

**CITY OF EMMETT  
PLANNING & ZONING DEPARTMENT**

**APPLICATION FOR  
ANNEXATION WITH PRELIMINARY PLAT**

**DESCRIPTION:** ANNEXATION W/ZONING CLASSIFICATION, 3.788 ACRES AND  
PRELIMINARY PLAT FOR HIDDEN GEM SUBDIVISION

**APPLICATION NUMBERS:** ANN#22-002, PP#22-002

**ZONING COMMISSION HEARING DATE:** OCTOBER 17, 2022 @ 6:00 PM

**CITY COUNCIL HEARING DATE:** NOVEMBER 8, 2022

**APPLICANT:** DAVE MORGAN  
498 E. SHAFER VIEW DRIVE  
MERIDIAN, ID, 83642

**PROPERTY OWNER:** SHARP PROPERTIES LLC

**SUBJECT PROPERTY LOCATION:** END OF BUTTE SHADOW ST., SECTION 5, TOWNSHIP 6  
N., R. 1 W., B.M., GEM COUNTY, IDAHO.

**PARCEL#:** RPC8439A010040

**STAFF PLANNER:** BRIAN SULLIVAN

**1. APPLICATION SUMMARY/BACKGROUND:**

The purpose of this application is to request a zoning classification and annexation of a parcel of land located adjacent to the City of Emmett. The property runs parallel to the city boundary along the east border of Butte Shadow Subdivision. The requested zoning classification is R-1, single-family residential. The current Gem County Zoning Classification is R-2, residential transitional. This area is eligible to request annexation as it is within the Area of City Impact and contiguous to the existing city limits. The area to be annexed is approximately 3.788+- acres and has frontage with an extension of Butte Shadow Street.

The preliminary plat proposed consists of 15 residential lots ranging in size from 7,073 sf. to 19,310 sf. each and one common lot. The average residential lot size is 8,009 sf. with 4.0 dwelling units per acre. The developer will need to dedicate .415 acres (18,077sq. ft.) as usable common open space. "Common open space" shall mean land area exclusive of street rights of way and street buffers, except for right of way specifically dedicated for landscaping within a subdivision. The developer is providing .44 acres of common

open space.

Access and utilities to the proposed subdivision will come from Butte Shadow St. Landscaping will be required for the common open space and be required prior to the final plat.

The subdivision will be constructed to Emmett Public Works Standards and have street lighting, fire hydrants and curb, gutter, and sidewalk though-out.

The applicant has resubmitted the requested corrections from Keller and Associates.

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 3-5.

#### Chapter 3- Housing, **Page # 3**

- 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, 3.1.6

#### Chapter 12-Land Use Policies, **Page # 4**

- Policies for the Gem Community, sections 12.5, 12.8, 12.22

Annexation: ECC 9-15-10 H requires the Commission to make findings for any annexation application before recommending approval to the Council. **Page # 4**

- 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.
- 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.

ECC 10-2-3H requires the Commission and Council to consider the objectives of the Subdivision Ordinance and at least the following findings: **Page # 4**

- 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.
- The other health, safety or environmental problems that may be brought to the commission's attention.

This summary gives a brief description of the applications and what each one consists of. For information on how these applications comply with the zoning ordinance and comprehensive plan, please look at sections 5, 6, and 7 of this staff report.

## **2. APPLICATION PROCESS FACTS:**

### **A. Application Submittal:**

The complete application for this item was filed by Dave Morgan on June 20, 2022.

### **B. Notice of Public Hearing:**

Notice of Public Hearing on the application for the Emmett Zoning Commission was published in

accordance with requirements of Title 67, Chapter 65, Idaho Code on July 13, 2022, September 28, 2022 and October 19, 2022 in the Messenger Index. Notice of this public hearing was mailed to all property owners within 300 feet of the subject property on July 13, 2022, September 21, 2022, and October 20, 2022. The physical property was posted for the public hearing on July 13, 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 on this matter. The Commission must make a recommendation to the City Council and make findings of fact and conclusions of law relating to compliance with the Comprehensive Plan, per ECC 9-15-10H.

The subject Subdivision application will in fact constitute a Preliminary Plat as determined by ECC, Title 10, Chapter 2. Emmett City Code Title 10, Chapter 2, requires a public hearing on the matter of the Preliminary Plat before the Zoning Commission and a review of the decision by the City Council.

### 3. APPLICATION & PROPERTY FACTS:

A. Site Address/Location:

The area to be annexed contains approximately 3.788+- acres and fronts on Butte Shadow St. The west side of the property touches the city limits.

### 4. LAND USE

A. Existing Land Use(s): Bare land/ irrigated pasture.

B. Description of Character of Surrounding Area: This vicinity is comprised of vacant land, railroad tracks to the north along with a residence with farm land on the north side of the tracks, a residential subdivision to the west, a church to the south, and single-family homes to the east.

C. Adjacent Comprehensive Plan, Zoning and Land Use:

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
North of site	Area of City Impact	A-2, Rural Transitional Ag. – County	Residence with farm land
South of site	Area of City Impact	R-1 Single-Family	Methodist Church
East of site	Area of City Impact	A-2, Rural Transitional Ag. – County	Single family homes
West of site	Area of City Impact	R-1, Single-Family	Single family homes

D. Existing Site Characteristics: Irrigated pasture land.

E. Streets and/or Access Information: Parcel has access to Butte Shadow Street via an extension of this city street that is already dedicated to the city.  
Street name will have to be approved by the Street Naming Committee.

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

The following policies in the Gem Community Joint Comprehensive Plan support approval of these applications. The Commission and Council need to consider these and any other policies you deem appropriate in reviewing and deciding on the applications:

### **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.

### **CHAPTER 3 – HOUSING POLICIES**

- 3.1 Encourage the provision of quality and diverse housing, as well as creative subdivision designs, of all price ranges for present and future residents.

*The proposed single-family housing will add to the city's housing stock.*

*Additionally, the subdivision design exceeds the minimum requirements of the R-1 zone.*

- 3.2 Create and maintain a high quality of life through the provision of adequate open space and recreational opportunities.

*Hidden Gem Subdivisions preliminary plat calculated dedicated open space for the 15 lots being proposed exceeds the required amount of open space.*

- 3.6 Support an open housing market free from discrimination on the basis of race, religion, sex, family status, mental or physical handicap.

*The Hidden Gem CC&R's, while not enforced by the City of Emmett, must be free of any discrimination and/or policies which are in violation of this federal housing rule.*

### **CHAPTER 12 – LAND USE**

- 12.5 – Promote the design and landscaping of attractive entryways into our communities.

*Landscape plan must be submitted with construction drawings. Final plat will not be approved until landscaping of the common lot is complete.*

- 12.8 – Protect citizen investments in existing public facilities by managing growth through community planning, reviews and development agreements and fees.

*Staff feels that a development agreement is not needed in the case of residential zoning. The residential zoning classification blends in with the surrounding land use.*

- 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.



*Municipal sewer and water are located in Butte Shadow Street directly in front of the property. The City limits boarder's the property on the west boundary.*

## **6. REQUIRED COMMISSION FINDINGS & STAFF ANALYSIS (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 City 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 5 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 recommends the Commission support the proposed zoning classification of R-1, Single-Family Residential zone for the 3.788 acres.*

## **7. SUBDIVISION ORDINANCE FINDINGS (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 5 above.*

2. The availability of public services to accommodate the proposed development.

*This finding expands upon the Preliminary Plat finding above by requiring all 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:*

- Keller and Associates
- Gem County Road & Bridge
- Emmett Public Works Department
- Last Chance Irrigation District
- Idaho Power
- Emmett Police Chief
- David and Gay Johnson, citizens, 710 Sharp Lane
- Rosina Hereth, citizen, 1469 Butte Shadow St.
- Scott L. Johnson, citizen, 1632 E. Locust

*The Commission 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.

*This does not exist at this time.*

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 and Sewer*
- *EMS*
- *Solid Waste*
- *Streets*
- *Parks*
- *Cemetery*
- *Fire*
- *Law Enforcement*
- *Library*

*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.*

5. The other health, safety or environmental problems that may be brought to the commission's attention.

*Staff finds there are no other significant health or environmental problems in connection with this property.*

**8. SITE SPECIFIC CONDITIONS OF APPROVAL (P&Z Dept.)**

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

**Preliminary Plat Application**

1. Comply with all conditions of approval, as approved by City Council, from staff, impact agencies and utility providers.
2. Name of the subdivision proposed is Hidden Gem, name will need final approval prior to final plat.
3. The proposed street name must meet the approval of the Gem County Street Naming Committee before Final Plat is recorded and must comply with ECC 10-3-5.
4. Per ECC 10-4-2. E, all utilities within the development must be constructed underground.
5. Complete and submit for approval a landscape plan for the common lot prior to final plat. Landscaping needs to be complete prior to City approving final plat. Landscape requirements can be located in Title 9, Chapter 17, Emmett City Code.
6. Complete and submit CC & R's prior to filing the final plat for approval. ECC 10-3-12
7. Per ECC 9-20, all exterior lighting within Hidden Gem Subdivision shall conform to the City of Emmett's dark sky lighting standards. Applicant shall add this requirement to the CC&R's
8. Add street lights to the development. One at the entrance on Butte Shadow Street and one at the end of the cul-de-sac. (ECC 10-4-2M) Style must be approved by City Staff. Lights will be LED.

9. City street shall be constructed to City of Emmett Public Works design standards and Idaho Standards for Public Works Construction.
10. Curb, Gutter, and sidewalk shall be constructed with specifications detailed in construction drawings.
11. Fire Hydrants are required in accordance with Emmett Fire Department. Fire hydrants shall have a maximum distance between being 300'.
12. Rolled curb shall be provided on the interior roadway. Details are to be provided with construction drawings.
13. Applicant shall comply with ECC 10-2-3 regarding plat approval period standards and shall submit a Final Plat application within 18 months after approval of the preliminary plat. Failure to file a Final Plat within this time frame shall cause the preliminary plat to become null and void unless an extension of time is applied for by the subdivider and granted by the city council. Said application for time extension shall be submitted in writing to the administrator prior to the expiration date and shall state the reasons for failure to file the final plat application. The application shall also include a proposed length of extension, not to exceed twelve (12) months. More than one extension may be granted upon showing of good cause.

#### **9. STAFF RECOMMENDATION**

Staff recommends approval of application ANN 22-002, annexation with the proposed zoning classification of R-1, single-family residential for the 3.788 acres.

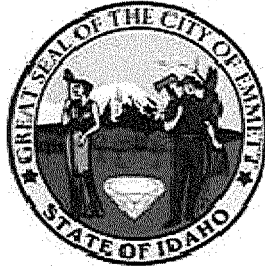
Staff recommends approval of the preliminary plat for Hidden Gem Subdivision and adopt the Site-Specific Conditions of Approval in Section 8 as part of the motion.

#### **Possible Motion:**

I make a motion to approve application ANN 22-002, an annexation of 3.788 acres located at parcel RPC8439A010040 into the city, and zone the parcel R-1, single-family residential, and approve application PP 22-002, a preliminary plat for Hidden Gem Subdivision, and adopt the staff report as part of this approval.

OR

I make a motion to deny application ANN 22-002 by Dave Morgan, an annexation of parcel RPC8439A010040, and deny application PP 22-002, preliminary plat for Hidden Gem Subdivision, for the following reason:



# **CITY OF EMMETT**

## **Zoning Commission**

### **Recommendation to City Council**

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

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**Application:** ANN #22-002, PP #22-002 Annexation w/zoning and Preliminary Plat–Hidden Gem Subdivision

**Applicant:** Dave Morgan for Sharp Properties LLC

**Date of Written Recommendation:** October 31, 2022

**Date of Zoning Commission Public Hearing(s):** October 17, 2022

**Date of City Council Meeting:** November 8, 2022

#### **Summary and Rebuttal of Public Testimony:**

- Administrator gave the summary of the staff report
- Applicant provided summary/overview of proposed plat
- Dave Morgan presented his application for the annexation and preliminary plat. Dave explained the plan for the property. They will have 15 homes, privacy vinyl fence around the perimeter, stone entry, pressurized irrigation thru-out. Dave stated they can do single level homes on west side of the property which butts up to Butte Shadow Subdivision, and two-story homes would be allowed on the east side, and regulate this in the CC&R's. Open area on North of the property will be for recreation/open space and taken care of by the HOA. They may add a tot lot in this space.
- Fire Chief Christensen talked about the ingress and egress, discussed this with the State Fire Marshal, and has no concerns.
- Public Comments: None
- Applicant and Staff rebuttal:
- 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 to recommend approval of application ANN 22-002, annexation with zoning classification of R-1, single-family residential.
- Motion 2 Recommend approval of PP 22-002, and adopt the Site-Specific Conditions, adopt the staff report into the record.

