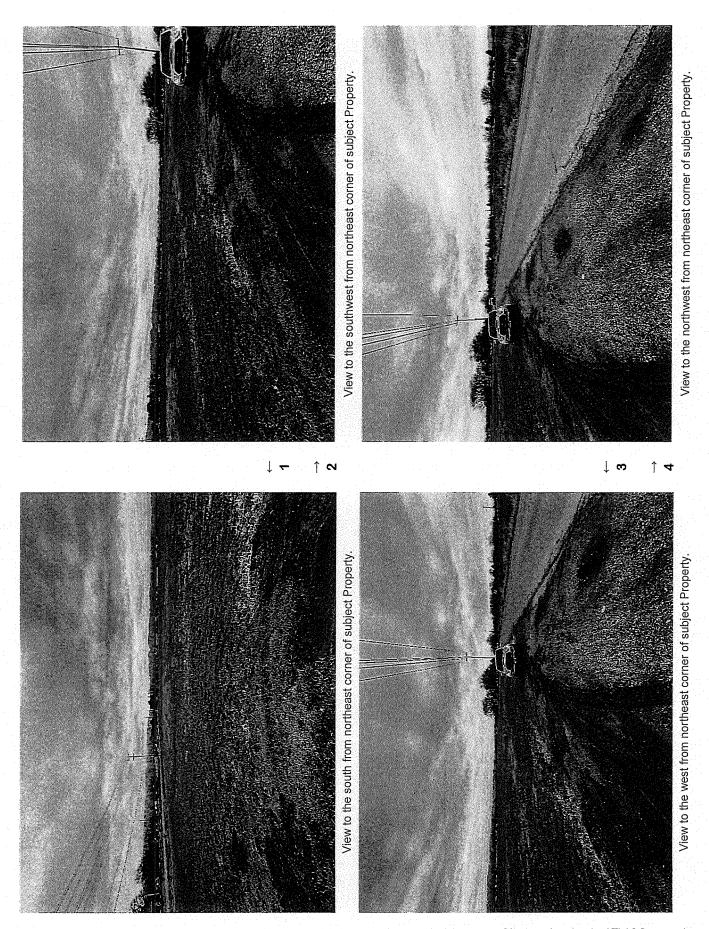
MICRO PATHWAY



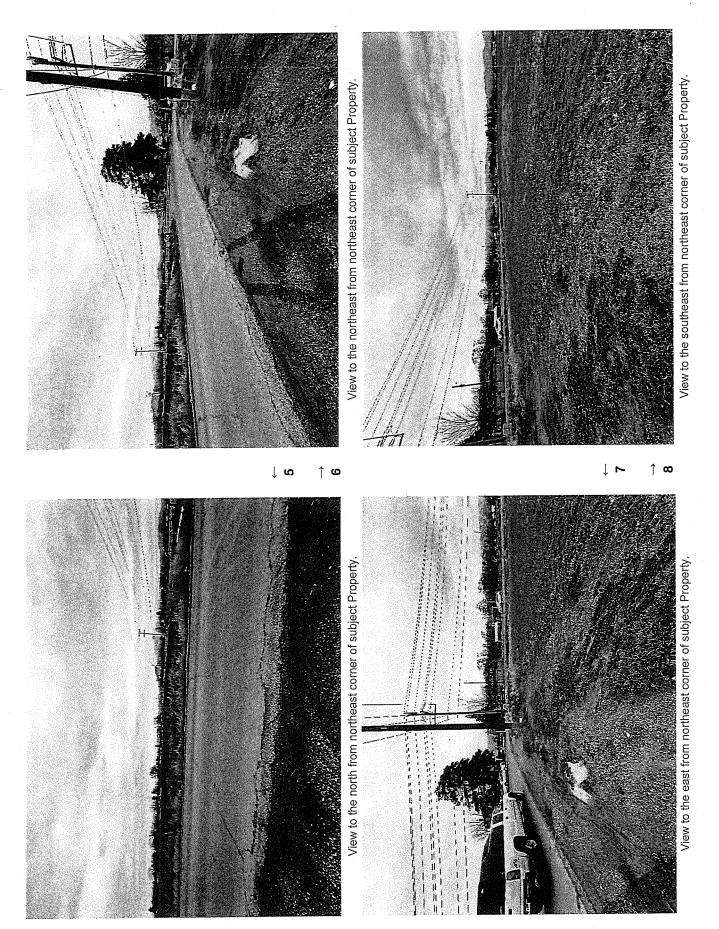
GROVELAND SUBDIVISION

170 LOTS | PHASING - June 16, 2022

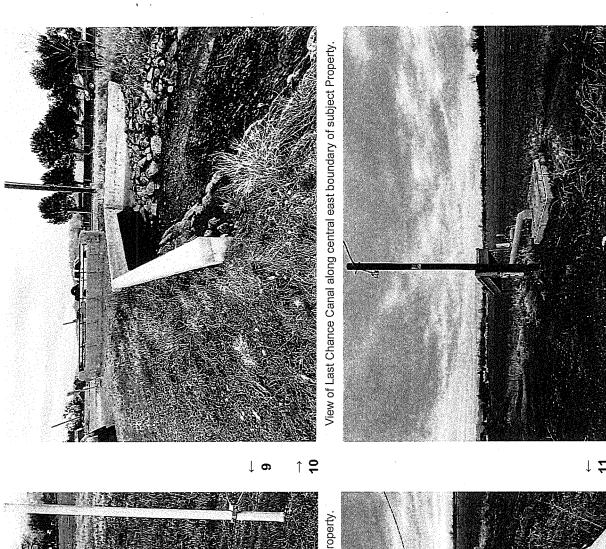


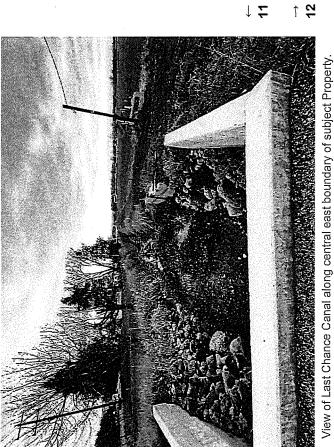


Photographs taken by ATLAS Personnel



Photographs taken by ATLAS Personnel

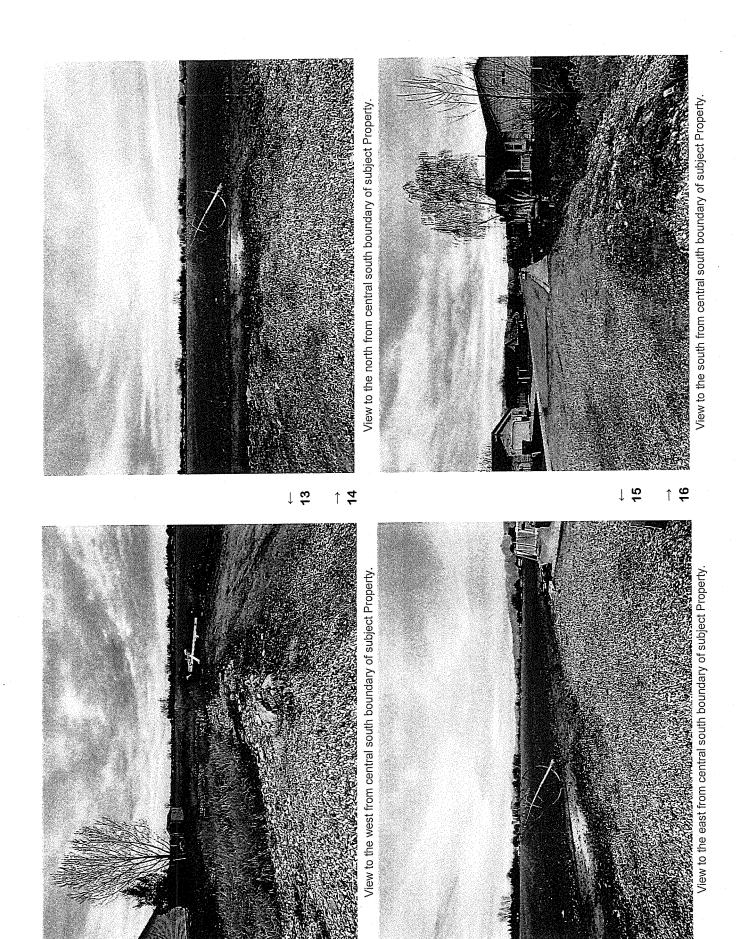




View to west from central east boundary of subject Property.

View of fiberoptics utility along north and east boundary of subject Property

Photographs taken by ATLAS Personnel



Photographs taken by ATLAS Personnel

Elevations & Interiors – Exhibit E









Elevations & Interiors – Exhibit E





Elevations & Interiors – Exhibit E





5680 E. Franklin Rd., Ste. 150 Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 790934 CH/JO

CORRECTION QUITCLAIM DEED

This Correction Quitclaim Deed is intended to correct the Quitclaim Deed recorded September 29, 2021 as Instrument No. 337201

For Value Received

Dennis R. White and Willean White, husband & wife

do hereby convey, release, remise and forever quit claim unto

Dennis R. White and Willean White, husband & wife

whose address is 704 E 1st St., Emmett, ID 83617

the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: March 7, 2022

Dennis R. White

, County of Ada State of TO

This record was acknowledged before me on March 2022 by Dennis R. White and

Willean White

Signature of notary public

Commission Expires:

SABRINA DURTSCHI COMMISSION #46693 **NOTARY PUBLIC** STATE OF IDAHO

Instrument # 340233 EMMETT, GEM, IDAHO

Recorded for : DENNIS R WHITE

Ex-Officio Recorder Deputy Index to: QUIT CLAIM DEED

01:36:59 PW No. of Pages: 4

3-8-2022

SHELLY TILTON

MY COMMISSION EXPIRES 04/27/2024

Description for Parcel 2 February 14, 2022

A parcel of land located in the North 1/2 of the Southeast 1/4 of Section 8, Township 6 North, Range 1 West of the Boise Meridian, Gem County, Idaho more particularly described as follows:

BEGINNING at the 1/4 corner common to Sections 8 and 9, T.6N., R.1W., B.M., from which the Section corner common to Sections 8, 9, 16, and 17, T.6N., R.1W., B.M., bears South 0°24'22" West, 2645.81 feet;

thence on east boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 8, South 00°24'22" West, 551.88 feet;

thence North 89°35'38" West, 44.54 feet to the westerly right-of-way of Substation Road as conveyed by a Warranty Deed recorded on September 5, 2014 as Instrument No. 298469;

