

**CITY OF EMMETT**  
**Planning & Zoning Department**

**STAFF REPORT**

**DESCRIPTION: PRELIMINARY PLAT & SUP FOR A PLANNED UNIT DEVELOPMENT FOR PROPOSED GEM VALLEY TOWNHOMES**  
**APPLICATION NUMBERS: SUP 21-001 AND PUD 21-001**

**P&Z COMMISSION HEARING DATE: AUGUST 2, 2021**  
**COUNCIL HEARING DATE: OCTOBER 26, 2021**

**OWNER: SAND CREEK INVESTMENTS 3, LLC AND SHEM STEPPE**  
**APPLICANT: MARK RUSSELL, JON BRECKON & MARY WALL**  
**REPRESENTATIVE: BRECKON LAND DESIGN LLC**  
**6661 N. GLENWOOD STREET**  
**GARDEN CITY, ID, 83714**

**PROPERTY LOCATION: 1415 AND 1475 S. JOHNS AVE.**

**STAFF PLANNER: BRIAN SULLIVAN**

**1. APPLICATION SUMMARY/BACKGROUND:**

The applicants, Mark Russell, Jon Breckon and Mary Wall, are requesting City of Emmett (hereinafter “City”) approval of two applications: 1) a Special Use Permit for a Planned Unit Development (PUD) and, 2) a Preliminary Plat (PP). While the applications are integrated, they have different standards, are administered under different parts of Emmett City Code, and have different findings for approval. The property is zoned R-3, multi-family residential, which allows multi-family, two-family, and single-family residential types of living.

The SUP application proposes to subdivide the 3.05-acre property into 46 single-family townhome lots, and 1 common lot. The townhomes will be attached in rows of 6 to 12 units per building. Buildings will be separated from each other by means of 2- 1hr rated fire walls equaling a 2hr wall. This wall design meets the requirements of the 2018 International Residential Code.

The proposed townhome development is similar to a multi-family development because the units are attached but will provide new ownership opportunities as units will be on individual lots and separately salable. ECC requires a minimum of one parking space per single-family residence, however this development has been designed to exceed the multi-family development requirement of 1.5 parking spaces per unit.

The PP application proposes to subdivide the 3.05-acre property into 46 townhome lots for single-family living. The residential building lots range in size from 1,800 to 3,900 square feet. The common lot will provide open space in addition to the following amenities: a tot lot, gazebo, BBQ area, community garden and a spa. All townhomes contain a single car garage along with a concrete apron for parking purposes. The proposed gross density of the residential area is 15.08 units per acre, which complies with the 2014 Gem Community Comprehensive Plan of 3-25 units per acre.

The PUD application proposes one exception to Emmett’s R-3 design standards – the minimum lot size, (see

PUD analysis below). In exchange for the exception, the applicant is proposing to construct homeowner amenities, including picnic tables, gazebo, tot lot, spa, community garden and BBQ area.

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 & PROPERTY FACTS:**

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

The subject property is generally located at 1415 and 1475 S. Johns Ave, south of E. 12<sup>th</sup> St and north of Hwy 16. The subdivision lies within Section 18 of T6N, R1W.

### **B. Current Owner(s):** Sand Creek Investments 3 LLC and Shem Steppe

### **C. Applicant(s):** Mark Russell and Brecken Land Design, Inc. Jon Brecken & Mary Wall

### **D. Representative(s):** Surveyor – Ackerman-Estvold Engineer – Breckon Land Design, Inc (Mary Wall)

### **E. Present Zoning:** R-3, multi-Family

### **F. Present Comprehensive Plan Designation:** Mixed Planned Development

### **G. Property Size:** Approx. 3.05 acres (gross)

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

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

The complete application for this item was received by the P&Z Department on June 21, 2021.

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

Notice of Public Hearing on the application for the Emmett Planning and Zoning Commission was published in accordance with requirements of Title 67, Chapter 65, Idaho Code on July 14 and July 21 and October 6, 2021. Notice of this public hearing was mailed to property owners within 300 feet of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code on July 12 and August 24, 2021. The physical property was posted for the public hearing on July 23, 2021.

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

The subject application will in fact constitute a Planned Unit Development application as determined by Emmett City Code (ECC), Title 9, Chapter 9, and also constitutes a Preliminary Plat as determined by ECC, Title 10, Chapter 2. By reason of the provisions of the Emmett City Code Title 9, Chapter 15, a public hearing is required before the Planning & Zoning Commission and the City Council on the matter of the PUD. A public hearing is required before the Commission on the matter of the Preliminary Plat.

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

### **E. Companion Applications:** Special Use Permit, Preliminary Plat and Planned Unit Development.

## **4. LAND USE**

### **A. Existing Land Use(s):** Single Family home on 1475 S. Johns and open pasture.

### **B. Description of Character of Surrounding Area:** Low to medium density residential, manufactured home park to the east, multi-family living to the north, and a commercial building to the west.

C. Adjacent Comprehensive Plan, Zoning and Land Use:

	<b>COMP PLAN DESIGNATION</b>	<b>ZONING DESIGNATION</b>	<b>LAND USE</b>
<b>North of site</b>	Mixed Planned Development Area of City Impact	R-3 and Commercial	Autumn Court, a multi-family development Single-family residential on the commercial lot
<b>South of site</b>	Mixed Planned Development General Commercial	Commercial	Vacant land
<b>East of site</b>	Mixed Planned Development	R-4 and Commercial	Heritage Place Manufactured Home Park and the Albertsons complex
<b>West of site</b>	Mixed Planned Development	R-3 and Commercial	Commercial building and Judo Club building on the R-3 lot

D. Site Design Information:

<b>SITE DATA</b>	<b>TOTAL ACREAGE OF SITE</b>	<b>PROPOSED MINIMUM LOT AREA</b>	<b>CURRENT MINIMUM</b>
	3.05 acres	1,800 – 3,900 sq. ft.	8,000 sq. ft.