**Reason(s) and Findings for Recommendation:** See pages 3-6 of the Staff Report.

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

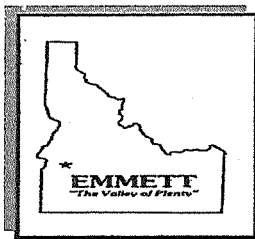
I would like to make a motion to approve the following applications:

- ANN 22-002, Annexation of parcel # RPC8439A010040 containing 3.788 acres as described in legal description Exhibit A, with a zoning classification of R-1, single-family residential.
- PP 22-002, Preliminary Plat of Hidden Gem Subdivision, adopting Site-Specific Conditions of Approval in Section 8 and enter the staff report into the record as part of the approval.

Or

I would like to make a motion to deny the following applications:

- ANN 22-002, Annexation of parcel # RPC8439A010040 containing 3.788 acres as described in legal description Exhibit A, with a zoning classification of R-1, single-family residential.
- PP 22-002, Preliminary Plat of Hidden Gem Subdivision based on the following.



**CITY OF EMMETT**  
**MASTER PUBLIC HEARING APPLICATION**

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

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

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

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

Hidden Gem

**SITE INFORMATION:**

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

Quarter: \_\_\_\_\_ Section: 5 Township: 6N Range: 1W Total Acres: 3.788

Subdivision Name (if applicable): HIDDEN GEM

Site Address: TBD Lot: 4 Block: 1  
City: EMMETT

Tax Parcel Number(s): RPC 8439 A 010040 Current Zoning: RZ Current Land Use: VACANT LAND

**PROPERTY OWNER:**

Name: SHARP PROPERTY LLC

Address: 3150 POTOMAC DRIVE

City: BOISE State: ID Zip: 83704

Telephone: 208-859-5545 Fax: \_\_\_\_\_

**APPLICANT:**

Name: DAVE MORGAN

Address: 498 E. SHAFTER VIEW DRIVE

City: MERIDIAN State: ID Zip: 83642

Telephone: 208 859 5545 Fax: \_\_\_\_\_

Email: Sm11cid@gmail.com

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

[Signature] 6/20/22  
Signature: (Owner) Date

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

[Signature] 6/20/22  
Signature: (Applicant) Date

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

**OFFICE USE ONLY**

File No.: A11122-002 Received By: \_\_\_\_\_ Date: \_\_\_\_\_ Fee: \_\_\_\_\_ Receipt No: \_\_\_\_\_

P22-002

June 20, 2022

Brian Sullivan

Building Official / Zoning Administrator

City of Emmett Planning & Zoning Department

601 E. 3<sup>rd</sup> Street      Emmett, Idaho 83617

P: 208-365-9569

**RE: Annexation, Rezone & Preliminary Plat for Hidden Gem Subdivision – Parcel #RPC8439A010040**

Mr. Sullivan,

We are pleased to submit the above referenced applications for the proposed Hidden Gem Subdivision (hereinafter the "Project" or "Development") on behalf of ourselves Sharp Property LLC. The intent of this process is the annex and rezone of Parcel #RPC8439A010040. In addition, we are subdividing Parcel #RPC8439A010040 (3.788 acres) into 15 residential lots and 1 common lot. Included with this submittal you will find the required applications and required documents for annexing the subject property into the City of Emmett, rezoning Parcel #RPC8439A010040 to an R-1 zoning designation, and subdividing Parcel #RPC8439A010040 into 15 residential lots. The total project site is 3.788 acres and is located on the west end of Butte Shadow Drive and north of Locust St.

The preliminary plat portion of the project will consist of subdividing Parcel #RPC8439A010040 into 15 single-family residential lots in 1 phase.

Annexation and Rezone: 1 The property is currently zoned R2 in Gem County. It is within the City of Emmett Impact Area and is adjacent to the Emmett City limits on the west. Butte Shadows Addition subdivision is located to the west of the subject property and consists of 4 residential parcels per acre. The Emmett Future Land Use Map designation for this property is "Single Family Residential" which, according to Emmett Zoning Map dated 6/2007, is suitable for "the development of single-family homes on lots at gross densities not less than 7000 sq ft". The proposed Hidden Gem Subdivision will have a gross density of 3.95 units per acre. The subject property is one relatively small parcel of Gem County land that is fully bordered by the City of Emmett on the west side. Annexation into the City of Emmett will create continuity in jurisdiction and will support the orderly development of the City of Emmett. Additionally, City water and sewer utilities are in Butte Shadow Street along the southwest boundary of the property and are readily accessible. 2 The applicants are proposing a rezone of the property to an R-1 designation in conjunction with the annexation of the property. The proposed gross density of the parcel will be less than 4 units per acre creating a matching transition between the housing adjacent to the property. The proposed density zone designation is in alignment with the Emmett Future Land Use

Map. The surrounding properties are primarily zoned R-1 (to the west), with R-2 county designation to the north, east and south. The proposed zoning for this property is consistent with the surrounding property. Preliminary Plat Assuming approval of the annexation and rezone, the applicant proposes to subdivide the existing 3.788-acre parcel (Parcel #RPC8439A010040) into 15 single-family residential lots and 1 common lot. The common lots will provide an open space and area for a pressurized irrigation pump house . A 6-foot fence will be placed around the perimeter to provide visual separation and noise protection for the future subdivision residents. The fence will be designed to incorporate architectural elements to break up monotonous wall planes as preferred by the City of Emmett. Conceptual building elevations have not been prepared for this subdivision, but the homes will be entry to mid level homes that will be regulated by an Architectural Control Committee (ACC). The proposed subdivision is in alignment with the Emmett Future Land Use Map, and it fits in with the surrounding communities. The project will be developed in one phase and will be provided with utilities as follows: • Sewer service will be provided by Emmett Public Works Dept through connection to the existing sewer located in Butte Shadow Street to the southwest of the property. • Water service will be provided by Emmett Public Works through an extension of the existing system located in Butte Shadow Street. Water will be for domestic use and for fire protection. • Streets throughout the development will be built to Gem County Highway District (GCHD) standards and the right of-way dedicated to the public. Streets will include curb, gutter and attached or detached sidewalks and will be connected to Butte Shadow Street on the south side of the property. • A pressurized irrigation system using existing surface and groundwater rights will serve all lots and open space throughout the project. The homeowner's association will own and operate the irrigation system. Surface irrigation water will come from Emmett Irrigation District / Last Chance Ditch Company.

A traffic impact study was required for this project and shows minimal impact. The project is not in a regulated flood plain. There are no known adverse health, safety, or environmental issues. 3 The development will not negatively affect the continuity of the capital improvement program. The public is not expected to financially support the services required for the development. The property taxes post-development will provide greater tax revenue to the City than continuing the agricultural use. In summary, the proposed annexation, rezone, and preliminary plat for this property will support the orderly development of the City in accordance with the City code and in manner consistent with the surrounding communities. We believe this project will be an asset to the City of Emmett. If you have any further questions or comments, please contact me at 208-859-5545 or via email at 5mllcid@gmail.com .

Sincerely,

Dave Morgan

5M LLC President / Sharp Property LLC Manager

— Included in online submittal - Annexation & Rezone Application & supporting documentation  
Preliminary Plat Application & supporting documentation Cc: Todd Einck



# VICINITY MAP

619 SHARP LANE

GEM COUNTY

NE 1/4, SW 1/4, SE 1/4, SEC-5, T-6N, R-1W, B.M



**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting

Project No. 22-35	Drawn By JF	Date Aug 16, 2022	Sheet No. 1
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Instrument # 338950  
EMMETT, GEM, IDAHO  
2021-12-22 04:14:55 PM No. of Pages: 2  
Recorded for: ALLIANCE TITLE - BOISE PRODUCT  
SHELLY TILTON Fee: \$15.00  
Ex-Officio Recorder Deputy SStewart  
Index To: WARRANTY DEED  
Electronically Recorded by Simplifile



Escrow No.: 34602130765-LM

AT# 592220

## WARRANTY DEED

### FOR VALUE RECEIVED

Gene Irvin Hansen and Teresa Ellen Hansen, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Sharp Property LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: 7150 W Potomac Dr., Boise, ID 83704

the following described real property in Gem County, Idaho, more particularly described as follows, to wit:

The Northeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 5,  
Township 6 North, Range 1 West, Boise Meridian, Gem County, Idaho.  
Except therefrom the North 100 feet.

Also except therefrom the following described Parcels 1 and 2:

#### Parcel 1:

Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 5; thence

North 0°09'24" East along the East boundary of the said Southwest Quarter of the Southeast Quarter which is also the center line of Sharp Lane, a distance of 660.30 feet to the Real Point of Beginning, which point is also the Southeast corner of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter; thence

North 89°57'56" West along the South boundary of the said Northeast Quarter of the Southwest Quarter of the Southeast Quarter a distance of 307.66 feet to a point on the center line of a ditch as it now exists; thence

North 0°59'44" East along the center line of said ditch, a distance of 162.91 feet; thence leaving said center line and running

South 89°57'56" East, parallel with the South boundary of the said Northeast Quarter of the Southwest Quarter of the Southeast Quarter a distance of 305.28 feet to a point on the East boundary of the said Northeast Quarter of the Southwest Quarter of the Southeast Quarter, which boundary is also the center line of said Sharp Lane; thence

South 0°09'24" West along the said East boundary, a distance of 162.89 feet to the Real Point of Beginning.

#### Parcel 2:

Beginning at the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 5; thence

North 00°17'54" East, along the West line of said Northeast Quarter of the Southwest Quarter of the Southeast Quarter a distance of 30.00 feet; thence

South 89°57'56" East and parallel with the South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter a distance of 314.36 feet; thence

South 00°09'24" West, a distance of 30.00 feet to a point on the aforementioned South line; thence

## WARRANTY DEED

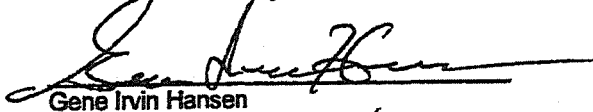
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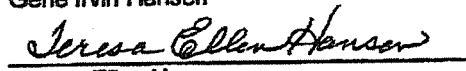
North 89°57'56" West along said South line of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter a distance of 314.43 feet to the Real Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

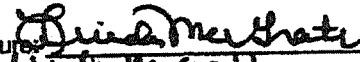
Effective this 20th day of December, 2021.

  
Gene Irvin Hansen

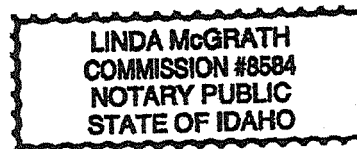
  
Teresa Ellen Hansen

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 22<sup>nd</sup> day of December, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Gene Irvin Hansen and Teresa Ellen Hansen known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature:   
Name: Linda McGrath  
Residing at: Naupau ID  
My Commission Expires: May 28, 2023

(SEAL)



Instrument # 340228

EMMETT, GEM, IDAHO

3-8-2022 11:34:47 AM No. of Pages: 2

Recorded for : SAWTOOTH LAND SURVEYING LLC

SHELLY TILTON

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED

## QUITCLAIM DEED

FOR VALUE RECEIVED, Sharp Property, LLC, an Idaho Limited Liability Company, the Grantor,  
Does hereby convey, release, remise and forever quitclaim unto Sharp Property, LLC, an Idaho Limited  
Liability Company, whose current address is 7150 W Potomac Drive, Boise ID 83704, the following  
Described premises, located in Gem County, Idaho, to wit:

Lots 1, 2, 3 and 4, in Block 1 of Hansen Subdivision, according to the official plat thereof, filed in Book  
1 of Plats at Page(s) 23, records of Gem County, Idaho.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this 28<sup>th</sup> day of January, 2022.