thence on said easterly right-of-way line the following five (5) courses and distances:

South 01°08'08" West, 70.45 feet;

South 21°58'22" West, 26.02 feet;

South 00°24'22" West, 87.15 feet on a line parallel with and 55.00 feet west from the east boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 8;

South 35°06'24" West, 23.76 feet;

South 00°24'22" West, 61.43 feet on a line parallel with and 68.50 feet west from the east boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 8 to the centerline of the Last Chance Ditch;

thence on said centerline the following three (3) courses and distances:



South 35°06'43" West, 218.17 feet;

164.12 feet along the arc of curve to the right having a radius of 835.00 feet, a central angle of 11°15'42" and a long chord which bears South 40°44'34" West, 163.86 feet;

South 46°22'25" West, 292.54 feet to the south boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 8;

thence on said south boundary line, North 89°31'12" West, 730.72 feet;

thence North 00°13'28" East, 75.00 feet;

thence on a line parallel with and 75.00 feet north from the south boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 8, North 89°31'12" West, 74.27 feet to the west boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 8:

thence leaving said west boundary line on a line parallel with and 75.00 feet north from the south boundary line of the Northwest 1/4 of the Southeast 1/4 of said Section 8, North 89°31'12" West, 657.34 feet to the west boundary line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 8;

thence on said west boundary line, North 00°13'28" East, 136.07 feet to the centerline of the Gem County Drain Ditch;

thence on said centerline, North 26°43'39" East, 766.99 feet;

thence leaving said centerline, South 00°43'01" East, 61.75 feet;

thence North 88°16'59" East, 315.03 feet;

thence South 89°35'26" East, 374.67 feet;

thence North 00°20'43" East, 133.40 feet;

thence South 89°35'26" East, 283.25 feet to the west boundary line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 8;

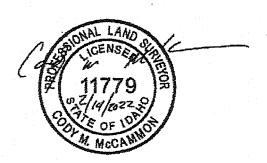


thence on said west boundary line, North 00°20'49" East, 338.57 feet to the north boundary line of said Section 8;

thence on said north boundary line, South 89°35'19" East, 658.59 feet to the REAL POINT OF BEGINNING.