E. Streets and/or Access Information: The subject property has approximately 325' of frontage on S. Johns Ave. The applicant is proposing one new private street within the development with two access points to S. Johns Ave.

**5. ZONING ORDINANCE** (Staff comments are in *italics* below each ordinance citation.)

A. Planned Unit Developments: Emmett City Code (ECC) 9-9-1 lists the purpose of PUD's as follows:

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

1. A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements.
2. A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses, industrial uses and services.
3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns.

4. A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets.
5. A development pattern in harmony with land use density, transportation and community facility objectives of the Comprehensive Plan.”

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

#### ECC 9-9-11 RECOMMENDATION BY COMMISSION:

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

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

*The applicant states the project will be developed in a single phase.*

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

- *Each individual unit can exist independently as each unit will be owned individually and is provided with individual utilities which ensure each unit can exist on its own.*
- *The Commission will need to determine through the course of the hearing that there are no detrimental effects to the existing uses and neighbors. Generally, the land uses have been found to be compatible with the neighboring property, which is multi-family living and single-family living*

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

*The PUD Subdivision accesses S. Johns Ave., a minor arterial according to the Cities adopted major street plan. The primary function of an arterial road is to deliver traffic from a collector road to freeways or expressways, and between urban centers at the highest level of service possible.*

*S. Johns Ave. is designated and designed to carry high volumes of traffic from the local streets/collectors to Highway 16.*

- D. Any proposed commercial development can be justified at the location proposed.

*There is no commercial development proposed with this PUD.*

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

*The only exception being requested is a reduced lot size so each unit can be sold individually providing a more affordable type of housing for the community. This development is in an R-3 multi-family zone which allows 3-25 units per acre according to the Comp. Plan. Below is staff's understanding of the main exceptions that would need to be granted in order for the proposed layout and design to be approved:*

<b><i>Dimension</i></b>	<b><i>Existing Standard</i></b>	<b><i>Proposed Standard</i></b>
<i>Lot Area</i>	<i>8,000 sq. ft. 1<sup>st</sup> two units, then 800 sq. ft. per additional unit</i>	<i>1,800-3,900sq. ft.</i>

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

*Staff recommends the Commission review this finding after receiving public testimony and reviewing all items in the public record. The surrounding zoning and Future Land Use Map designations are listed earlier in the report.*

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

*Staff finds the following from the Comprehensive Plan to support the PUD*

- *Future Conditions: There are several important social, economic and environmental factors and trends, which will influence future land use in the Gem community throughout the planning period of 2007-2025. These factors and trends are: 1). Increasing population and increasing employment. 2). Providing for housing diversity.*
- *Gem Community Future Land Use Map reflects a mix of land-use areas designed to provide adequate expansion areas from 2007- 2025. The land use element is based on the following objectives: 1). Respect for the responsibilities and rights of land ownership;2). Planned, mixed uses along high volume traffic corridors, as shown on the future land use map; 3). Designating ample land for urban expansion and encouraging infill.*
- *Land Use, Policy 12.13 – Encourage the provision of quality and diverse housing, as well as creative subdivision design, of all price ranges for present and future residents.*
- *Land Use, Policy 12.15 – Encourage compatible infill development, which will complement existing neighborhoods.*
- *Land Use, Policy 12.16 – Support the innovative mix of residential, commercial and light industrial land uses such as through the use of planned unit developments*
- *Land Use, Policy 12.36 – The development of a variety of compatible land uses should be provided in specific plans and proposals for future development.*
- *Land Use, Policy 12.38 – Within the MPD area, no residential will be allowed when two or more differing uses are proposed within the same development, PUD standards will be applied.*

- *Chapter 3, Housing, Future Conditions – In planning for residential growth, various densities and housing types should be allowed. Examples of housing types include, multi-family, duplex, townhouses, zero-lot-line development, and single-family.*
- *Housing, Policy 3.1 – Same policy as 12.13 from above.*
- *Housing, Policy 3.3 – Same policy as 12.15 from above.*
- *Housing, Policy 3.4 – Same policy as 12.16 from above.*

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

*The Commission should refer to the department and agency comments with regard to utility services. No concerns were brought forward. Staff does not anticipate any significant utility concerns at this point. Any deficiencies in service would be addressed by specific utility companies during Final Plat review.*

- B. 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.
- C. Landscaping: ECC 9-17 lists a number of required landscaping elements for subdivisions. The majority of these items are addressed at the time of final plat submittal. However, the applicant has submitted a conceptual landscape plan showing open space areas and street trees.

## 6. SUBDIVISION ORDINANCE (PRELIMINARY PLAT)

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

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

*Staff finds the plat to comply with the Comprehensive Plan. See Section “G” above, under the PUD application.*

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

*This finding expands upon the PUD 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:*

- *Emmett Fire (with conditions)*
- *Emmett Public Works*
- *Emmett Police*
- *Gem County Assessor*
- *Gem County Treasure (See letter)*
- *Gem County Road & Bridge*
- *Emmett School District (with recommended conditions)*
- *Gem County Road and Bridge*
- *Last Chance Ditch Company*

- Idaho Power
- Keller Engineering (see comments)

*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.