SHARP PROPERTY, LLC

By: [Signature]

Brandon Morgan, Member

By: Todd R Einck

Todd R. Einck, Member

By: Thuy Einck

Thuy Einck, Member

By: David S. Morgan

David S. Morgan, Member

INSTRU. NO. 340228  
PAGES 1 OF 2

By: Leah L Morgan  
Leah L. Morgan, Member

STATE OF IDAHO, COUNTY OF ADA, -ss.

On this 4th <sup>in</sup> February day of January, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Brandon Morgan, David S. Morgan and Leah L. Morgan, known or identified to me to be the persons whose names are subscribed to the within instrument, as the Members of SHARP PROPERTY, LLC, an Idaho Limited Liability Company, and acknowledged to me that they executed the same as such Members.

Signature: Linda McGrath  
Name: Linda McGrath  
Residing at: Nampa ID  
My Commission expires: May 28, 2023

LINDA McGRATH  
COMMISSION #8584  
NOTARY PUBLIC  
STATE OF IDAHO

STATE OF Iowa, COUNTY OF Linn, -ss.

On this 28 day of January, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Todd R. Einck and Thuy Einck, known or identified to me to be the persons whose names are subscribed to the within instrument, as the Members of SHARP PROPERTY, LLC, an Idaho Limited Liability Company, and acknowledged to me that they executed the same as such Members.

Signature: Vickie Choate  
Name: Vickie Choate  
Residing at: 11000 Feather Ridge Rd, Toddville IA 52341  
My Commission expires: 09/06/2024



INSTRU. NO. 340226  
PAGES 2 OF 2



Instrument # 341405  
EMMETT, GEM, IDAHO  
2022-05-16 01:36:17 PM No. of Pages: 3  
Recorded for: FIDELITY NATIONAL TITLE - BOIS  
SHELLY TILTON Fee: \$15.00  
Ex-Officio Recorder Deputy SStewart  
Index To: WARRANTY DEED  
Electronically Recorded by Simplifile

Escrow No.: 34602233208-LM

#1006881 - AT

KIA

## WARRANTY DEED

### FOR VALUE RECEIVED

Sharp Property, LLC, an Idaho Limited Liability Company

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Kortni Anderson, an unmarried woman

GRANTEE(S), whose current address is: 619 Sharp Ln, Emmett, ID 83617

the following described real property in Gem County, Idaho, more particularly described as follows, to wit:

For APN/Parcel ID(s): RPC8439A010020

Lot 2 in Block 1 of Hansen Subdivision, according to the official plat thereof, filed in Book 7, of Plats at Page(s) 23, records of Gem County, Idaho.


TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

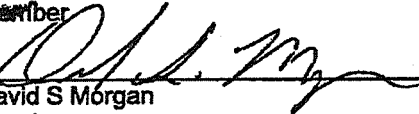
**WARRANTY DEED**  
(continued)

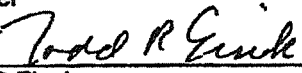
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Effective this 10th day of May, 2022.

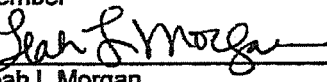
Sharp Property, LLC, an Idaho Limited Liability Company

BY:   
Brandon Morgan  
Member

BY:   
David S Morgan  
Member

BY:   
Todd R Einck  
Member

BY:   
Thuy T Einck  
Member

BY:   
Leah L Morgan  
Member



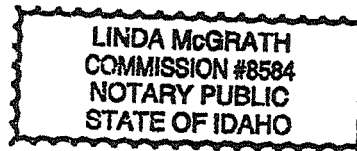
## WARRANTY DEED

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 13<sup>th</sup> day of May, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Brandon Morgan, known or identified to me to be the person whose name is subscribed to the within instrument, as the Member of Sharp Property, LLC, an Idaho Limited Liability Company, a Limited Liability Company and acknowledged to me that he executed the same as such Member.

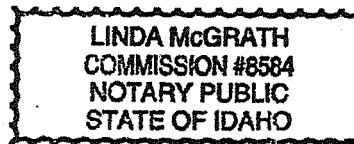
Signature: [Signature]  
Name: Linda McGrath  
Residing at: Naupa ID  
My Commission Expires: May 28, 2023



STATE OF Idaho, COUNTY OF Ada, -ss.

On this 13<sup>th</sup> day of May, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared David S Morgan and Leah L Morgan, known or identified to me to be the person whose name is subscribed to the within instrument, as the Member of Sharp Property, LLC, an Idaho Limited Liability Company, a Limited Liability Company and acknowledged to me that they executed the same as such Members.

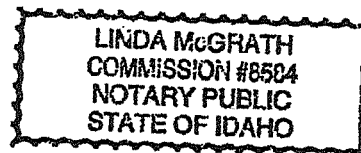
Signature: [Signature]  
Name: Linda McGrath  
Residing at: Naupa ID  
My Commission Expires: May 28, 2023



STATE OF Idaho, COUNTY OF Ada, -ss.

On this 13<sup>th</sup> day of May, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Todd R Einck and Thuy T Einck, known or identified to me to be the person whose name is subscribed to the within instrument, as the Member of Sharp Property, LLC, an Idaho Limited Liability Company, a Limited Liability Company and acknowledged to me that they executed the same as such Members.

Signature: [Signature]  
Name: Linda McGrath  
Residing at: Naupa ID  
My Commission Expires: May 28, 2023





Instrument # 341719

EMMETT, GEM, IDAHO

2022-06-02 02:24:23 PM No. of Pages: 4

Recorded for: FIDELITY NATIONAL TITLE - BOIS

SHELLY TILTON Fee: \$15.00

Ex-Officio Recorder Deputy SStewart

Index To: WARRANTY DEED

Electronically Recorded by Simplifile

Escrow No.: 34602233818-LM

## WARRANTY DEED

### FOR VALUE RECEIVED

Sharp Property, LLC, an Idaho Limited Liability Company

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Stanley Hays and Diana Lincoln Hays, husband and wife *W*

GRANTEE(S), whose current address is: 4875 W. Athens Court, Eagle ID 83616

the following described real property in Gem County, Idaho, more particularly described as follows, to wit:

\*see attached exhibit A\*

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

*W 31st May W*  
Effective this 2nd day of June, 2022.

Sharp Property, LLC, an Idaho Limited Liability Company

BY: *Brandon Morgan*  
Brandon Morgan, Member

BY: *Todd R Einck*  
Todd R Einck, Member,

BY: *Thuy T. Einck*  
xxxxxxx Member Thuy T. Einck,  
Member

BY: *David S Morgan*  
David S Morgan, Member

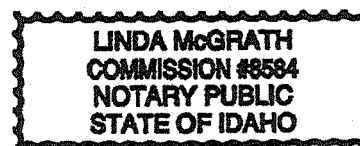
BY: *Leah L Morgan*  
Leah L Morgan, Member

**WARRANTY DEED**  
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 1st day of June, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Brandon Morgan, Member, known or identified to me to be the person whose name is subscribed to the within instrument, as the of Sharp Property, LLC, an Idaho Limited Liability Company, a Limited Liability Company and acknowledged to me that he executed the same as such Member.

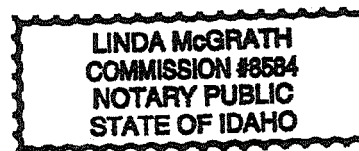
Signature: [Signature]  
Name: Linda McGrath  
Residing at: Naupa ID  
My Commission Expires: May 28, 2023



STATE OF Idaho, COUNTY OF Ada, -ss.

On this 1st day of June, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared David S Morgan, Member, known or identified to me to be the person whose name is subscribed to the within instrument, as the of Sharp Property, LLC, an Idaho Limited Liability Company, a Limited Liability Company and acknowledged to me that he executed the same as such Member.

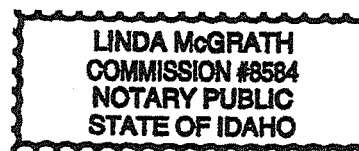
Signature: [Signature]  
Name: Linda McGrath  
Residing at: Naupa ID  
My Commission Expires: May 28, 2023



STATE OF Idaho, COUNTY OF Ada, -ss.

On this 1st day of June, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Leah L Morgan, Member, known or identified to me to be the person whose name is subscribed to the within instrument, as the of Sharp Property, LLC, an Idaho Limited Liability Company, a Limited Liability Company and acknowledged to me that he executed the same as such Member.

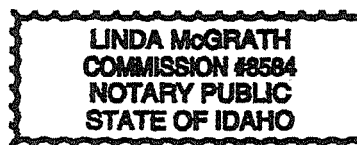
Signature: [Signature]  
Name: Linda McGrath  
Residing at: Naupa ID  
My Commission Expires: May 28, 2023



STATE OF Idaho, COUNTY OF Ada, -ss.

On this 31st day of May, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Todd R. Enck, Member, known or identified to me to be the person whose name is subscribed to the within instrument, as the of Sharp Property, LLC, an Idaho Limited Liability Company, a Limited Liability Company and acknowledged to me that he executed the same as such Member.

Signature: [Signature]  
Name: Linda McGrath  
Residing at: Naupa ID  
My Commission Expires: May 28, 2023



## WARRANTY DEED

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 31<sup>st</sup> day of May, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Thuy Einck, Member, known or identified to me to be the person whose name is subscribed to the within instrument, as the of Sharp Property, LLC, an Idaho Limited Liability Company, a Limited Liability Company and acknowledged to me that he executed the same as such Member.

Signature: Linda McGrath

Name: Linda McGrath

Residing at: Idaho ID

My Commission Expires: May 25, 2023



## **EXHIBIT A**

**Order No.: 34602233818**

**For APN/Parcel ID(s): RPC8439A010030**

**Lot 3 in Block 1 of Hansen Subdivision, according to the official plat thereof, filed in Book 7 of Plats at Page(s) 23, records of Gem County, Idaho.**



100 East Bower St, Suite 110  
Meridian, ID 83642

(208) 288-1992

July 28, 2022

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

**Re: Hidden Gem Subdivision Traffic Impact Study (TIS) Review Letter**

Dear Clint,

Keller Associates, Inc. has reviewed the Traffic Impact Study (TIS) for the Hidden Gem Subdivision dated June 16, 2022. We have the following comments below.

1. In the summary, existing conditions and intersection sight distance sections, there are discussions that trees and shrubs "should be maintained" and trimmed. In this context, the word "maintained" could be misinterpreted as "leave it alone." I recommend changing the language to say that the trees and shrubs should be either removed or trimmed to provide a 40-foot clear sight triangle as required by Idaho Code §49 221 (minimum), or the longer AASHTO distances listed in the report (preferred, if the City agrees).
2. There are some concerns about the new cul-de-sac being created, which will be ~965' in length with 24 homes (and room for 2 more homes at the south corner). And this is all within a subdivision that already has only one outlet. Further discussion with the Fire Chief is warranted.
3. Impacts to Substation Road are of special interest to the City. Looking at the location of this development and the others in progress (see attached map), I wouldn't expect serious impact from this development at the Substation/Main or Substation/4th intersections. However, the Substation/12th intersection is close to warranting a traffic signal. I recommend that the developer take existing traffic counts (from the other studies) and projected new traffic from the five nearby developments (as background traffic) and do a signal warrant analysis and proportional share calculation. The other developments are:
  - Meyer Subdivision
  - Meadowcreek Estates
  - Groveland Subdivision
  - Dagger Falls
  - Emmett Marketplace

The remaining analysis, calculations, and conclusions in the report appear fine.

We recommend that the **conditions listed previously be addressed prior to approval of the Traffic Impact Study (TIS)**. 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 Traffic Impact Study does not relieve the Registered Professional Engineer of those responsibilities.

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

Sincerely,

**KELLER ASSOCIATES, INC.**

A handwritten signature in black ink, reading "Stephen J. Lewis". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Stephen J. Lewis, P.E., PTOE  
Senior Transportation Engineer / Project Manager

cc: File

Attachment: Map of Current Developments in Progress







100 East Bower St, Suite 110  
Meridian, ID 83642

(208) 288-1992

July 28, 2022

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

**Re: Hidden Gem Subdivision Preliminary Plat Application**

Dear Mr. Seamons:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Hidden Gem 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.