Containing 1,717,030 square feet or 39.42 acres, more or less.

End of Description.



Page 3 of 3

Description for **R-1 Zone** June 8, 2022

A parcel of land located in the North 1/2 of the Southeast 1/4 of Section 8, Township 6 North, Range 1 West, Boise Meridian, Gem County, Idaho more particularly described as follows:

BEGINNING at the 1/4 corner common to Sections 8 and 9, T.6N., R.1W., B.M., from which the Center 1/4 corner of said Section 8 bears North 89°35'19" West, 2,634.26 feet;

thence on east boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 8, South 00°24'22" West, 737.49 feet to the centerline of the Last Chance Ditch;

thence on said centerline the following four (4) courses and distances:;

South 76°17'47" West, 18.85 feet;

South 35°06'43" West, 306.43 feet;

164.12 feet along the arc of curve to the right having a radius of 835.00 feet, a central angle of 11°15'42" and a long chord which bears South 40°44'34" West, 163.86 feet;

South 46°22'25" West, 292.54 feet to the south boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 8;

thence on said south boundary line, North 89°31'12" West, 730.72 feet; '

thence leaving said south boundary line, North 00°13'28" East, 75.00 feet;

thence on a line parallel with and 75.00 feet north from the south boundary line of the North 1/2 of the Southeast 1/4 of said Section 8, North 89°31'12" West, 731.61 feet to the west boundary line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 8;

thence on said west boundary line, North 00°13'28" East, 136.07 feet to the centerline of the Gem County Drain Ditch;

thence on said centerline, North 26°43'39" East, 766.99 feet;



thence leaving said centerline, South 00°43'01" East, 61.75 feet;

thence North 88°16'59" East, 315.03 feet;

thence South 89°35'26" East, 374.67 feet;

thence North 00°20'43" East, 133.40 feet;

thence South 89°35'26" East, 283.25 feet to the west boundary line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 8;

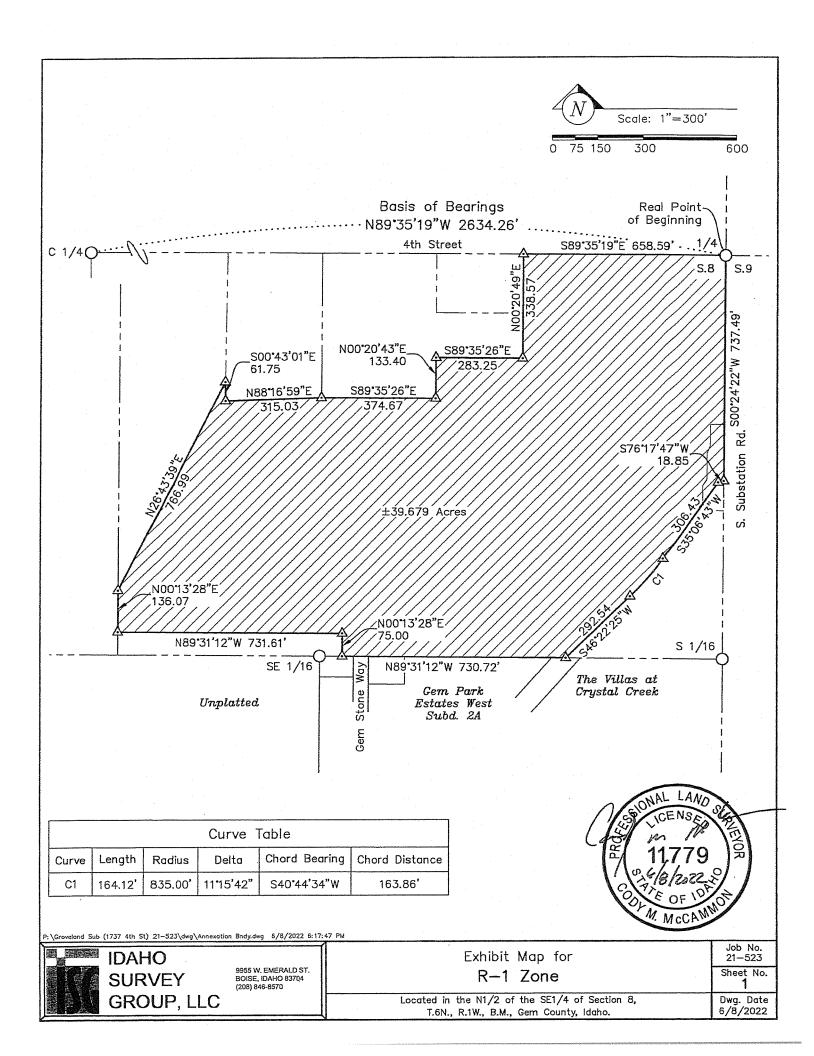
thence on said west boundary line, North 00°20'49" East, 338.57 feet to the north boundary line of the Southeast 1/4 of said Section 8;

thence on said north boundary line, South 89°35'19" East, 658.59 feet to the **REAL POINT OF BEGINNING**.

Containing 39.679 acres, more or less.

End of Description.