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

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

*In addition to standard, adopted fees, supporting services 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 health, safety or environmental problems.*

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

*P&Z staff offers the following recommended conditions of approval for the PP and PUD applications. Other departments/agencies have recommended conditions of approval separate from this report. Some of these are comments and information requests while others are topics for the Commission to consider. We request the applicant address each of these issues with the Commission and provide a written response, if possible, prior to the hearing.*

### **PUD Application**

1. Open Space Amount: ECC 9-9-5 requires a minimum of 10% (13,285 sq. ft.) of the gross land area be reserved for common open space and recreational facilities within any PUD project. The applicant has provided 11.2% (14,900 sq. ft.) of common open space. The open space must either be held in corporate ownership by owners of the project area for the use of each owner who buys property within the development or be dedicated to the public and be “retained as common open space for parks, recreation and related uses.” The city will not take ownership of the Common Open Space. Section 4.22 of the draft CC & R’s states that the Board shall have the power to convey any portion of the Common Area to the City. Section 4.22 will need to be modified and remove this verbiage as the city will not accept the Common Open Space in this development.
2. Amenities: The applicant is proposing a community picnic area including a gazebo, BBQ, picnic tables, along with these amenities: spa, a tot lot (no description of amenities), community garden, community room, (see the landscape plan). The Commission and Council must determine if these amenities are sufficient to meet the intent of the PUD ordinance.
3. Building Elevations: ECC 9-9-9 O requires the applicant to give a description of the design principles and elevations of buildings in the PUD. Sample floor plans and elevations were submitted with the application for the future town houses. All townhomes within the subdivision must substantially comply with the architectural schemes of the buildings shown on the plans in the application.
4. Lighting: No lighting within the PUD subdivision shall cause light to extend over a property line where the adjacent property is a residential use. Full cut-off shield lighting is required.
5. Fencing: All fencing adjacent to common lots shall either be clear vision or a maximum of 4 feet if solid. The developer shall construct all required improvements prior to occupancy.

6. The plan shows a 20' x 30' office building with maintenance storage. This needs to be discussed at the meeting or a change submitted in writing on what the plan is for this space. Rental office is not required for a townhouse development as would be required in a multi-family type development.

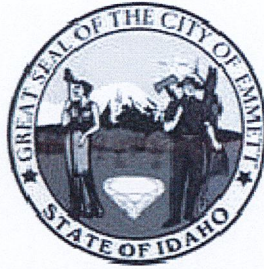
#### **Preliminary Plat Application**

1. Comply with all conditions of approval, as approved by City Council, from impact agencies and utility providers.
2. Landscaping: a) Per ECC 9-17-7 C The common lot must be maintained by an HOA or business owner's association, as applicable. b) The final detailed landscape plan will need to be submitted with the Final Plat application and must be prepared by a qualified nursery person, landscape architect or other landscape professional. c) On the preliminary landscape plan, there appears to be void (approximately 5') between the assumed property line and the back of sidewalk. An agreement between the property owner and the Emmett Public Works Department agreeing to allow the property owner to landscape this void within the public right of way. This needs to be agreed upon during the public hearing.
3. The common interior street will need to be discussed and determined if this street should be a dedicated public street or remain private. ECC 10-3-3I does not allow private streets or roads in the city. The PUD subdivision definition found in ECC 10-1-8 allows private or dedicated streets. The street, whether public or private, shall be designated as "No Parking" as this is to remain a fire department access road clear of any obstructions.
4. All utilities within the development must be constructed underground.
5. City code requires each unit to have its own sewer connection and water meter. Generally, a water meter is located in a utility easement accessed from a street that is dedicated to the city. It is unclear of how these water meters will be accessible to the city for maintenance.

#### **8. STAFF RECOMMENDATION**

Staff finds the proposed Special Use Permit application for a PUD and the preliminary plat meet all of the required findings from the Zoning Ordinance and Comprehensive Plan. Staff recommends approval of these applications.





# 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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#### **Applications:**

- Special Use Permit, SUP 21-001
- Planned Unit Development Preliminary Plat, PUD 21-001

**Applicant:** Mark Russell, Jon Breckon, & Mary Wall

**Date of Written Recommendation:** October 18, 2021

**Date of Zoning Commission Public Hearing(s):** September 13, 2021

**Date of City Council Meeting:** October 26, 2021

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

- Applicant provided summary/overview of proposed development.
- David Way, 1420 Judo, had concerns about the gates that were proposed on the preliminary plat, from the backyard into Mr. Way's property.
- Carol Standley, 933 W. Cameleon Way, Meridian, Idaho, had concerns with irrigation for the proposed town home lots.
- Jon Breckon, applicant, clarified that the gates along the backside of the property will not be constructed. Breckon clarified that those were an error on the preliminary plat. Breckon explained that the development will have irrigation.
- Applicant agreed to comply with all staff comments.

#### **Commission Recommendation:**

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 applications:

- Special Use Permit 21-001 to allow a planned unit development.
- Preliminary plat for PUD 21-001

**Reason(s) and Findings for Recommendation:** See pages 3-8 of the Staff Report.

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**Possible Motion:**

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

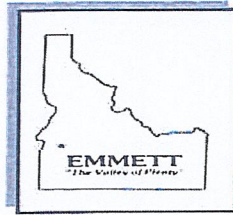
- Special Use Permit 21-001 to allow a planned unit development.
- Preliminary plat for PUD 21-001
- And adopt the staff report as part of the approval.

OR

I make a motion to deny applications:

- Special Use Permit 21-001 to allow a planned unit development.
- Preliminary plat for PUD 21-001, and adopt the staff report as part of the approval.

for the following reason:



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.)