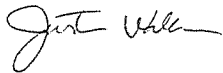
1. Seepage beds cannot be underneath the roadway. They should be placed in a common lot and at least 25-feet minimum from potable water lines. Please revise.
2. Master Pathway Plan calls for future pathway corridor along the railroad.
3. Preliminary Plat must be stamped and signed.
4. Provide written legal description of the property.
5. Provide a statement of intended use of the subdivision.
6. Include a statement as to whether or not a variance will be requested with respect to any provision or this title describing the particular provision, the variance requested and the reasons thereof.
7. Provide a copy of the proposed covenants, conditions and restrictions (CC&R's).
8. Add the street name of the new proposed road.
9. If the proposed subdivision is located within the boundaries of an irrigation district and/or ditch company, the subdivider shall identify the irrigation or drainage entity having jurisdiction and provide the names and addresses of each property owner within 500 feet of the subdivision boundary, either upstream or downstream, who may share the same irrigation or drainage delivery system.
10. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
11. 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 thru 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.**

A handwritten signature in black ink, appearing to read "Justin Walker".

Justin Walker, P.E.  
City Engineer

cc: File

Scott L. Johnson  
1632 East Locust Street  
Emmett, Idaho 83617

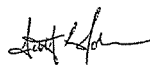
26 July 2022

MEMORANDUM FOR CITY OF EMMETT ZONING DEPARTMENT

SUBJECT: Annexation of my Property, 1632 East Locust Street

Mr. Sullivan, and Members of the Board,

1. First, I would like to thank you for the notification communication sent on 11 July 2022. This shows that the City is ensuring it is taking into consideration the stakeholders in this.
2. This brings great concern to me as my property is in use as Agricultural. I run a small farm in which I tend 7 hives of bees, 3 horses, 12 chickens, and raise pigs for meat for my family. With that said, if I am annexed into the City, it will bring an end to my agricultural roots and activities. The City of Emmett has codes for such activities, which in the County I am exempt from, hence my request to remain Rural. I purchased my 5.85 acres to continue a family heritage of farming for my grandchildren and children. My beehives are registered with the Department of Agriculture.
3. I do not wish to have City services provided, nor do I wish to be annexed into City Limits. Because of my farming activity and wish to provide food for my family in alternate means. I currently have a perfectly functioning well that passes water testing and a septic that works fine, so I do not need City Water and Sewer. Also, Sharp Lane will not support increased traffic, it is too narrow. If you expand Sharp Lane, it will place this easement next to my Home and my Neighbor's home on the East side of Sharp Lane facing Locust Street.
4. POC for this memorandum is the undersigned, 208-319-4907.



Digitally signed by  
JOHNSON,SCOTT.LEE.1152  
503993  
Date: 2022.07.26 11:55:28  
-06'00'

SCOTT L. JOHNSON  
1632 East Locust Street  
Emmett, ID 83617

July 24, 2022

City of Emmett  
Building, Zoning, Public Works  
601 E. 3rd St.  
Emmett, ID 83617

Brian Sullivan, Building Official & Zoning Administrator:

Subject: Hidden Gem Subdivision  
Parcel #RPC8439A010040

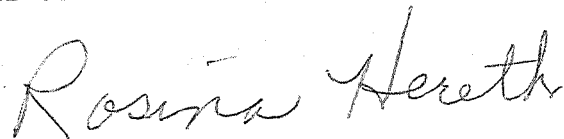
I am Rosina Hereth and I live at 1469 Butte Shadow Street. My street is the only street that will be the entry way into this planned subdivision and I object to that part of the plan. I have lived here for 25 years and have enjoyed the quietness of this neighborhood. We have a lot of children playing up and down Riggs Street and with that many new dwellings I am sure there will be more children playing on our street.

I do believe the developers need to create a second entrance into this subdivision because of the increased traffic now using this road to get in and out of said subdivision. Not to mention all the dump trucks, cement trucks and delivery trucks that will be going into this subdivision while being built.

My main concern is the safety of the residents in our subdivision, Butte Shadow, and of our new neighbors in the Hidden Gem Subdivision.

Thank you for your time in this matter.

Rosina Hereth  
1469 Butte Shadow St.  
Emmett, ID 83617

A handwritten signature in cursive script that reads "Rosina Hereth". The signature is written in dark ink and is positioned below the printed name and address.

7-25-2022

Hello, my name is Gay Sharp Johnson. My husband David and I own the property at 770 Sharp Lane which is directly north of the proposed Hidden Gem subdivision. Our small farm on Sharp Lane has been in the family for over 66 years.

After receiving the letter from City of Emmett Zoning department dated July 11, 2022, I felt compelled to express our concerns. We are in strong opposition to the high density housing development planned on this small parcel of land. It was barely big enough as a pasture. To try to squeeze 15 houses on it is ridiculous.

1. First and foremost we strongly object to the use of our family name in regards to "Sharp Property LLC". Using our name in this manner gives the appearance to friends, family, neighbors and the community that we are associated with and or in support of this subdivision; we are not. Is this a national land development company?
2. What has changed from this proposal from when it was denied/cancelled in 2019 as the Hansen Subdivision to now as the Hidden Gem Subdivision, other than the addition of 15 houses?
3. How many houses will be accessed via Sharp Lane? Currently there is brush being cleared and other work being done on the north border of the property at 619 Sharp Lane. Is an access road being built there? Sharp Lane and Thomas Lane are narrow, country lanes and were never intended to support even the current volume of traffic.
4. From the map, it appears the pumping station is to be located directly across the RR tracks from our house. How loud is this pumping station and will it be running 24/7?
5. What impact will this subdivision have on our nearby wells and drinking water?
6. How will Last Chance Ditch accommodate the addition of these 15 properties and irrigation rotation? This area was previously served by Emmett Irrigation District per a letter dated February 16, 2019. What changed?
7. What type of barrier(s) will be used to impede trespassing, noise suppression and privacy protection to existing property in the area? A vague description of a fence is mentioned in the plan. Specifically what type of fence will this be and when will it be erected?
8. What does the "common area" consist of and what will its function be? Will there be large, noisy events held there? As this also closely borders our property, we obviously have concerns regarding this area as well.

The burden of 15 additional houses in this small area with the increased traffic, noise, crime, etc., will have a devastating effect to the existing surrounding neighborhood. The concept of high density housing may work for some larger town areas but is definitely not compatible with this small plot of ground.

Thank you for your time and consideration of our objections.

David and Gay Johnson  
770 Sharp Lane  
Emmett, ID 83617

## Brian Sullivan

---

**From:** Steve Kunka  
**Sent:** Tuesday, July 19, 2022 6:39 AM  
**To:** Brian Sullivan  
**Subject:** RE: Annex Scan

Brian,

I have no questions or concerns of the annexation and preliminary plat for Hidden Gem 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 8:29 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; IGCOWyheeDistrictOperationsAide@intgas.com; lastchanceditch@gmail.com; CenturyLink Customer <dewalt001@q.com>  
Cc: Brian Sullivan <bsullivan@cityofemmett.org>  
Subject: FW: Annex Scan

Please see attached annexation and preliminary plat for Hidden Gem Sub.

Please respond by July 27th.

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 6:21 AM  
To: Brian Sullivan <bsullivan@cityofemmett.org>  
Subject: Annex Scan

**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. 3<sup>rd</sup> St.  
Emmett, ID 83617

RE: Hidden Gem (ANN 22-002)

Brian,

Gem County Road & Bridge Department (GCRB) has reviewed the Annexation Rezone Application for Hidden Gem, property located at the end of Butte Shadow Circle. GCRB has no comments in regards to this application.

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

Thank you,

A handwritten signature in black ink, appearing to be "NC", is written over the "Thank you," text.

Neal Capps, Director  
Gem County Road & Bridge

## Brian Sullivan

---

**From:** Uhrig, Jake <JUhrig@idahopower.com>  
**Sent:** Tuesday, July 26, 2022 1:43 PM  
**To:** Brian Sullivan  
**Subject:** RE: Annex Scan

Idaho Power has no objections to this project. The site appears to be somewhat "land locked" from power facilities with no apparent utility easements. We will work with the developer in the design phase on options to serve this development.

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 8:29 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; Uhrig, Jake <JUhrig@idahopower.com>; IGCOWyheeDistrictOperationsAide@intgas.com; lastchanceditch@gmail.com; CenturyLink Customer <dewalt001@q.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.

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Please see attached annexation and preliminary plat for Hidden Gem Sub.

Please respond by July 27th.

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>



# 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: Blake Hasbrouck

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

July 26, 2022

CITY OF EMMETT  
ATTN: BRIAN SULLIVAN  
601 E 3<sup>RD</sup>  
EMMETT ID 83617

Re: Hidden Gem- Annexation (ANN 22-002)

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

**MEMORANDUM**

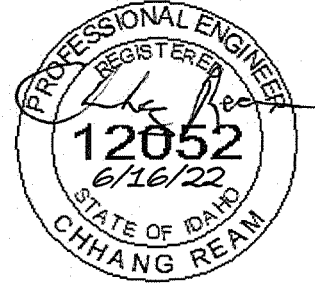
DATE: June 16, 2022

TO: Todd Einck

FROM: Chhang Ream, P.E., PTOE  
CR Engineering, Inc.

PROJECT: Hansen Subdivision  
Emmett, Idaho

SUBJECT: Traffic Impact Analysis

**Summary**

This memorandum summarizes the traffic impact analysis (TIA) for the proposed Hansen Subdivision located east of Butte Shadow Street and north of Locust Street in Emmett, Idaho. The development is a minor subdivision expected to contain 16 single-family lots.

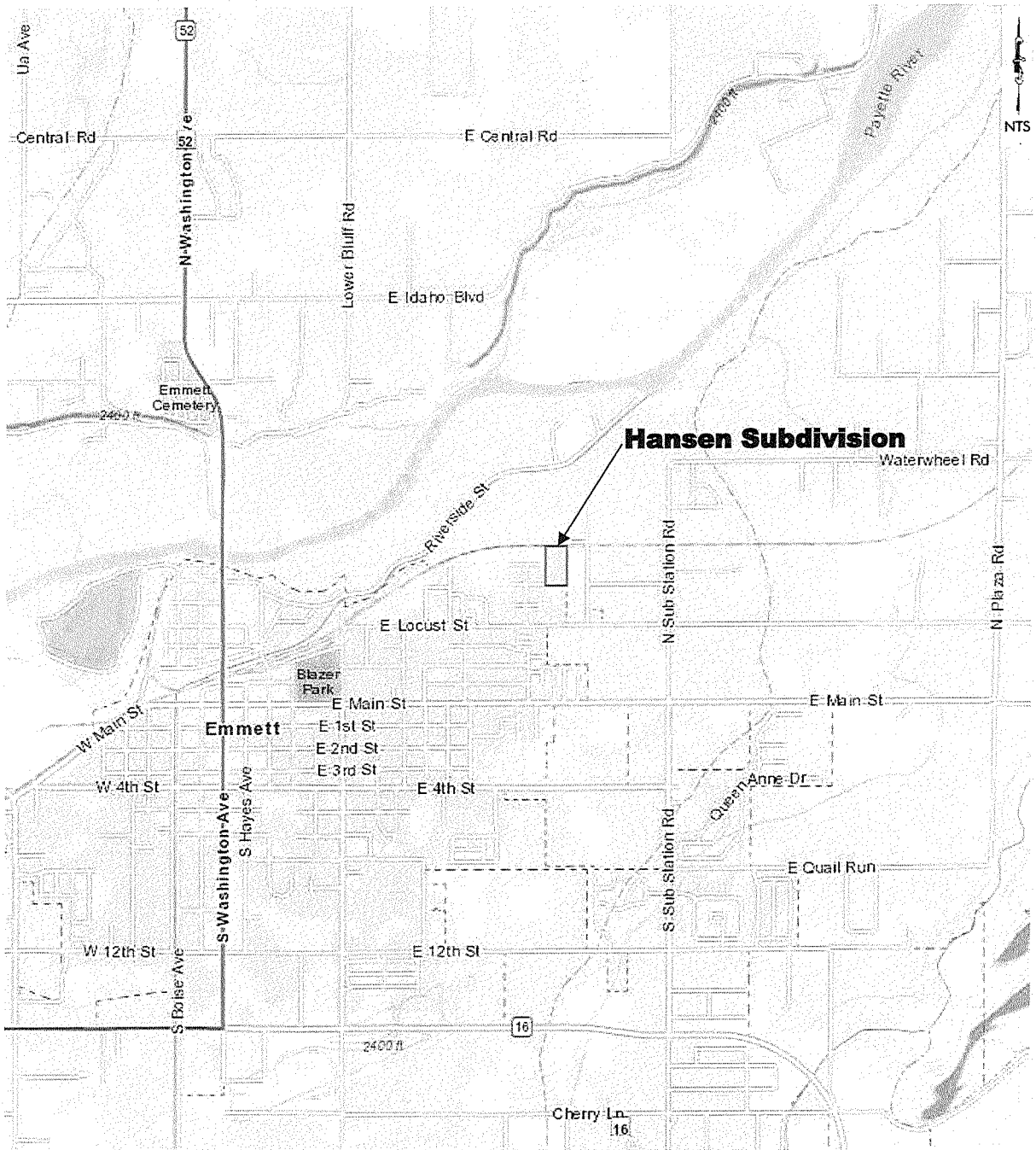
Based on the development size and traffic impact analysis results, the proposed development is anticipated to have minimal impacts on the adjacent roadways. The following sections summarize the project, existing conditions of the study area, and site traffic impacts. The key findings and recommendations are:

- Hansen Subdivision is estimated to generate approximately 187 trips per day, 14 trips in the AM peak hour, and 18 trips in the PM peak hour
- Riggs Avenue north of Locust Street is a low-volume local road carrying 314 vehicles per day (vpd)
- No crashes were reported at the study area intersections of Shadow Butte Street and Locust Street on Riggs Avenue from 2016-2020
- With the development, Riggs Avenue is anticipated to carry approximately 520 vpd, which is below the typical average daily traffic volume of 1,000 vpd on a local road
- The study area intersections of Shadow Butte Street and Locust Street on Riggs Avenue are anticipated to operate acceptably with the additional site traffic generated by the development
  - No intersection improvements are needed to mitigate the development impacts
- The existing trees within the northwest area of the Locust Street and Riggs Avenue intersection should be maintained to provide adequate intersection sight distance
- The existing tree and shrub within the northeast corner of the Shadow Butte Street and Riggs Avenue intersection should be maintained to provide adequate intersection sight distance

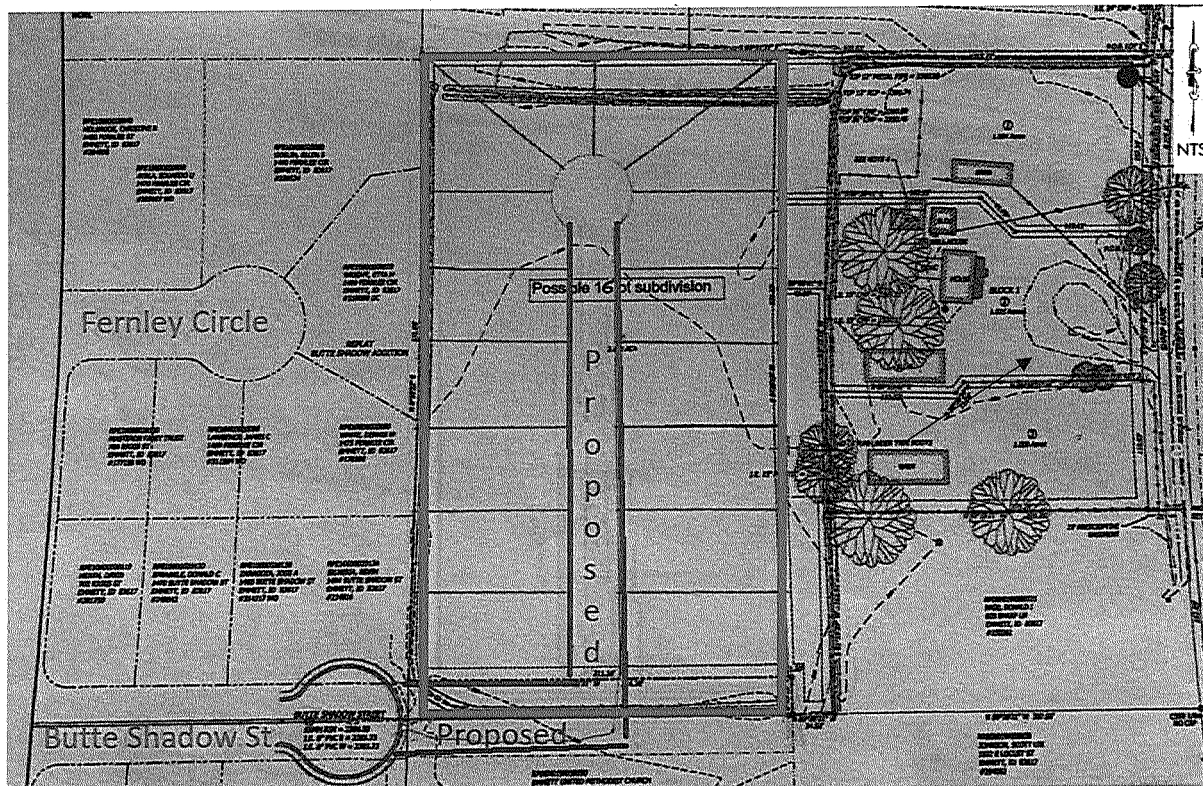
## Proposed Development

**Figure 1** shows the project site location and vicinity. **Figure 2** shows the preliminary site plan for the proposed Hansen Subdivision. The development is estimated to contain 16 single-family lots and will access the transportation system via a connection to the existing Butte Shadow Street cul-de-sac east of Riggs Avenue.

**Figure 1 – Site Location and Vicinity**



**Figure 2 – Preliminary Site Plan**



## Existing Conditions

According to the *City of Emmett 2035 Future Functional Classification Map*, Locust Street is classified as a major collector with a posted speed limit of 30 miles per hour (mph) within the City Limits. Locust Street has one lane in each direction with curb, gutter, and sidewalk along developed frontages. Butte Shadow Street and Riggs Avenue are classified as local roads with unposted speed limits of 20 mph. Butte Shadow Street and Riggs Avenue have one lane in each direction in an urban section with curb, gutter, and sidewalk.

The Locust Street and Riggs Avenue intersection is unsignalized with one shared lane on all approaches and a stop sign on the southbound approach. There are two existing driveways to the south of the intersection. The existing trees within the northwest area of the intersection may restrict sight distance for the southbound approach, and should be maintained and trimmed to provide adequate sight distance. On-street parked vehicles along Locust Street may limit sight distance.

The Butte Shadow Street and Riggs Avenue intersection is uncontrolled. It has one shared lane on all approaches. The existing tree and shrub in the northeast corner of the intersection may restrict sight distance for the westbound approach and should be maintained and trimmed. On-street parked vehicles along Butte Shadow Street and Riggs Avenue may limit sight distance.

24-hour traffic counts were obtained on Riggs Avenue north of Locust Street on June 1-2, 2022. Peak hour traffic counts were collected at the Butte Shadow Street and Locust Street intersections on Riggs Avenue on June 1-2, 2022. The traffic counts were collected at 15-minute intervals. Traffic counts are included in the appendix. Existing peak hour traffic volumes at the study area intersections are shown in **Figure 3**. Riggs Avenue carries approximately 314 vehicles per day.

The most current five-year crash data (2016-2020) was reviewed at the Local Highway Technical Assistance Council (LHTAC) website (<http://gis.lhtac.org/safety/>). No crashes were reported on Riggs Avenue or at the Riggs Avenue intersections.

### Traffic Forecasts

The analysis year is 2024, corresponding to the expected build-out year of the development. To account for future growth on the study area roadways from 2022 to 2024, a 2.0% annual growth rate was applied to Locust Street and Riggs Avenue. Butte Shadow Street is not anticipated to see an increase in traffic growth by 2024 beyond the development of Hansen Subdivision.

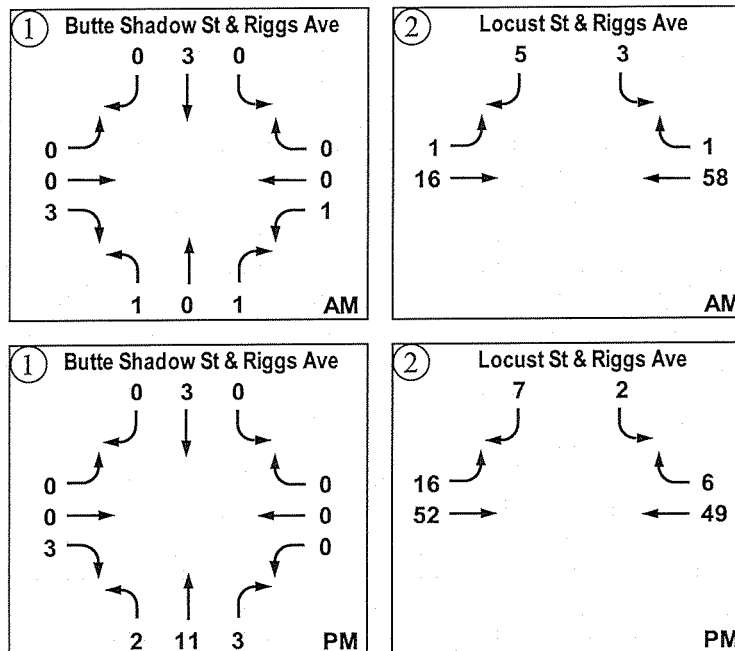
Site trip generation is estimated using the methodologies outlined in the latest edition of the Trip Generation Manual (11<sup>th</sup> edition), published by the Institute of Transportation Engineers. **Table 1** summarizes the site trip generation. The proposed development is estimated to generate approximately 187 trips per weekday, 14 trips during the AM peak hour, and 18 trips during the PM peak hour. Approximately 70% of the site-generated trips are anticipated to use Locust Street west of Riggs Avenue with the remaining 30% using Locust Street east of Riggs Avenue.

**Figure 4** summarizes the site-generated traffic at the study area intersections during the peak hours. **Figure 5** summarizes the 2024 build-out year peak hour total traffic at the study area intersections. The estimated total average daily traffic on Riggs Avenue is approximately 520 vehicles per day.

**Table 1 – Build-Out Site Trip Generation Summary**

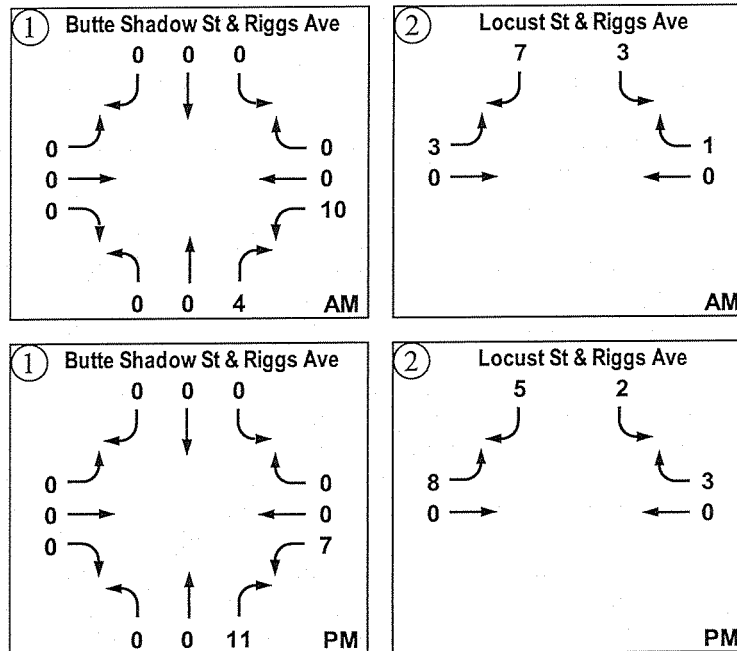
Land Use	ITE Code	Size	Unit	Period	Total Trips	Entering	Exiting
Single-Family Detached Housing	210	16	DU	Weekday Daily (vpd)	187	50%	93
				AM Peak Hour (vph)	14	26%	4
				PM Peak Hour (vph)	18	63%	11