Kimley»Horn

September 6, 2022

Clint Seamons City of Emmett, Idaho Public Works Director 316 East Park Street Emmett, ID 83617

RE: Groveland Subdivision, Preliminary Plat Review

This letter accompanies the resubmittal of the Preliminary Plat for Groveland Subdivision. Review Comments from Keller Associates have been addressed as noted below in red.

- Address Traffic Impact Study (TIS) comments from Keller Associates dated July 27, 2022. -TIS
 has been revised and resubmitted by Robert Beckman on August 17, 2022
- 2. Per the City's Community Entrance Plan, street lighting shall be installed along the frontage of Substation Road at minimum 250' intervals. Street lighting shall be in accordance with ISPWC Division 1100, Section 1102 and the City of Emmett Supplementals. -Streetlights added, see C3.0.
- Street sections shall be measured from face of curb to face of curb, per
 the City of Emmett code. It appears the design is measured from back of
 curb to back of curb. -All street dimensions updated to meet required face
 of curb width.
- 4. Provide a typical section for improvements on both E 4th Street and Substation Road. Sections added, see sheet C2.0 Right of way updated per city standards.
- 5. Loop the waterline on Bent Oaks Road to E 4th Street. Waterline extended to connect to 4th street.
- 6. Provide addresses of all adjoining property owners of the tract. -Addresses added.
- 7. Provide statement of intended use of the subdivision. See Note 13 Co.0.
- 8. A statement as to whether or not a variance of the code will be requested. See Note 14, C0.0.
- 9. Identify irrigation source for the private irrigation system. See call out at existing pump station on Sheet C1.0 and Sheet C3.0.

Please contact me at 208-917-4977 or abbey.hahn@kimley-horn.com with any questions.

Thank you,

Abbey Hahn

Abbey Hahn, P.E.

Brian Sullivan

From:

Brian Sullivan

Sent:

Tuesday, July 12, 2022 4:03 PM

To:

Brian Sullivan

Subject:

FW: Road Names

This subdivision is located at E. 4th St and Substation Road.

The following are what is proposed

- 1. Groveland Road
- 2. Bent Oaks Road
- 3. Ivory Sage Way
- 4. Cinder Road
- 5. Cedar View Way
- 6. Cherry Field Way No, we have Cherry Lane and Cherry Circle
- 7. Green Oaks Street
- 8. Hickory Grove Way
- 9. Lemon Tree Road
- 10. Mistwood Drive- No, we have Misty Lane
- 11. Fairfield Street

Thank you,

Brian Sullivan
Building Official/Zoning Administrator
City of Emmett
208-365-9569
bsullivan@cityofemmett.org
www.cityofemmett.org

GEM COUNTY CONFIDENTIALITY DISCLAIMER: This message (including any attachments) may be privileged, confidential and/or protected from disclosure under applicable law. It is intended only for the use of the individual or entity above-named. You are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you are not the intended recipient please notify the sender by reply email and immediately delete this email.



July 28, 2022

Clint Seamons
Public Works Director
City of Emmett
316 East Park Street
Emmett, ID 83617

Re: Groveland Subdivision Traffic Impact Study (TIS) Review Letter

Dear Mr. Seamons:

Keller Associates, Inc. has reviewed the Traffic Impact Study (TIS) for the Groveland Subdivision Single-Family Residential Development dated May 20, 2022. We have the following comments below.

- 1. The traffic counts taken in April were not seasonally adjusted to the annual average. However, traffic data from nearby ITD Automatic Traffic Recorders shows that average April traffic is comparable to, or slightly higher than, the annual average. Therefore, seasonal adjustment is not likely to affect the report conclusions.
- 2. Revise Figure 6 to display trip distribution percentages as intended. Trip distribution percentages were reviewed by back-calculation using Figure 7, and appear reasonable.
- 3. Include the proposed Peterson / Dagger Falls residential development in the 2026 Background and 2026 Plus Project traffic volumes and analysis. The proposed Peterson / Dagger Falls development will be located southwest from, and adjacent to, the proposed Groveland Subdivision. Trip generation for the Peterson / Dagger Falls subdivision is shown below and trip distribution percentages are **attached** to this letter.

LAND USE	PERIOD	TOTAL	in the second	Out
Single Family Detached Housing	Daily	1,698	849	849
176 Units	AM Peak Hour	125	33	92
(LUC 210)	PM Peak Hour	169	106	63

Revise the report to address comments 2 and 3 and resubmit for approval.

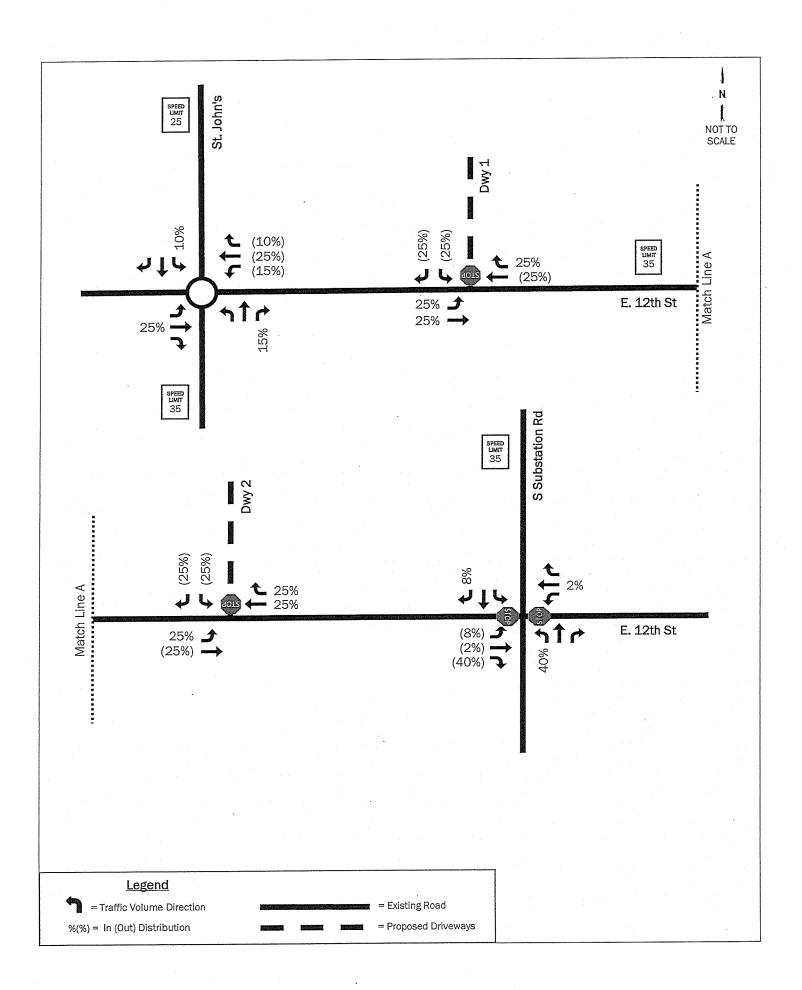
Any variance or waivers to the City of Emmett standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced TIS does not relieve the licensed Professional Engineer of those responsibilities. If you should have any questions, please feel free to contact me at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