- ANNEXATION, APPEAL, COMPREHENSIVE PLAN TEXT AMENDMENT, COMPREHENSIVE PLAN MAP AMENDMENT, DESIGN REVIEW, DEVELOPMENT AGREEMENT, REZONE, SPECIAL USE PERMIT, SUBDIVISION, PRELIMINARY, SUBDIVISION, FINAL, SUBDIVISION, COMBINED/MINOR, SUBDIVISION, MODIFICATION, VACATION, VARIANCE, ZONING TEXT AMENDMENT

PROJECT NAME: Gem Valley Townhomes

SITE INFORMATION:

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

Quarter: NE1/4 Section: 18 Township: 6N Range: 1W Total Acres: 3.05

Subdivision Name (if applicable):

Lot: Block:

Site Address: 1415 and 1475 S. Johns Avenue City: Emmett

Tax Parcel Number(s): RP06N01W180076 & RP06N01W180035 Current Zoning: R-3 Current Land Use: residential & vacant

PROPERTY OWNER:

Name: Sand Creek Investments 3, LLC and Shem Steppe

APPLICANT: Mark Russell, Gravitas Real Estate Holdings LLC

Name: AND Breckon Land Design, Inc. -Jon Breckon & Mary Wall

Address: John Rasmussen - 5940 South Rainbow Blvd., Ste 4004 Address: 6661 N Glenwood Street

City: Las Vegas State: NV Zip: 89118 City: Garden City State: ID Zip: 83714

Telephone: 702-682-2357 Fax: Telephone: 208-376-5153 Fax:

Email: mwall@breckonld.com

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

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

see Affidavit(s) of Legal Interest for authorization

Signature: (Owner)

Date

Signature: (Applicant) [Handwritten Signature]

Date 9/24/21

Date

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

OFFICE USE ONLY

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



**CITY OF EMMETT**  
**OFFICIAL PRELIMINARY SUBDIVISION APPLICATION**

**STANDARD SUBDIVISION PERMIT FEE:** \$600.00 + \$10.00 per lot (MAKE CHECK PAYABLE TO CITY OF EMMETT)

**CITY ENGINEER DEPOSIT:** MEET WITH THE SUPERINTENDENT OF PUBLIC WORKS TO DETERMINE DEPOSIT AMOUNT (365-9569) (Receipt must be submitted with application)

APPLICANT NAME: Mark Russell, Gravitas Real Estate Holdings, Inc AND Breckon Land Design, Inc. -Jon Breckon & Mary Wall PHONE: home \_\_\_\_\_ work 208-376-5153

ADDRESS: Breckon Land Design- 6661 N. Glenwood Street, Garden City, ID 83714

OWNERS OF RECORD: Sand Creek Investments 3, LLC and Shem Steppe PHONE John Rasmussen 702-682-2357

ADDRESS: 5940 South Rainbow Blvd., Ste 4004, Las Vegas, NV 89118 AND 1475 S. Johns Ave., Emmett, ID

ENGINEER, SURVEYOR, OR PLANNER: Breckon Land Design, Inc. -Jon Breckon & Mary Wall PHONE: 208-376-5153

PROPERTY ADDRESS AND LEGAL DESCRIPTION: 1415 and 1475 S. Johns Avenue, Emmett, ID  
See title reports included with application for legal description

PROPOSED NAME OF SUBDIVISION: Gem Valley Townhomes

- I understand:
1. This application is subject to acceptance by the City of Emmett upon determination that this application is complete.
  2. The hearing date is tentative and subject to change with notice.
  3. This application is subject to a public hearing before the Emmett Zoning Commission.
  4. Any review by the City of Emmett's Engineering firm will be subject to a fee determined by the Engineering firm and will be paid by the applicant.
  5. The application fee is non-refundable.
  6. **The applicant or the applicant's representative must be present or the application will not be heard.**

All information, statements, attachments, and exhibits transmitted with this application submitted are true to the best of my knowledge.

Signature: *Mary Wall* Date: 9/24/21

**VARIANCE/WAIVERS**

Will variances and/or waivers be requested from the subdivision ordinance? \_\_\_\_\_ YES  NO. If yes, please provide a description and basis for variance requests in a separate cover letter to be submitted to the Commission and the Council.

**SUBDIVISION FEATURES**

Lots and dwelling units per gross acre: 15.08 Number of Lots: 47 Acres of land in contiguous ownership: 3.05

Complete Gross Acreage of Subdivision: 3.05 Existing zoning classification: R-3

**BUILDING PROGRAM**

Type of building construction proposed (Residential, Commercial, Industrial, Combination): Residential - townhomes

Type of dwellings proposed (Single-family, Duplexes, Multi-family, Apartments): Single-family, attached

Are there any existing buildings?  YES \_\_\_\_\_ NO. If yes, please describe the existing buildings: \_\_\_\_\_

Existing residence and shop (to be removed)

**PUBLIC STREETS AND IMPROVEMENTS**

All streets, curbs, gutters, and sidewalks shall be constructed to Emmett City Standards.

**PRIVATE STREETS**

Are private streets proposed?  YES \_\_\_\_\_ NO

**PUBLIC UTILITIES**

Electric power, telephone, natural gas or any other public utility shall be installed as required by the utility providing service. Utility easements, as required by the utility companies, shall be placed on the plat.

**CITY SEWER AND WATER**

City sewer and water shall be installed as required by the City of Emmett. Easements, as required by the city, shall be placed on the plat.