**Figure 3 – 2022 Existing Peak Hour Traffic**

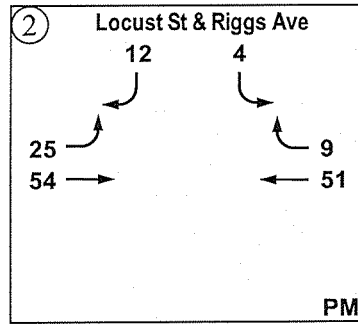
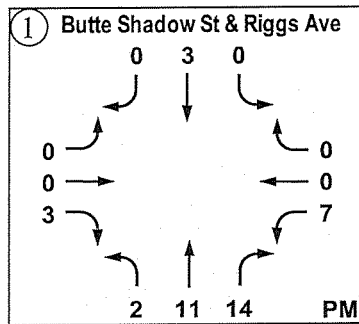
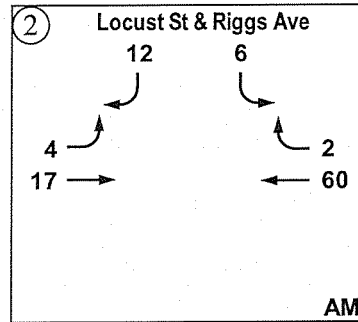
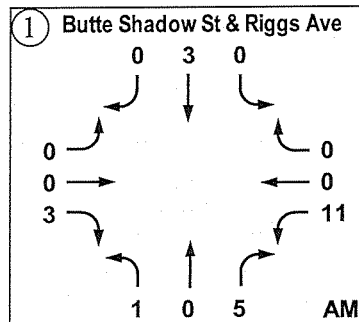




**Figure 4 – 2024 Build-Out Year Site-Generated Traffic**



**Figure 5 – 2024 Build-Out Year Total Traffic**





## **Traffic Impacts Analysis**

### Intersection Sight Distance

The posted speed limit on Locust Street is 30 mph within the city limits. Based on AASHTO 7<sup>th</sup> Edition Green Book guidelines, the minimum intersection sight distance is 335 feet on a 30-mph roadway. The Locust Street and Riggs Avenue intersection has adequate intersection sight distance. The existing trees within the northwest area of the intersection should be maintained and trimmed to eliminate sight obstruction and provide a minimum intersection of 335 feet for the 30-mph posted speed limit on Locust Street.

The Butte Shadow Street and Riggs Avenue intersection is uncontrolled with 20-mph speed limits on both roadways. Based on AASHTO guidelines, the length of a sight distance triangle leg is 90 feet for a 20-mph roadway at a level, uncontrolled intersection. The intersection has adequate sight distance for the existing uncontrolled intersection control. The existing tree and shrub in the northeast corner of the intersection should be maintained and trimmed.

Based on the Manual on Uniform Traffic Control Devices (MUTCD) Section 2B.04 "Right of Way at Intersections" and Idaho Statute 49-640 "Rules of the Road", when two drivers approach an intersection approximately the same time, the driver approaching from the left shall yield to a vehicle approaching from the right. Thus, vehicles entering from the westbound Butte Shadow Street approach are required to yield to southbound traffic, reducing the impact of the sight distance restriction of the tree in the northeast corner. If crash patterns arise, as outlined in the MUTCD, a yield or stop sign should be considered on the Butte Shadow Street approaches.

### Turn Lane Warrant

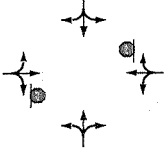

Turn lane warrant analysis was conducted at the study area intersections based on NCHRP Report 457 turn lane guidelines. Turn lane warrant analysis worksheets are attached. No turn lanes are warranted under 2024 build-out year total traffic conditions.

### Intersection Operations

The Butte Shadow Street and Riggs Avenue intersection does not have stop or yield signs on any approach; traffic on the eastbound and westbound approaches is expected to yield to traffic on the northbound and southbound approaches. The Butte Shadow Street and Riggs Avenue intersection was evaluated as a two-way stop-controlled intersection with the Butte Shadow Street approaches operating as stop-controlled.

The study area intersections were analyzed with the existing lane configuration and 2024 build-out year total traffic volumes Synchro 11 (Version 11.1.2.9). Intersection capacity analysis worksheets are attached. **Table 2** summarizes the intersection capacity analysis results. The study area intersections are anticipated to operate acceptably under 2024 build-out year total traffic conditions. No intersection improvements are needed to mitigate the development impacts.

**Table 2 – Intersection Operations – 2024 Build-Out Year Total Traffic**

Intersection		Control / Lane	MOEs	AM Peak Hour	PM Peak Hour
①	Butte Shadow St and Riggs Ave		EB / WB LOS	A / A	A / A
			EB / WB Delay [s/veh]	8 / 9	8 / 9
			Worse Lane Group MOEs	A / 0.02 (WB)	A / 0.01 (WB)
②	Locust St and Riggs Ave		SB LOS	A	A
			SB Delay [s/veh]	9	9
			Worse Lane Group MOEs	A / 0.02 (SB)	A / 0.02 (SB)

#### Roadway Segment Analysis

Based on existing traffic counts, Riggs Avenue currently carries 314 vpd, below the typical 1,000 average daily traffic (ADT) on a local road. According to a local agency guideline, Ada County Highway District, as well as the American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Low-Volumes Road, Second Edition* local roads could have an ADT ranging up to 2,000 vpd and a peak hour directional volume of 100 vehicles per hour for fully-connected local roads. For low-volume local roads, the typical daily traffic volume is under 1,000 vpd.

The Butte Shadow Street approaches of the intersection at Riggs Avenue currently serves eleven (11) dwelling units, increasing to 27 dwelling units with build-out of Hansen Subdivision. Based on traffic volumes, all approaches of the Butte Shadow Street and Riggs Avenue intersection are low-volume local roads with less than 1,000 vpd on each segment. The ADT on Riggs Avenue is approximately 520 vpd under 2024 build-out total traffic conditions. No roadway capacity improvements are needed to mitigate the development impacts.

## **ATTACHMENTS**

Thursday, June 2, 2022

[illegible]

Thursday, June 2, 2022

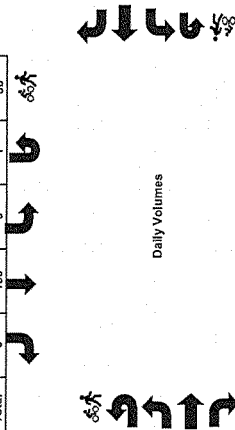
Monday, June 2, 2022																				
Time	Southbound Riggs Avenue					Westbound 0					Northbound Riggs Avenue					Eastbound 0				VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total			
8:00 AM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
8:15 AM	0	0	4	0	1	4	0	0	0	0	0	0	0	1	0	0	0	1	5	
8:30 AM	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	
Hourly Total	0	0	7	0	1	7	0	0	0	0	0	0	0	2	0	0	0	0	9	
9:00 AM	0	0	3	0	0	3	0	0	0	0	0	0	0	2	0	0	0	0	5	
9:15 AM	0	0	1	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	2	
9:30 AM	0	0	2	0	3	2	0	0	0	0	0	0	0	1	0	0	0	0	3	
9:45 AM	0	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	
Hourly Total	0	0	13	0	4	13	0	0	0	0	0	0	0	4	0	0	0	0	17	
10:00 AM	0	0	2	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0	4	
10:15 AM	0	0	5	0	1	5	0	0	0	0	0	0	0	2	0	0	0	0	7	
10:30 AM	0	0	2	0	0	2	0	0	0	0	0	0	0	3	0	0	0	0	5	
10:45 AM	0	0	3	0	0	3	0	0	0	0	0	0	0	2	0	0	0	0	5	
Hourly Total	0	0	12	0	1	12	0	0	0	0	0	0	0	9	0	0	0	0	21	
11:00 AM	0	0	4	0	0	4	0	0	0	0	0	0	0	2	0	0	0	0	6	
11:15 AM	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	
11:30 AM	0	0	3	0	0	3	0	0	0	0	0	0	0	1	0	0	0	0	4	
11:45 AM	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Hourly Total	0	0	9	0	6	9	0	0	0	0	0	0	0	4	0	0	0	0	13	
12:00 PM	0	0	3	0	1	3	0	0	0	0	0	0	0	3	0	0	0	0	6	
12:15 PM	0	0	1	0	0	1	0	0	0	0	0	0	0	4	0	0	0	0	5	
12:30 PM	0	0	5	0	0	5	0	0	0	0	0	0	0	3	0	0	0	0	8	
12:45 PM	0	0	1	0	1	1	0	0	0	0	0	0	0	2	0	0	0	0	3	
Hourly Total	0	0	10	0	2	10	0	0	0	0	0	0	0	12	0	0	0	0	22	
1:00 PM	0	0	3	0	0	3	0	0	0	0	0	0	0	4	0	0	0	0	7	
1:15 PM	0	0	4	0	0	4	0	0	0	0	0	0	0	4	0	0	0	0	8	
1:30 PM	0	0	4	0	1	4	0	0	0	0	0	0	0	3	0	0	0	0	7	
1:45 PM	0	0	5	0	0	5	0	0	0	0	0	0	0	3	0	0	0	0	8	
Hourly Total	0	0	16	0	1	16	0	0	0	0	0	0	0	14	0	0	0	0	30	
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2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Total	0	0	11	0	4	11	0	0	0	0	0	0	0	11	0	0	0	0	22	
3:00 PM	0	0	2	0	1	2	0	0	0	0	0	0	0	3	0	0	0	0	5	
3:15 PM	0	0	2	0	0	2	0	0	0	0	0	0	0	7	0	0	0	0	9	
3:30 PM	0	0	5	0	0	5	0	0	0	0	0	0	0	1	0	0	0	0	6	
3:45 PM	0	0	3	0	0	3	0	0	0	0	0	0	0	6	0	0	0	0	9	
Hourly Total	0	0	12	0	1	12	0	0	0	0	0	0	0	17	0	0	0	0	29	

Thursday, June 2, 2022

**Riggs Avenue North of Locust Street  
Emmett Idaho  
Thursday, June 2, 2022**

Time	AM Peak Hour										PM Peak Hour										VEHICLE TOTAL					
	Southbound					Westbound					Northbound					Eastbound										
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total		
9:45 AM	0	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	
10:00 AM	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
10:15 AM	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	
10:30 AM	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	
Peak Hour Total	0	0	16	0	0	16	0	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	23
PHF	0.000	0.000	0.571	0.000	0.000	0.571	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.583	0.000	0.000	0.583	0.000	0.000	0.000	0.000	0.000	0.000	0.821	
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	0.00%	0.0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Time	PM Peak Hour										VEHICLE TOTAL															
	Southbound					Westbound					Northbound					Eastbound										
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total		
4:30 PM	0	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
4:45 PM	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	
5:00 PM	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	12	
5:15 PM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	7	
Peak Hour Total	0	0	12	0	0	12	0	0	0	0	0	0	0	0	0	22	0	0	22	0	0	0	0	0	34	
PHF	0.000	0.000	0.600	0.000	0.000	0.600	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.550	0.000	0.000	0.550	0.000	0.000	0.000	0.000	0.000	0.000	0.708	
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	0.00%	0.0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	

Total Vehicles On Leg		316
Vehicles Entering Intersection	159	Vehicles Exiting Intersection
Southbound		
Cars	0	154
Heavy	0	4
Total	0	158
		1
		38
		16



Total Vehicles on leg 0	Vehicles Entering Intersection 0		Eastbound	Cars	Heavy	Total
	Vehicles Exiting Intersection 0					
		0		0	0	0
		0		0	0	0
		0		0	0	0
		0		0	0	0

Westbound			Vehicles Entering Intersection 0	Total Vehicles on Leg 0
Cars	Heavy	Total		
0	0	0	0	
0	0	0	0	
0	0	0	0	
0	0	0	0	
0	0	0	0	
2	0	2	0	

Daily Volumes

	Northbound		Vehicles Exiting Intersection		Total Vehicles On Leg
Cars	0	0	156	158	314
Heavy	0	0	0		
Total	0	0	156		



## Butte Shadow Street &amp; Riggs Avenue

Thursday, June 2, 2022

Final Study, June 4, 2022																					
Time	Southbound					Westbound					Northbound					Eastbound					VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Vehicle Approach Total	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2	0	2	3
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	1	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2
Hourly Total	0	0	1	0	1	0	2	0	0	2	0	2	0	0	0	0	0	2	0	2	7
8:00 AM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	2	1	2	4	2
8:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	1	0	1	2
8:45 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
Hourly Total	0	0	3	0	3	0	1	0	0	1	0	0	0	2	0	0	3	1	3	9	