--- DocuSigned by:

Alex Grover, P.E., PTOE City Traffic Engineer







July 27, 2022

Clint Seamons
City of Emmett, Idaho
Public Works Director
316 East Park Street
Emmett, ID 83617

Re: Groveland Subdivision Preliminary Plat Application

Dear Mr. Seamons:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Groveland Subdivision dated June 16, 2022. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Brian Sullivan. We have the following comments and question based on our review.

- 1. Address Traffic Impact Study (TIS) comments from Keller Associates dated July 27, 2022.
- 2. Per the City's Community Entrance Plan, street lighting shall be installed along the frontage of Substation Road at minimum 250' intervals. Street lighting shall be in accordance with ISPWC Division 1100, Section 1102 and the City of Emmett Supplementals.
- 3. Street sections shall be measured from face of curb to face of curb, per the City of Emmett code. It appears the design is measured from back of curb to back of curb.
- 4. Provide a typical section for improvements on both E 4th Street and Substation Road.
- 5. Loop the waterline on Bent Oaks Road to E 4th Street.
- 6. Provide addresses of all adjoining property owners of the tract.
- 7. Provide statement of intended use of the subdivision.
- 8. A statement as to whether or not a variance of the code will be requested.
- 9. Identify irrigation source for the private irrigation system.
- 10. Developer will be required to participate in improvements to the 12th Street/Substation Road intersection along with other proposed developers in the area. The details of the improvements and cost sharing arrangement will be determined at a future time.
- 11. Developer will be required to participate in improvements to the 12th Street Lift Station and 12th Street sewer lines along with other proposed developers in the area. The details for the improvements and cost sharing arrangement will be determined at a future time.
- 12. The City estimates there is no remaining capacity in the existing Quail Run lift station. Developer will be responsible to pay for the costs to conduct a capacity evaluation to

- confirm remaining capacity. If capacity upgrades are necessary, developer will be responsible for costs to upgrade the lift station as needed to accommodate flows from the Groveland Subdivision.
- 13. A sidewalk/pathway will be required along the west side of the subdivision frontage of Substation Road in accordance with the City's Master Pathway Plan.
- 14. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
- 15. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
- 16. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.

We recommend that the **conditions 1** and 9 listed above be addressed prior to approval of the **Preliminary Plat.** Any variance or waivers to the City of Emmett standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

Sincerely,

KELLER ASSOCIATES, INC.

Justin Walker, P.E.

City Engineer

cc: File

Brian Sullivan

From:

Uhrig, Jake <JUhrig@idahopower.com>

Sent:

Tuesday, July 26, 2022 1:31 PM

To: Subject: Brian Sullivan RE: Annex Scan

Idaho Power has no comments regarding this development at this time. We will work with the developers at the time of design for proper utility easements.

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

----Original Message----

From: Brian Sullivan <bsullivan@cityofemmett.org>

Sent: Monday, July 18, 2022 8:35 AM

To: Steve Kunka <skunka@emmettpolice.com>; Richter, Brandi J - Emmett, ID

Christensen <cchristensen@cityofemmett.org>; assessor@co.gem.id.us; Danielle Linville <dlinville@co.gem.id.us>; Craig Woods <cwoods@isd221.net>; treasurer@co.gem.id.us; Uhrig, Jake <JUhrìg@idahopower.com>; CenturyLink Customer <dewalt001@q.com>; lastchanceditch@gmail.com

Cc: Brian Sullivan <bsullivan@cityofemmett.org>

Subject: [EXTERNAL]FW: Annex Scan

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.

Please see attached annexation and preliminary plat for Groveland Sub.

Please review and respond by July 27, 2022.

Thank you,

Brian Sullivan
Building Official/Zoning Administrator
City of Emmett
208-365-9569
bsullivan@cityofemmett.org
https://us-east-

2.protection.sophos.com?d=cityofemmett.org&u=d3d3LmNpdHlvZmVtbWV0dC5vcmc=&i=NWY3MzZiODczNzUwZmlwZ WFkN2VkMjJl&t=KzVMalVuMGtFUnV0dTl1NHJkNWEvV1BLcml4Rnl1QlB0Z2tvQlJPdk9aWT0=&h=3e76f2dad47349c3a12 2a85244956853

LAST CHANCE DITCH COMPANY

PO BOX 428 / 118 N Commercial Ave Emmett ID 83617

President: Paul Derig
Treasurer: Karen Fraley

Secretary: Valerie Padgett Director: Ron Kay

Director: Ron Kay
Director: Blake Hasbrouck

Phone: (208) 365-1902 Fax: (208) 365-1903

Email: lastchanceditch@gmail.com

July 26, 2022

CITY OF EMMETT ATTN: BRIAN SULIVAN 601 E 3RD EMMETT ID 83617

Re: Groveland Subdivision- Annexation (ANN 22-003)

To Whom It May Concern:

Upon review of the proposed rezone, Last Chance Ditch has no objections to the application but upon further construction plans must be submitted for approval and will require the following conditions be met upon subdividing 3+ splits:

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

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

Respectfully,

Doyle Fackler, Ditch Manager

Brian Sullivan

From:

David Little <dalittle61@outlook.com>

Sent:

Monday, July 25, 2022 5:09 PM

To:

Brian Sullivan

Subject:

Comments on Groveland Subdivision / KB Homes plat

Caution! This message was sent from outside your organization.