**IRRIGATION**

Name of Irrigation Entity: Last Chance Ditch Company

Note: Written approval of the appropriate Irrigation Entity will be required for (1) Relocation of ditches; (2) Drainage into the ditches; and (3) Enclosing or covering ditches.

Is irrigation water to be provided to each lot?  YES \_\_\_\_\_ NO

The point of delivery of the irrigation water that serves your property is: (please check one)  under the jurisdiction of the irrigation entity listed above; \_\_\_\_\_ under a private water user's association; \_\_\_\_\_ other (describe).

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 must be provided by the applicant.

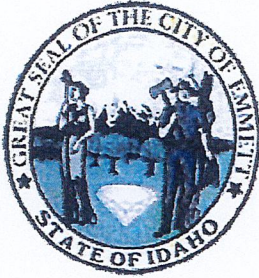
**DRAINAGE PLANS**

All preliminary plat applications shall include the land contours with 2 foot intervals reference to datum or at an interval acceptable to the City Engineer.

**FIRE PROTECTION**

Approved fire protection facilities shall be provided to comply with the requirements of the Emmett Fire Department.

**SCHOOLS AND PARKS** Do you propose any land dedications for future schools or parks? \_\_\_\_\_ YES  NO



**Emmett Zoning Department**  
 601 E. 3<sup>rd</sup> St. Emmett, Idaho, 83617  
**Brian Sullivan:**  
 bsullivan@cityofemmett.org  
**Doricela Millan-Sotelo:** dmillan-sotelo@cityofemmett.org  
 Ph. (208)365-9569 F. (208)365-4651

## Affidavit of Legal Interest

I, John Rasmussen, representing Sand Creek Investments 3 LLC, residing office location of: 5940 South Rainbow Blvd, Ste 4004, Las Vegas NV 89118 being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property located at 1415 S Johns Street, Emmett ID 83617 and further described on the attached, and I grant my permission to Mark Russell of IdaHome Living LLC and Breckon Land Design to submit the accompanying application pertaining to that property.

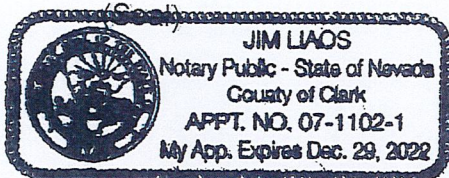
2. I agree to indemnify, defend and hold Emmett City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 16<sup>th</sup> day of September, 2021.

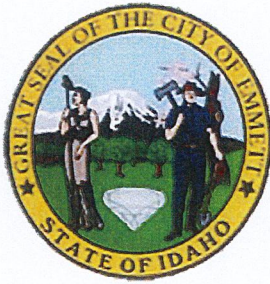
John L. Rasmussen  
 Signature

Nevada  
 State of ~~Idaho~~)  
 S.S.  
 County of Clark)

On this 16<sup>th</sup> day of September, in the year of 2021, before me Jim Liao a notary public, personally appeared John L. Rasmussen, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same.



Jim Liao  
 Notary Public  
 My Commission Expires on 12/29/2022



**Emmett Zoning Department**  
 601 E. 3<sup>rd</sup> St. Emmett, Idaho, 83617  
**Brian Sullivan:**  
 bsullivan@cityofemmett.org  
**Doricela Millan-Sotelo:** dmillan-sotelo@cityofemmett.org  
 Ph. (208)365-9569 F. (208)365-4651

## Affidavit of Legal Interest

I, Shem Steppe, residing at 1475 S Johns Avenue, Emmett, Idaho being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Mark Russell-IdaHome Living & Breckon Land Design to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold Emmett City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 20<sup>th</sup> day of September, 2021.

Shem D. Steppe  
 \_\_\_\_\_  
 Signature

State of Idaho)  
 County of Amber Cam S.S.

On this 20 day of September, in the year of 2021, before me Amber Randall a notary public, personally appeared Shem D. Steppe, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same.

(Seal)



Amber Randall  
 \_\_\_\_\_  
 Notary Public

My Commission Expires on \_\_\_\_\_

**Residing in Emmett, Idaho**  
**My Commission Expires February 27, 2027**  
**Residing in Emmett, Idaho**  
**My Commission Expires February 27, 2027**



Breckon Land Design Inc.  
6661 North Glenwood Street  
Garden City, Idaho 83714  
p: 208-376-5153  
f: 208-376-6528  
[www.breckonlanddesign.com](http://www.breckonlanddesign.com)

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

June 21, 2021

Mr. Brian Sullivan, Building Official/Zoning Administrator  
City of Emmett  
601 E. #rd Street  
Emmett, Idaho 83617  
P: 208-365-9569

**RE: Entitlement Application for Gem Valley Townhome Development –  
Parcels: RP06N01W180076 and RP06N01W180035  
1415 and 1475 S. Johns Avenue, Emmett, Idaho  
A Planned Unit Development Preliminary Subdivision and a Special Use Permit (SUP)**

Dear Mr. Sullivan:

We are pleased to submit the above referenced applications for the proposed Gem Valley Townhome Development (hereinafter the "Project" or "Development") on behalf of our client, Sand Creek Investments 3, LLC. The intent of this entitlements process is to subdivide the above referenced parcels into a 46-unit townhome PUD development.

Enclosed you will find the required applications and documents for the Master Public Hearing Application, Preliminary subdivision/Planned Unit Development and the Special Use Permit submittal.

#### **General Information**

The total project site is 3.05 acres and is located at 1415 and 1475 S. Johns Avenue, Emmett, Idaho. One-acre of the property is currently being used for a single-family residence located at 1475 S. Johns Avenue. The balance of the property is vacant. Historically, this property has been used for agricultural purposes.