## Butte Shadow Street &amp; Riggs Avenue

Thursday, June 2, 2022

[illegible]



# Butte Shadow Street & Riggs Avenue

Emmett Idaho

Thursday, June 2, 2022

AM Peak Hour

Time	Riggs Avenue Southbound					Butte Shadow Street Westbound					Riggs Avenue Northbound					Butte Shadow Street Eastbound					VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	Vehicle Approach Total	Vehicle Approach Total	
7:45 AM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:15 AM	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Peak Hour Total	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
PHF	0.00%	0.00%	0.750	0.00%	0.00%	0.750	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.563
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.0%

Total Vehicles On Leg			Vehicles Exiting Intersection		
Vehicles Entering 3 Intersection			Southbound		
Cars	0	3	0	0	0
Heavy	0	0	0	0	0
Total	0	3	0	0	0

Eastbound			Westbound		
Vehicles Entering 3 Intersection			Vehicles Exiting Intersection		
Cars	1	0	1	0	0
Heavy	0	0	0	0	0
Total	1	0	1	0	0

Eastbound			Westbound		
Vehicles Entering Intersection			Vehicles Exiting Intersection		
Cars	0	0	0	0	0
Heavy	0	0	0	0	0
Total	0	0	0	0	0

AM Peak Hour Volumes

Northbound			Southbound		
Vehicles Entering 2 Intersection			Vehicles Exiting Intersection		
Cars	0	0	1	0	1
Heavy	0	0	0	0	0
Total	0	0	1	0	1

Northbound			Southbound		
Vehicles Entering Intersection			Vehicles Exiting Intersection		
Cars	0	0	0	0	0
Heavy	0	0	0	0	0
Total	0	0	0	0	0

# Butte Shadow Street & Riggs Avenue Emmett Idaho

Thursday, June 2, 2022

PM Peak Hour

Time	Riggs Avenue Southbound					Butte Shadow Street Westbound					Fair Peak Flow					Riggs Avenue Northbound					Butte Shadow Street Eastbound					VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total		
4:45 PM	0	0	1	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	0	2	4	
5:00 PM	0	0	1	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	1	7	
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	6	
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	5	
Peak Hour Total	0	0	3	0	0	3	0	0	0	0	0	2	11	3	0	0	0	0	0	0	0	3	0	3	22	
PHF	0.00%	0.00%	0.750	0.00%	0.00%	0.750	0.00%	0.00%	0.00%	0.00%	0.00%	0.500	0.688	0.750	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.375	0.00%	0.375	0.786	
Heavy Vehicle %																									0.00%	

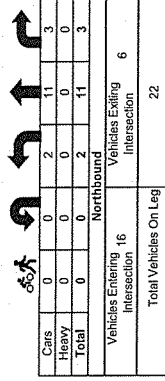
Total Vehicles On Leg		Vehicles Entering Intersection		Vehicles Exiting Intersection	
Vehicles Entering Intersection		Southbound		Northbound	
Cars	0	3	0	0	0
Heavy	0	0	0	0	0
Total	0	3	0	0	0

Eastbound		Westbound	
Cars	0	0	0
Heavy	0	0	0
Total	0	0	0



PM Peak Hour Volumes

Total Vehicles On Leg		Vehicles Entering Intersection		Vehicles Exiting Intersection	
Vehicles Entering Intersection		Northbound		Southbound	
Cars	0	0	2	11	3
Heavy	0	0	0	0	0
Total	0	0	2	11	3



Westbound		Eastbound	
Cars	0	0	0
Heavy	0	0	0
Total	0	0	0



PM Peak Hour Volumes

# Locust Street & Riggs Avenue Emmett Idaho

Thursday, June 2, 2022

Time	Southbound 0					Vehicle Approach Total	Westbound Locust Street					Vehicle Approach Total	Northbound Riggs Avenue					Vehicle Approach Total	Eastbound Locust Street					Vehicle Approach Total
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings		U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings		U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings		U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	
7:00 AM	0	1	0	0	0	1	0	0	6	0	0	6	0	0	0	0	0	0	2	2	0	0	4	11
7:15 AM	0	1	0	2	1	3	0	0	8	0	0	8	0	0	0	0	0	0	0	3	0	0	3	14
7:30 AM	0	1	0	0	1	1	0	0	4	0	0	4	0	0	0	0	0	0	0	7	0	0	7	12
7:45 AM	0	0	0	1	0	1	0	0	21	1	0	22	0	0	0	0	0	0	0	3	0	0	3	26
Hourly Total	0	3	0	3	2	6	0	0	39	1	0	40	0	0	0	0	0	0	2	15	0	0	17	63
8:00 AM	0	0	0	1	0	1	0	0	16	0	0	16	0	0	0	0	0	0	1	6	0	0	7	24
8:15 AM	0	2	0	2	1	4	0	0	5	0	0	5	0	0	0	0	0	0	0	5	0	0	5	14
8:30 AM	0	1	0	1	0	2	0	0	16	0	0	16	0	0	0	0	0	0	0	2	0	0	2	20
8:45 AM	0	0	0	1	0	1	0	0	11	0	0	11	0	0	0	0	0	0	1	5	0	0	6	18
Hourly Total	0	3	0	5	1	8	0	0	48	0	0	48	0	0	0	0	0	0	2	18	0	0	20	76

# Locust Street & Riggs Avenue Emmett Idaho

Thursday, June 2, 2022

Time	Southbound 0						Westbound Locust Street						Northbound Riggs Avenue						Eastbound Locust Street						VEHICLE TOTAL	
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total		
4:00 PM	0	0	0	3	4	3	0	0	13	1	0	14	0	0	0	0	0	0	0	0	2	20	0	0	22	39
4:15 PM	0	0	0	3	0	3	0	0	5	0	0	5	0	0	0	0	0	0	0	0	3	14	0	0	17	25
4:30 PM	0	2	0	2	0	4	0	0	10	2	0	12	0	0	0	0	0	0	0	0	2	12	0	0	14	30
4:45 PM	0	1	0	4	1	5	0	0	13	0	0	13	0	0	0	0	0	0	0	0	2	14	0	0	16	34
Hourly Total	0	3	0	12	5	15	0	0	41	3	0	44	0	0	0	0	0	0	0	0	9	60	0	0	69	128
5:00 PM	0	1	0	1	0	2	0	0	7	3	0	10	0	0	0	0	0	0	0	0	6	15	0	0	21	33
5:15 PM	0	0	0	1	1	1	0	0	11	3	0	14	0	0	0	0	0	0	0	0	4	14	0	0	18	33
5:30 PM	0	0	0	1	0	1	0	0	18	0	0	18	0	0	0	0	0	0	0	0	4	9	0	0	13	32
5:45 PM	0	0	0	1	1	1	0	0	16	2	0	18	0	0	0	0	0	0	0	0	1	9	0	0	10	29
Hourly Total	0	1	0	4	2	5	0	0	52	8	0	60	0	0	0	0	0	0	0	0	15	47	0	0	62	127
DAILY TOTAL	0	10	0	24	12	34	0	0	180	12	0	192	0	0	0	0	0	0	0	0	29	144	0	0	173	399
Cars	0	10	0	24	5	34	0	0	180	12	0	192	0	0	0	0	0	0	0	0	29	143	0	0	172	398
Heavy Vehicles	0.00%	0.00%	0.00%	0.00%	7	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.69%	0.00%	0.00%	1	1
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	58.33%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.58%	0.25%

Locust Street & Riggs Avenue  
Emmett Idaho  
Thursday, June 2, 2022

Time	Southbound						Locust Street Westbound						Riggs Avenue Northbound						Locust Street Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
7:45 AM	0	0	0	1	0	1	0	0	0	21	1	0	22	0	0	0	0	0	0	0	3	0	0	3	26
8:00 AM	0	0	0	1	0	1	0	0	0	16	0	0	16	0	0	0	0	0	0	0	1	6	0	7	24
8:15 AM	0	2	0	2	1	4	0	0	5	0	0	5	0	0	0	0	0	0	0	0	5	0	0	5	14
8:30 AM	0	1	0	1	0	2	0	0	16	0	0	16	0	0	0	2	0	0	0	0	2	0	0	2	20
Peak Hour Total	0	3	0	5	1	8	0	0	58	1	0	59	0	0	0	1	0	0	0	0	16	0	0	17	84
PHF	0.000	0.375	0.000	0.625	0.250	0.500	0.000	0.000	0.000	0.680	0.000	0.000	0.670	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.250	0.667	0.000	0.607	0.808
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Total Vehicles On Leg				10 Vehicles Exiting Intersection				2			
Vehicles Entering 8 Intersection				Southbound							
Cars	5	0	3	0	0	1		Cars	0	0	1
Heavy	0	0	0	0	0	0		Heavy	0	0	0
Total	5	0	3	0	0	1		Total	0	0	1

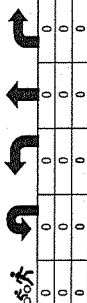
Eastbound				Total			
Vehicles Entering Intersection				Cars	Heavy		
17				0	0	0	
Vehicles Exiting Intersection				0	0	0	
63				1	0	1	
				16	0	16	
				0	0	0	

Westbound				Total			
Vehicles Entering Intersection				Cars	Heavy		
59				1	0	1	
Vehicles Exiting Intersection				58	0	58	
19				0	0	0	
				0	0	0	
				0	0	0	



AM Peak Hour Volumes

Northbound				Vehicles Exiting Intersection			
Vehicles Entering 0 Intersection				0			
Total Vehicles On Leg				0			



Locust Street & Riggs Avenue  
Emmett Idaho  
Thursday, June 2, 2022  
PM Peak Hour

Time	Southbound					Locust Street Westbound					Riggs Avenue Northbound					Locust Street Eastbound					VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total			
4:45 PM	0	1	0	4	1	5	0	0	13	0	0	13	0	0	0	0	0	0	16	34	
5:00 PM	0	1	0	1	0	2	0	0	7	3	0	10	0	0	15	0	0	21	33		
5:15 PM	0	0	0	1	1	1	0	0	11	3	0	14	0	0	4	14	0	18	33		
5:30 PM	0	0	0	1	0	1	0	0	18	0	0	18	0	0	0	9	0	13	32		
Peak Hour Total	0	2	0	7	2	9	0	0	49	6	0	55	0	0	16	52	0	68	132		
PHF	0.00%	0.500	0.00%	0.438	0.500	0.450	0.00%	0.00%	0.681	0.500	0.00%	0.764	0.00%	0.00%	0.667	0.867	0.00%	0.910	0.971		
Heavy Vehicle %	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.92%	0.00%	1.47%	0.8%		

Total Vehicles On Leg				Vehicles Exiting Intersection			
Vehicles Entering Intersection				Southbound			
Cars	7	0	0	2	0	0	1
Heavy	0	0	0	0	0	0	1
Total	7	0	0	2	0	0	2

Eastbound			
Vehicles Entering Intersection	Cars	Heavy	Total
68	0	0	0
56	0	0	0
124	16	0	16
52	51	1	52
0	0	0	0

Westbound			
Vehicles Entering Intersection	Cars	Heavy	Total
55	6	0	6
54	49	0	49
109	0	0	0
0	0	0	0
0	0	0	0



PM Peak Hour Volumes

Northbound			
Vehicles Entering Intersection	Cars	Heavy	Total
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0