Block sender

Brian,

My comments for the Groveland subdivision/KB Homes development are the same as for Dagger Falls.

Should be a requirement for the Groveland development to have an access point and utility stubs connecting to the the 17 acres owned by the Emmett Public School Foundation parcel so that the 17 acres has good access and utilities from 2 directions so that parcel can be developed in the future and not landlocked behind development. The 17 acres had been looked at to connect to one of these parcels in the past for a school and since that isn't going to happen with both these parcels developing it makes sense to have the services and road stubs designed in and stubbed for future development and the school foundation can look at selling the parcel in the future and use the funds to help the Emmett School District.

As developers need to contribute .027 acres per lot for open space/common areas I would think the ground it takes to stub in a road and services could count toward part of their common area/open space requirement as it would be helping the Emmett Public School Foundation in the future and help enable efficient development of the adjacent lands in the future.

Thank you,

David

David Little
Little Land and Livestock, LLLP
Phone: 208-365-4611
dalittle61@outlook.com
www.littlecattleco.com

Brian Sullivan

From:

Melissa Marvell < Marvell Melissa@hotmail.com>

Sent:

Tuesday, July 26, 2022 11:23 AM

To:

Brian Sullivan

Subject:

Subdivision impact

Caution! This message was sent from outside your organization.

Block sender

Brian Sullivan, Zoning Administrator City of Emmett, Zoning Commission 601 E. 3rd Street Emmett, ID 83617

Dear Brian,

I own and operate the Fourth Street Gardens wedding venue, which is made up of a set of outdoor gardens for hosting ceremonies, reception parties, rehearsals, dinners, and various activities related to the wedding and event business. I received a special permit from the city of Emmett to operate an event business 18 months ago, as did the previous owners who have successfully operated an outdoor wedding business on this property for over 20 years. My business has been very successful with 22 weddings last year ('21), 35+ this year ('22), and I already have 18+ weddings booked for the 2023 season already. This equates to \$150,000+ in annual revenue this year with expected 10% YoY increase.

As you may know, the wedding business requires weekend and late-night activities. These activities include music, dancing, speeches, announcements and lively talking with crowds that range from 50 to 200 people. Wedding parties are generally on the property for 14 hours to setup and take down decorations, and the party and guests are on the property to take pictures, celebrate and enjoy the rural scenery that Emmett provides throughout this timeframe. Music and announcements start midday and continue until approximately 10:00 P.M. when the music is turned off and clean up begins. I make sure the music is kept at a volume that complies with the Gem County code (70db - street level noise). Cleanup generally takes from 60 - 90 minutes with trucks, cars and people running around after 10:00 P.M. at night.

The ceremony garden is in the middle-west side of the property and the noise from the activities is between noon and 5:30 PM. Because of the location, the impact to neighbors is low as the trees and distance manages the sound. On the other hand, the reception garden is on the south side of the property and the fields next to my property line help manage any negative impact from the music, announcement, and crowds. I make sure the noise level is maintained, but I can imagine any homes that are on the border of my property will not appreciate listening to street level noise for 4 – 5 hours in their backyard.

Like the previous owners, I have maintained a good relationship with my neighbors, and they have been accommodating and supportive of the business on this property. I also live on the property in the historic home that resides on it and have spent countless hours over the past two years restoring the gardens and home to a beautiful and inviting state. If I total the labor and materials that I've invested into improving the business and property over the past two years, it will total over \$250,000 beyond the purchase of the home, property, and business.

The gardens have 100+ mature and new trees, as well as 100s of plants and flowers that myself and family maintain to make Fourth Street Gardens a nice place that represents the rural lifestyle that many appreciate about living in Emmett. These gardens are irrigated by water provided by permit through the Last Chance Ditch Company and my business would be greatly impacted if any changes were made to the availability of water that I am allowed through my water shares.

I say all this to set context to what impact this subdivision will have on my business and my livelihood, and to provide some ideas that I would ask the Zoning Commission and developer. Below are some of the impacts and considerations I am asking for:

- Maintain Positive relationship with existing and new neighbors. It's important for me to maintain a positive and healthy relationship with my neighbors. I would ask for some changes be made to the site plan, open spaces and pathways map to ensure that I can effectively run my business without fear of upsetting residents that live in the subdivision, especially those near the Northeast corner of the subdivision. The garden where receptions are held is at the Southeast corner of my property and any homes near there may be impacted by the music and talking crowds. I would recommend creating a buffer or reconfiguring the common amenities and park space to create a buffer between the homes and south side of my venue.
- Retain the beauty of the current landscape. The subdivision will create very different southern view of the property. Many of the couples who have booked with me did so knowing that they would have the southern view of the fields and hills in the background. I do maintain a border of trees that line the south end and do not expect that the view would be maintained forever that way. However, my business if greatly impacted if the development does not consider the view from my property. I would recommend an open space buffer of trees and an architecturally appealing fence line that would maintain the beauty that those who have contracted with me are expecting.
- **Protect the gardens & venue.** With the potential of 170 homes new homes and 500+ residents, the impact to my business if accommodations to keep residents out of the venue aren't made. Today, all I deal with are some deer, turkeys and wildlife that want to munch on my plants. With such dense housing being proposed and the potential for a large number of people being added to the neighborhood, I would ask that adequate barriers and fences exist to eliminate the risk of residents coming into the venue without an invitation.
- Preserve the character of the gardens and home. The standards mentioned in the application for special use permit mentions the design principle to be harmonious and appropriate in appearance to the general vicinity. It also talks about no loss or destruction of historic features of major importance which I believe the home and gardens on my property apply. The home was built in 1910 and has been maintained to be a historic site for wedding parties at the venue. And the gardens, barn and suites maintain an appearance of the rural and agricultural heritage of Emmett. Any change to the surrounding area will have an impact to my business and couples who have already booked the venue through '23.