The proposed project is in an R-3 zoning designation which is suitable for multi-family dwellings or apartments. According to the Joint Comprehensive Plan 2014 the property is on an Entryway Corridor. The plan also states that "Residential areas in close proximity of city limits, activity centers and public transportation routes should range in density from 3 to 25 units per acre." The proposed project is a townhome development with one unit per parcel and a proposed density of 15.08 units per gross acre. While the development is not "multi-family" it is similar in nature since the proposed residences are attached.

#### **Special Use Permit (SUP)**

The applicant proposes to subdivide the 3.05-acre property into 46 single-family townhome lots, and 1 common lots. The townhomes will be attached in rows of 6 to 12 units per building. Buildings will be constructed with 1-hour firewalls between units. The proposed lots range in size from 1,800 square feet to 3,900 square feet. The Special Use Permit is required per the Zoning Administrator due to the unique use of individual residential townhomes in a PUD development.

The proposed townhome development is similar to a multi-family development because the units are attached but will provide new ownership opportunities as units will be on individual lots and separately salable. Emmett City code requires a



minimum of one parking space per single-family residence, however, this development has been designed to exceed the multi-family development requirement of 1.5 parking spaces per unit. Additional driveway parking could be created on 10 residential lots if the rear setback for the patios is reduced to 5-feet on the lots adjacent to the open space.

All drives within the development will be private. Cross-access easements will be provided.

The proposed development meets all the general standards applicable to all special uses that are outlined in the SUP application.

### **Preliminary Plat – Planned Unit Development (PUD)**

The applicant proposes to subdivide the 3.05-acre property into 46 single-family townhome lots, and 1 common lot. The proposed lots range in size from 1,800 square feet to 3,900 square feet. This PUD is in the public interest because it provides a less expensive avenue to homeownership than single-family detached homes. It will expand the available living options in the Emmett community.

The common lot will provide open space, landscape buffers, stormwater drainage facilities in addition to the following amenities: 1) Community picnic area- BBQ & Gazebo, 2) tot lot, 3) pathway, 4) a community garden area and 5) a community room. A landscape buffer will be placed along S. Johns Avenue to provide visual separation and noise protection for the future townhome residents.

The project will be developed in a single phase and will be provided with utilities as follows:

- **Sewer** service will be provided by the City of Emmett Sewer District through an extension of the existing system from a manhole located on the south side of the property. Preliminary design review indicates that the entire property can be served through gravity feed lines. All sewer lines within property boundaries will be private.
- **Water** service will be provided by Emmett City Water. The proposed connection point will be a 12" watermain located in S. Johns Avenue. The proposed waterline will loop through the property connecting to the S. Johns Avenue watermain at the two proposed entrances to the development. Water will be for both domestic use and for fire protection. All water lines and appurtenances within the property boundaries will be private.
- **Streets** throughout the development will be private and for the benefit of the development's residences. A reduced roadway section is proposed for this PUD development.
- **A pressurized irrigation system** will serve all lots and open space throughout the project. The pressure irrigation system will be built to the Last Chance Ditch Company standards. Operation, maintenance and transfer of water rights will be in accordance with Emmett City Code.
- **Addressing Gravity Irrigation** laterals, supply and waste ditches under the jurisdiction of the Last Chance Ditch Company will be coordinated with the irrigation district. Design and approval of any proposed improvements will be coordinated with the irrigation district.

A traffic impact study for this project will not be required since the development is less than 100 dwelling units and not expected to add more than 1,000 vehicle trips per day.

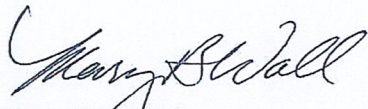
The project is not in a regulated flood plain. There are no known adverse health, safety, or environmental issues.

The proposed 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 a significantly greater tax revenue to the City than continuing the current use.

In summary, this project is proposed in an area designated for high density Residential Use. We understand there are still agricultural operations conducted in the area and these operations are protected under Idaho's right to farm laws. This right to farm will be acknowledged on the plat and in the CC&R's.

The proposed **Special Use Permit (SUP)** and the **Preliminary Subdivision/Planned Unit Development (PUD)** for this property will support the orderly development of the City of Emmett and its entryway corridor in manner consistent with the Comprehensive Plan. We believe this project will be an asset to both Gem County and the City of Emmett. If you have any further questions or comments, please contact me at 208-376-5153 or via email at [mwall@breckonld.com](mailto:mwall@breckonld.com).

Sincerely,  
Breckon Land Design, Inc.



Mary B Wall, PE  
Senior Civil Engineer

Enclosures – Special Use Permit (SUP) Application & supporting documentation  
Preliminary Subdivision & PUD Application & supporting documentation