Butte Shadow Street & Riggs Avenue Sight Distance Obstruction





Locust Street & Riggs Avenue Potential Sight Distance Obstruction



# Locust Street & Riggs Avenue Sight Distance Triangle Measurement





Locust Street & Riggs Avenue Intersection Looking West on Locust Street

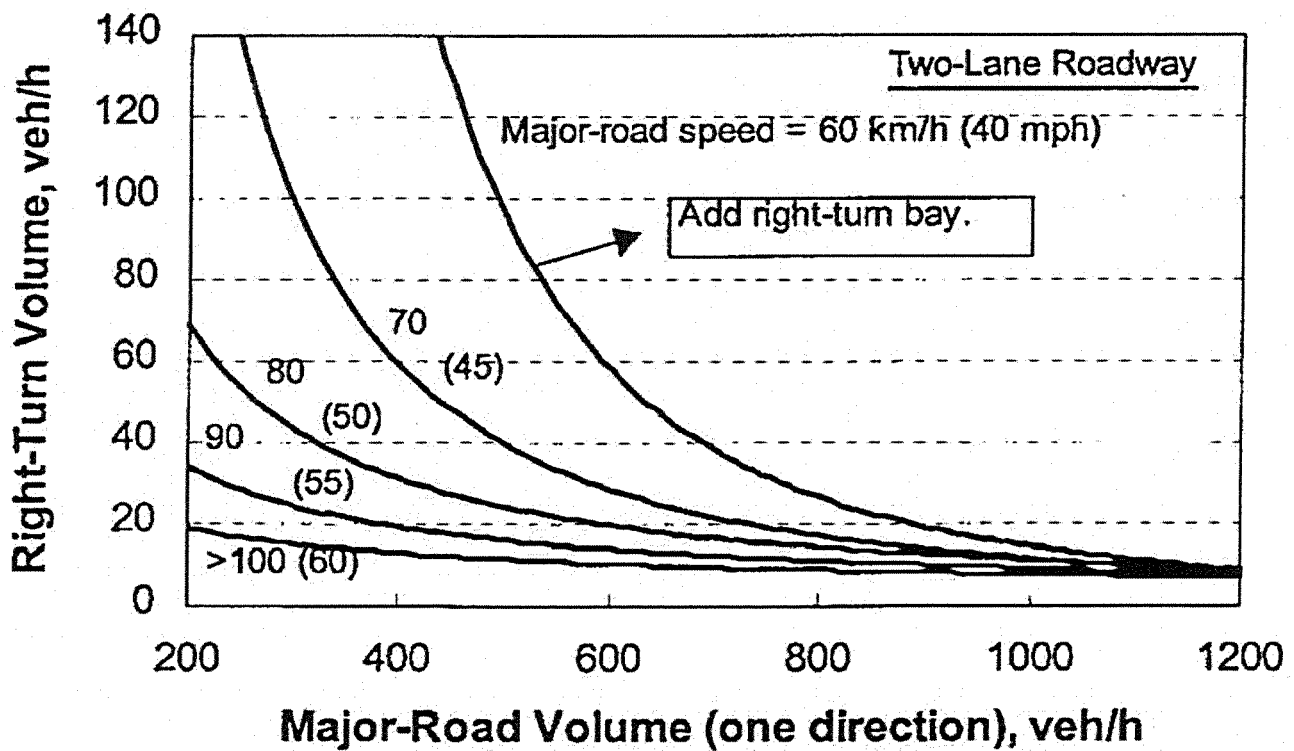


Hansen Subdivision  
Emmett, Idaho

NCHRP 457 Right-Turn Lane Analysis for Two-Lane Roadways  
2024 Total Traffic

	Intersection	Approach	Speed Limit [mph]	Peak Hour	Right-Turn Volume [vph]	Major Road Volume [vph]	Meet Warrant?
①	Butte Shadow Street & Riggs Avenue	SB	20	AM	0	3	No*
				PM	0	3	No*
②	Butte Shadow Street & Riggs Avenue	NB	20	AM	5	6	No*
				PM	14	27	No*
③	Locust Street & Riggs Avenue	WB	30	AM	2	62	No*
				PM	9	60	No*

\*Major approach volume < 200 vph or right-turn volume < 10 vph = Not Warranted



AM Peak ①

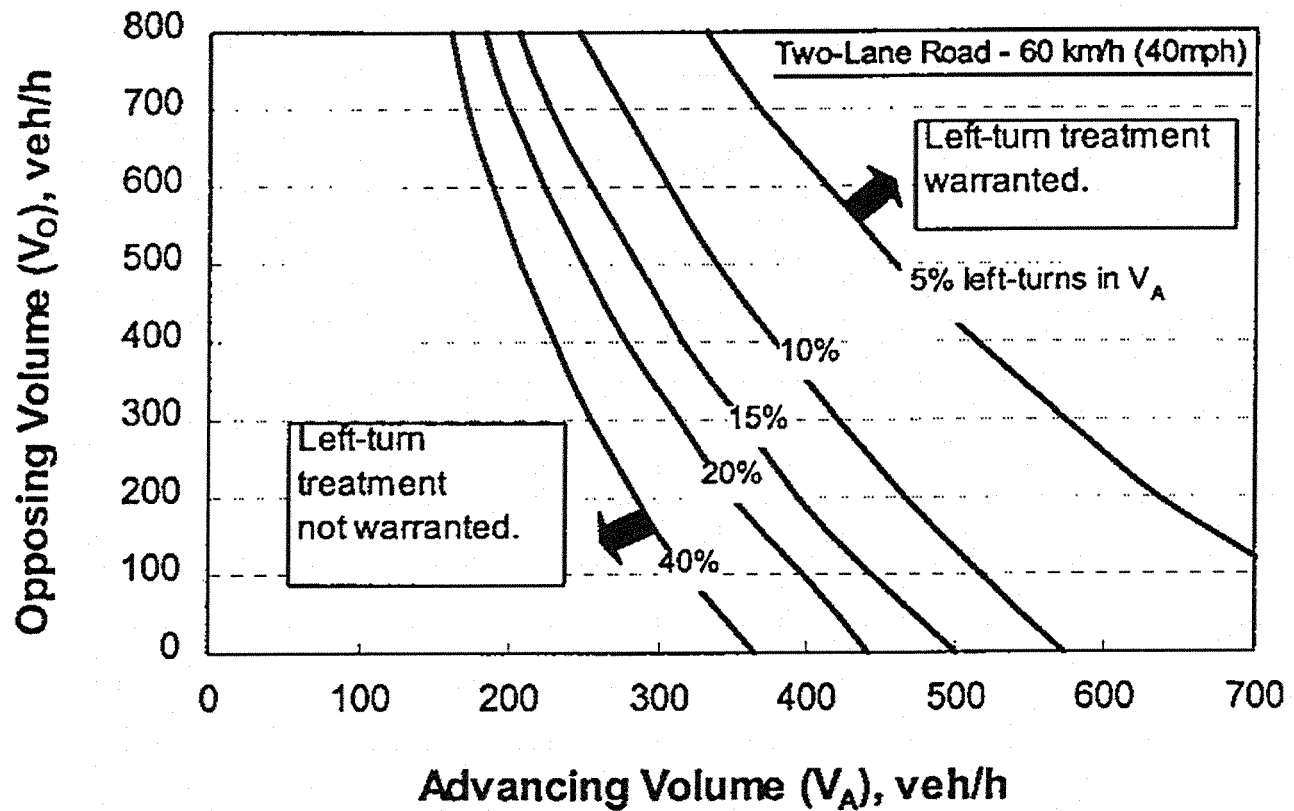
PM Peak ①

Hansen Subdivision  
Emmett, Idaho

NCHRP 457 Left-Turn Lane Analysis for 40 mph or Less Roadways  
2024 Total Traffic

	Intersection	Approach	Speed Limit [mph]	Peak Hour	Advancing Volume [vph]	Opposing Volume [vph]	Left-Turn Volume (%)	Meet Warrant?
①	Butte Shadow Street & Riggs Avenue	NB	20	AM	6	3	16.7%	No*
				PM	27	3	7.4%	No*
②	Butte Shadow Street & Riggs Avenue	SB	20	AM	3	5	0.0%	No*
				PM	3	25	0.0%	No*
③	Locust Street & Riggs Avenue	EB	30	AM	21	62	19.0%	No*
				PM	79	60	31.6%	No*

\* Advancing and Opposing Volume < 250 vph - Not Warranted



AM Peak ①

PM Peak ①

HCM 6th TWSC  
1: Riggs Ave & Butte Shadow St

2024 Total  
AM Peak Hour

Intersection												
Int Delay, s/veh	5.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	0	0	3	11	0	0	1	0	5	0	3	0
Future Vol, veh/h	0	0	3	11	0	0	1	0	5	0	3	0
Conflicting Peds, #/hr	0	0	0	0	0	0	1	0	0	0	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	56	56	56	56	56	56	56	56	56	56	56	56
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	5	20	0	0	2	0	9	0	5	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	15	19	6	17	15	5	6	0	0	9	0	0
Stage 1	6	6	-	9	9	-	-	-	-	-	-	-
Stage 2	9	13	-	8	6	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1001	875	1077	998	879	1078	1615	-	-	1611	-	-
Stage 1	1016	891	-	1012	888	-	-	-	-	-	-	-
Stage 2	1012	885	-	1013	891	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	999	873	1076	992	877	1078	1613	-	-	1611	-	-
Mov Cap-2 Maneuver	999	873	-	992	877	-	-	-	-	-	-	-
Stage 1	1014	890	-	1011	887	-	-	-	-	-	-	-
Stage 2	1011	884	-	1008	890	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	8.4		8.7		1.2		0	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1613	-	-	1076	992	1611	-	-
HCM Lane V/C Ratio	0.001	-	-	0.005	0.02	-	-	-
HCM Control Delay (s)	7.2	0	-	8.4	8.7	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

HCM 6th TWSC  
2: Locust St & Riggs Ave

2024 Total  
AM Peak Hour

Intersection						
Int Delay, s/veh	1.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↱		↰	↱
Traffic Vol, veh/h	4	17	60	2	6	12
Future Vol, veh/h	4	17	60	2	6	12
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	21	74	2	7	15

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	77	0	0	107	76
Stage 1	-	-	-	76	-
Stage 2	-	-	-	31	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1522	-	-	891	985
Stage 1	-	-	-	947	-
Stage 2	-	-	-	992	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1521	-	-	887	984
Mov Cap-2 Maneuver	-	-	-	887	-
Stage 1	-	-	-	943	-
Stage 2	-	-	-	991	-

Approach	EB	WB	SB
HCM Control Delay, s	1.4	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1521	-	-	-	949
HCM Lane V/C Ratio	0.003	-	-	-	0.023
HCM Control Delay (s)	7.4	0	-	-	8.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1



HCM 6th TWSC  
1: Riggs Ave & Butte Shadow St

2024 Total  
PM Peak Hour

Intersection												
Int Delay, s/veh	2.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	0	0	3	7	0	0	2	11	14	0	3	0
Future Vol, veh/h	0	0	3	7	0	0	2	11	14	0	3	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	1	1	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	79	79	79	79	79	79	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	4	9	0	0	3	14	18	0	4	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	33	43	4	36	34	24	4	0	0	33	0	0
Stage 1	4	4	-	30	30	-	-	-	-	-	-	-
Stage 2	29	39	-	6	4	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	974	849	1080	970	859	1052	1618	-	-	1579	-	-
Stage 1	1018	892	-	987	870	-	-	-	-	-	-	-
Stage 2	988	862	-	1016	892	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	972	846	1080	964	856	1051	1618	-	-	1577	-	-
Mov Cap-2 Maneuver	972	846	-	964	856	-	-	-	-	-	-	-
Stage 1	1016	892	-	984	867	-	-	-	-	-	-	-
Stage 2	986	859	-	1012	892	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	8.3			8.8			0.5			0		
HCM LOS	A			A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1618	-	-	1080	964	1577	-	-
HCM Lane V/C Ratio	0.002	-	-	0.004	0.009	-	-	-
HCM Control Delay (s)	7.2	0	-	8.3	8.8	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

HCM 6th TWSC  
2: Locust St & Riggs Ave

2024 Total  
PM Peak Hour

Intersection						
Int Delay, s/veh	2.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↱		↰	↱
Traffic Vol, veh/h	25	54	51	9	4	12
Future Vol, veh/h	25	54	51	9	4	12
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	56	53	9	4	12

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	63	0	-	0	167 59
Stage 1	-	-	-	-	59 -
Stage 2	-	-	-	-	108 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1540	-	-	-	823 1007
Stage 1	-	-	-	-	964 -
Stage 2	-	-	-	-	916 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1539	-	-	-	807 1006
Mov Cap-2 Maneuver	-	-	-	-	807 -
Stage 1	-	-	-	-	947 -
Stage 2	-	-	-	-	915 -

Approach	EB	WB	SB
HCM Control Delay, s	2.3	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1539	-	-	-	948
HCM Lane V/C Ratio	0.017	-	-	-	0.017
HCM Control Delay (s)	7.4	0	-	-	8.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1