I understand that the city can only do so much to manage what the developer does, but I do hope that we can work together to retain the value of the area surrounding this subdivision. Any direction or support you can provide would be greatly appreciated.

Sincerely,

Melissa Marvell

1/20/22	
	Ft May Concern
	an Dullian
	eland Subdivision
A Company of the Comp	My biggest objection is any kind of access from
Jan Stone	Way. This street is too narrow to handle
2 mortes enco	or excessive traffic. Between this subdivision &
La Dage	en Falls subdivision would be 344 building late
which is	rediculous due to the condition of the current
economy.	People are backing out on building loans because of
such and	Inchease in building casts & loan costs: Why not
mest in	somothing that would benefit all of I'm Co.
neludina	Ola, Sweet, Harrashare Bend & Star such as Fred
Meger ar	another grocery store. It's atracious that there is
only one g	focesy stone here which is old & disty. These
saldivisis	as with cookie cutter houses that are too close
	re not only increasing our takes, especially for
those of	us on a fixed income, but creating eyesores
through	but the community. Why do you think this
beautif	es on a fixed income, but creating eyesores but the community. Why do you think this al valley needs to look like ada Co. ??
· · · · · · · · · · · · · · · · · · ·	
	Sincerely,
	Jarela Jenlins
	904 Dem Stone Way
of any analysis of the desired transfer of the desired	

EMMETT PUBLIC SCHOOL FOUNDATION

July 22, 2022

Emmett City Zoning Commission Attn: Brian Sullivan bsullivan@cityofemmett.org

Re: Annexation and SUP for KB Homes - Groveland Subdivision

Dear Mr. Sullivan and the Emmett City Zoning Commission,

The Emmett Public School Foundation owns 17 acres ("EPSF Property") adjacent to the proposed Planned Unit Development by KB Homes for the Groveland Subdivision. The EPSF Property was donated to the Emmett Public School Foundation by a local resident many years ago to support Emmett Schools, either by being a future site for schools or to be sold and the funds to be used by the Emmett Public School Foundation to support the Emmett Schools.

A few years ago, in conjunction with proposed school bonds, there were discussions regarding combining the EPSF Property with either the parcel at 1722 E. 12th Street or with the White's property off Substation and 4th street for a future school site. As both of these parcels are now looking to develop into residential developments in the City, it no longer makes sense to put a school site on the EPSF Property as this acreage alone is not large enough to support a school building.

Based on the location of the EPSF Property and surrounding development, the highest and best use of the EPSF Property is to sell it for future development and use the funds from a sale to further the Emmett Public School Foundation's mission of benefitting Emmett Schools.

We are asking that adjacent developers add sufficient road access and utility stubs through their developments so the EPSF Property can be developed in the future. We reviewed a copy of the preliminary plat for this Groveland Subdivision and it doesn't have an access or utility stubs to the EPSF Property. If road and utilities are not

required for the developments around the EPSF Property, the Emmett Public School Foundation will be significantly and severely limited in its options for future use of the EPSF Property and be a large detriment to the Emmett Public School Foundation's mission to serve Emmett Schools. We would be in support of any future development plans that include sufficient road access and utilities to the Emmett Public School Foundation parcel.

If you have questions or need additional information about the EPSF Property, please feel free to contact me at (208) 405-5724 or <u>Yecora.daniels@gmail.com</u>. Thank you for your consideration of these comments.

Sincerely on behalf of the Emmett Public School Foundation Board,

Yecora Leaphart-Daniels

Yecora Leaphart-Daniels

President, Emmett Public School Foundation

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



Neal Capps, Director Phone: 208-365-3305 Fax: 208-365-2530

Email: gcrb@co.gem.id.us

July 20, 2022

Brian Sullivan 601 E. 3rd St. Emmett, ID 83617

RE: KB Homes LLC (ANN 22-003)

Brian,

Gem County Road & Bridge Department (GCRB) has reviewed the application for annexation and preliminary plat for KB Homes LLC, located at the corner of 4th Street and Substation Road. GCRB has concerns with the cumulative growth that Gem County has experienced on Substation Road. With the increased traffic congestion this proposed subdivision will create, there will be a dramatic impact to the intersection of 12th Street and Substation Road.

GCRB recommends the follow conditions be added to the subdivision application if approved;

1. Applicant shall provide mitigation funding for improvements on 12th Street and Substation Road intersection.

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

Thank you,

Neal Capps, Director Gem County Road & Bridge

Brian Sullivan

From:

Steve Kunka

Sent:

Tuesday, July 19, 2022 6:49 AM

To:

Brian Sullivan

Subject:

RE: Annex Scan

Brian,

I have no questions or concerns at this time of the annexation and preliminary plat for Groveland Sub.

Steve O. Kunka Police Chief Emmett Police Department 501 East Main Street Emmett, Idaho 83617 Phone (208)398-2082

----Original Message----

From: Brian Sullivan <bsullivan@cityofemmett.org>

Sent: Monday, July 18, 2022 8:35 AM

To: Steve Kunka <skunka@emmettpolice.com>; Richter, Brandi J - Emmett, ID

brandi.j.richter@usps.gov>; Curt Christensen <cchristensen@cityofemmett.org>; assessor@co.gem.id.us; Danielle Linville <dlinville@co.gem.id.us>; Craig Woods <cwoods@isd221.net>; treasurer@co.gem.id.us; juhrig@idahopower.com; CenturyLink Customer

Subject: FW: Annex Scan

Please see attached annexation and preliminary plat for Groveland Sub.

Please review and respond by July 27, 2022.