Cc: File, Sand Creek Investments 3, LLC

## GEM VALLEY TOWNHOMES - 300-FOOT BUFFER LIST

County	Parcel	Primary Owner	Property Address	Owner Address	Owner City
Gem	RD06N01W18C17	CITY OF EMMETT	NO SITUS	501 E MAIN ST	EMMETT ID 83617-3046
Gem	RPE915000A0020	COTTAGES SENIOR LIVING II LLC	1355 JUDO LN	1079 S ANCONA AVE SUITE 110	EAGLE ID 83616-5539
Gem	RP06N01W180035	STEPPE SHEM	1475 S JOHNS AVE	PO BOX 459	EMMETT ID 83617-0459
Gem	RPE915000A0010	COTTAGES SENIOR LIVING II LLC	411 E 12TH ST	1079 S ANCONA AVE SUITE 110	EAGLE ID 83616-5539
Gem	RP06N01W180100	GRANGER HARRY	1450 JUDO LN	850 S MOFFATT AVE	EMMETT ID 83617-3768
Gem	RP06N01W180076	SAND CREEK INVESTMENTS 3 LLC	1415 S JOHNS AVE	8010 W SAHARA AVE	LAS VEGAS NV 89117-7923
Gem	RP06N01W180300	WATERS JOANNE	1434 JUDO LN	1434 JUDO LN	EMMETT ID 83617-3658
Gem	RPE9025A001010	JOSEPH AZUZ INC	620 HIGHWAY 16	999 W MAIN ST STE 1300	BOISE ID 83702-9015
Gem	RP06N01W180085	VERITAS HOLDINGS LLC	1420 JUDO LN	2645 N SADDLE MOUNTAIN WAY	EAGLE ID 83616-2933
Gem	RP06N01W180155	SWINDELL MYRTLE L	373 E 12TH ST	373 E 12TH ST	EMMETT ID 83617-3626
Gem	RP06N01W180455	STANDLEY MARGARET T ESTATE	1493 S JOHNS AVE	933 W CAMELLIA LN	MERIDIAN ID 83642-2023
Gem	RP06N01W180006	PRAWITZ PRESTON T	1301 S JOHNS AVE	1301 S JOHNS AVE	EMMETT ID 83617-3656
Gem	RP06N01W180305	LIEDTKE RUSSELL A	1456 JUDO LN	1456 JUDO LN	EMMETT ID 83617-3658
Gem	RP06N01W180015	AUTUMN COURT LTD PRTNSHP	501 E 12TH ST	4481 N DRESDEN PLACE	GARDEN CITY ID 83714-5091
Gem	RP06N01W180226	BERGIN BLAINE	1414 JUDO LN	840 E USTICK RD	MERIDIAN ID 83646-5504
Gem	RP06N01W173155	BERG LLC	615 E 12TH ST	PO BOX 4763	BOISE ID 83711-4763
Gem	RPE9025B001050	ABS ID-O LLC	640 HIGHWAY 16	PO BOX 800729	DALLAS TX 75380-0729
Gem	RD06N01W17C17				
Gem	RD06N01W18C17	CITY OF EMMETT	NO SITUS	501 E MAIN ST	EMMETT ID 83617-3046



## CITY OF EMMETT PRELIMINARY PLAT REVIEW CHECKLIST

Subdivision: Gem Valley Townhomes Phase: 1 Date: 07/23/2021  
 Applicant: Breckon Land Design, Jon Breckon, Mary Wall Review No: 1  
 Tel: 208.376.5153 Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
 Engineer: Breckon Land Design  
 Tel: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
 Property Address: 1415 & 1475 S Johns Ave  
 Reviewed By: Kelsie Styrlund, E.I, Keller Associates  
 Review Check By: Ryan Morgan, P.E, Keller Associates

ITEM	OK	NEED	N/A	GENERAL
1		X		The plat shall have dimensions of not less than 24" x 36"; shall be drawn to a scale of no less than 1" = 100'; shall have drafting date. Each sheet has north arrow, graphic scale, title block and sheet number.
2	X			Provide name of subdivision.
3	X			Provide names, addresses, and telephone numbers of the subdivider or subdividers and the engineer or the surveyor who prepared the preliminary plat.
4		X		Provide the names and addresses of all adjoining owners of property whether or not bisected by a public right or way as shown on record in the county assessors office.
5		X		Verified written legal description.
6	X			Provide statement of intended use of the subdivision.
7	X			A map of the entire area schedules for development.
8		X		A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2 mile minimum radius, scale optional)
9	X			The land use and existing zoning of the proposed subdivision and the adjacent land.
10		X		Streets, street names, right of way and roadway widths, including adjoining streets or roadways.

				<table border="1"> <thead> <tr> <th>Highway and Street Types</th> <th>Widths</th> <th>Face To Face Curb</th> </tr> </thead> <tbody> <tr> <td>Expressway or freeway</td> <td>160-260 feet</td> <td>140-240 feet</td> </tr> <tr> <td>Major arterial</td> <td>120 feet</td> <td>100 feet</td> </tr> <tr> <td>Minor arterial</td> <td>80 feet</td> <td>60 feet</td> </tr> <tr> <td>Collector street</td> <td>60 feet</td> <td>44 feet</td> </tr> <tr> <td>Minor street</td> <td>50 feet</td> <td>36 feet</td> </tr> <tr> <td>Alley</td> <td>20 feet</td> <td>20 feet</td> </tr> </tbody> </table>			Highway and Street Types	Widths	Face To Face Curb	Expressway or freeway	160-260 feet	140-240 feet	Major arterial	120 feet	100 feet	Minor arterial	80 feet	60 feet	Collector street	60 feet	44 feet	Minor street	50 feet	36 feet	Alley	20 feet	20 feet
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Alley	20 feet	20 feet																									
11		X		Lot lines and blocks showing dimensions and numbers of each																							
12	X			Contour lines shown at 2-foot intervals																							
13			X	A site report as required by the appropriate health district where individual wells or septic tanks are proposed.																							
14		X		Any proposed or existing utilities.																							
15	X			A copy of any proposed restrictive covenants and/or deed restrictions. <b>None received.</b>																							
16		X		Any dedications to the public and/or easements, together with a statement of location, dimensions and purposed of such.																							
17		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping.																							
18		X		Water and sewer easements shown on face of plat.																							
19	X			Preliminary plat is stamped, signed, and dated by a professional engineer or land surveyor licensed in the State of Idaho.																							
20				Any additional required information for special developments. <b>See application</b>																							
22		X		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.																							
23			X	Existing irrigation ditches and canals are shown.																							
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>STORM DRAINAGE</b>																							
24		X		Storm drainage facilities do not conflict with other utilities. (Spot check by City Engineer)																							
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>PRESSURE IRRIGATION</b>																							
25		X		Identify the irrigation or drainage entity having jurisdiction and provide the names and addresses or each property owner within 500' of the subdivision boundary, up or																							

				downstream, who may share the same irrigation or drainage delivery system.
26		X		Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).