Thank you,

Brian Sullivan
Building Official/Zoning Administrator
City of Emmett
208-365-9569
bsullivan@cityofemmett.org
www.cityofemmett.org

----Original Message----

From: Voicemail < voicemail@cityofemmett.org>

Sent: Monday, July 18, 2022 6:22 AM

To: Brian Sullivan <bsullivan@cityofemmett.org>

Subject: Annex Scan

GEM COUNTY

OFFICE OF
Megan Keene
TREASURER
TAX COLLECTOR
PUBLIC ADMINISTRATOR



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

July 21, 2022

Mr. Brian Sullivan Zoning Administrator City of Emmett 601 East 3rd Street Emmett, ID 83617

RE: Annexation with preliminary plat

Applicant: K B Homes LLC

Parcel(s) RP06N01W087203, RP06N01W087600

Project Name: Groveland Subdivision

Loc: No Situs Address-See Parcel Numbers

File No.: ANN 22-003

Dear Brian,

After reviewing the Annexation (with preliminary plat) application, applicant K B Homes LLC, the following are comments concerning the subject parcel(s):

Parcel RP06N01W087203 is a new parcel for 2022. This parcel or sub parcels will have 2022 taxes due at a future date.

Parcel RP06N01W087600 has the 2021 taxes paid in full. This parcel or sub parcels will have 2022 taxes due a future date.

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

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

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

Megan Keene

Sinceré

Gem County Treasurer

Lowell Rosanbalm 902 Gemstone Way Emmett, ID 83617 Aug 27, 2022 (208) 369-4776

Brian Sullivan, Zoning Administrator Zoning Commission City of Emmett 601 E. 3rd St Emmett, ID 83617

Dear Mr. Sulfivan and the Zoning Commission

No one lives closer to the proposed Groveland Subdivision than yours truly. Emmett should be thrilled to welcome a developer like KB Homes. Albeit, they are national "big boy" builders, they come to Emmett with tons of experience. My guess is that Emmett will be proud of their finished project.

That being said, I do have two major objections:

- 1) Clearly KB Homes plan to use Gemstone Way, in Gem Park Estates, as a main entrance road into Groveland Sub. With school age children living on Gemstone and with an "S" curved road at Gem Park entrance, Gemstone Way IS NOT suited for an entrance to Groveland Sub. Their secondary road into Groveland should be incorporated into the yet-to-be-built Dagger Falls. KB Homes has already said that they will be exiting their sewer main through Dagger Falls. Clearly, KB Homes will already be working within Dagger Falls and this is where their entrance road should be located. Gemstone Way should be gated off and used only as an emergency entrance into Groveland, much as the City of Emmett made me do from Gem Park Estates into The Villas at Crystal Creek. Believe me, the "natives" up and down Gemstone Way are truly upset.
- 2) On Jan 25, 2022, I sent a letter to Jeffery T. Mezger, CEO of KB Homes, on Wilshire Blvd Los Angeles, CA. My request to him was to build single story homes on Lots 36, 37 and 38 of Block 3, all of which will backup to my home. I am not necessarily concerned about losing my view of Squaw Butte as much as I don't want people gazing into my back-yard. My neighbors immediately to my east have expressed the same concern. That would then have to include two additional lots. I was VERY disappointed that was not mentioned in their application. The Zoning Commission has the authority to require single story homes on the mentioned lots. Therefore, please do.

Comment of the second

If my two objections are met, I have no objection to Groveland Sub, in fact I truly welcome them to Emmett. Emmett's a changin, we all have to accept it!

Sincerely,

Lowell Rosanbalm

8/29/2022	
- Of all	
To WHOM	It May Concern:
	Brian Sullivan
	veland Suhdivision
No. 01	l we will be a second of the s
	again my main objection to these subdevision
is any Ke	again my main object ion to these subdension ind of ingress/egress from Gern Stone Way. T cannot handle amengency or exassive
This of the	T com t handle amora ince or extensive
1	
(A) (PEN SAR) # 1	
	The lot sizes suggested of 5051 + 6198 SF are too
small 1	too crouded.
SCILLER	The City of Emmett does not have the
Cama	y services or school accomodations available
now Ler	both Losseland + Dagaar Falls Subdivision.
Large	both Dosveland + Daggar Falls Subdivisions. Its + fuver homes would be far more ideal.
- Starger	The state of the s
100 me	ech growth + greed!
	Sencerely,
	Paula Jenkins
	Carl Ho Straille
	Sincerely, Paula Jenkins 900 Dem Stone Way
and the second s	
A CONTRACTOR OF THE PROPERTY O	
	was in the second and
negovino (Projek	

9/19/22 City of Emonett Zoning Commission ATTV: Brian Sullivan Re: Ivovelund Subdivision Due to all the zoning commission meeting rescheduling & celso a prévate meeting put on by KB Herrie, it appears that this Subdivision is that real popular with the People of Emmett. My objection to Isociland Subdivision is any Kind of ingress/egress from Gen Stone Way. People park their cars on the street leaving no room for I-way traffic or energency vehicles. The ingliess/egoess needs to be on Substation Re of through Daggar Falls subdivision MOI dem Stone Way. The suggested let sizes of 5051 and 61985, and too smale + too crowded. Sugar lets I fewer homes would be more ideal. Too much GROWTH and GREED! Lincesely, Yauda Genkins 904 Dem Stone Way

alas 122	
9/23/22	
(ety o)	Tommett Loning Commission
Pi Di	Emmett Zoning Commission aggar Falls Subdivision
ATTO!	Brian Sullivan
	Between Daggas Falls and Groveland Subdivision
there	are 344 homes proposed. This is extreme and
tooc	vourded. Let sizes under 10,000 SF are too
	Ol. There is not enough community
Sea	ices to accomodate this many homes.
	Surely there has to be a classification other
the	R-1 for this accepage that would
bene	fit everyone instead of construction
Cerr	granies whose building capacity seems to
Gnl	g be "cookie cutter" houses that are
	esoils.
7	
	Too much GROWTH and Greed!
	100 march of the transfer of t
	Sincerely
	Janla Gentins
	Paula Jankins 904 Gem Stone Way
agamentarina kan atau termanyangan, keri sebagai ng dang mendantut dan selakan panya 1995 menganan mengapan	
general specific control of control of the control	