**Notes:**

-

## Brian Sullivan

---

**From:** Hollie Ann Strang <hstrang@co.gem.id.us>  
**Sent:** Friday, July 23, 2021 7:05 AM  
**To:** Alishia Elliott; Brian Sullivan  
**Cc:** Sharron Wiley  
**Subject:** RE: Special Use Permit Application SUP 21-001 for a Planned Unit Development Application PUD 21-001 with Preliminary Plat - City of Emmett

My office has no comments at this time.

## Hollie Ann Strang

**From:** Alishia Elliott [mailto:aelliott@cityofemmett.org]  
**Sent:** Tuesday, July 13, 2021 3:59 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; diglineidaho@digline.com; EMMETTIRRIGATIONOFFICE@GMAIL.COM; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgiery@cityofemmett.org>; Hollie Ann Strang <hstrang@co.gem.id.us>; Laurie Boston <lboston@co.gem.id.us>; Sharron Wiley <swiley@co.gem.id.us>; Neal Capps <ncapps@co.gem.id.us>; Road & Bridge Office <gcrb@co.gem.id.us>; Craig Woods <cwoods@isd221.net>; Megan Keene <mkeene@co.gem.id.us>; Megan Keene <mkeene@co.gem.id.us>; juhrig@idahopower.com; IGCOwyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; lastchanceditch@gmail.com; Clint Seamons <cseamons@cityofemmett.org>; Mike Knittel <mknittel@cityofemmett.org>  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** Special Use Permit Application SUP 21-001 for a Planned Unit Development Application PUD 21-001 with Preliminary Plat - City of Emmett

Good Afternoon,

Attached is the Special Use Permit Application SUP 21-001 and Planned Unit Development Application PUD 21-001 with a preliminary plat, made by Breckon Land Design for the development of 1415 and 1475 S Johns Ave, see more information attached with this email. The parcel(s) are approximately 3.05 +/- acres.

We are asking for comments by **Monday July 26, 2021**. If you do not have any comments you can just reply to [bsullivan@cityofemmett.org](mailto:bsullivan@cityofemmett.org) stating so, for the record.

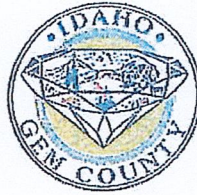
Thank you in advance.

**Alishia Elliott**

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



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



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

July 19, 2021

Brian Sullivan  
601 E. 3<sup>rd</sup> St.  
Emmett, ID 83617

RE: Gem Valley Townhomes (SUP 21-001 & PUD 21-001)

Brian,

Gem County Road & Bridge Department (GCRB) has reviewed the Special Use Permit and Planned Unit Development Applications for Gem Valley Townhomes, property located at 1415 & 1475 S. Johns Ave. 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 blue ink, appearing to be "Neal Capps", is written over the "Thank you," text.

Neal Capps, Director  
Gem County Road & Bridge



# Emmett Fire Department

---

501 E. Main St.

---

Emmett, ID 83617

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July 19, 2021

**Re: PUD 21-001**

Sprinklers (13d system) will be required in townhomes that are conjoined with 3 or more units. The exemption to this is if there is a 2-hour fire wall from below ground through the roof.

Access around the development is beyond the IFC standard. The proposed development either needs to have fire access with a Fire Apparatus Access Road or it needs to have a break in-between the proposed town home, that meets the IFC standard. International Fire Code 2018 503.1.1

In the letter from Breckon dated June 21, 2021, it states that hydrants will be placed and privately owned. This needs to be done to the City of Emmett Public Works Standards and reviewed by the Emmett Fire Department in regards to hydrant placements. If the proposed building are not sprinklered then the hydrants will need to meet the necessary fire flow required for the building size.

Curt Christensen  
Chief Emmett Fire Department

# INDEPENDENT SCHOOL DISTRICT OF EMMETT #221

Craig Woods, Superintendent

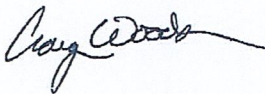
July 16, 2021

Emmett Zoning Office  
601 E 3<sup>rd</sup> St  
Emmett, IS 83617

City of Emmett Zoning Commission:

At this time, Emmett Independent School District 221 has concerns regarding the Gem Valley Townhomes application made by Breckon Land Design Inc.-Jon Breckon and Mary Wall. This development, on a standalone basis, does not pose any items of immediate concern, however the aggregate of many similar projects proposed within the district may create some challenges. There is a concern for rapid growth, increased traffic conditions within the existing roadway infrastructure and the impact on busing, school district resources and school capacity. It would be our preference that the entry to the subdivision on Johns there would be a lighted bus stop.

Respectfully,



Craig Woods  
Emmett School District Superintendent

Emmett Ensures Educational Excellence

GEM COUNTY

OFFICE OF  
Megan Keene  
TREASURER  
TAX COLLECTOR  
PUBLIC ADMINISTRATOR



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

July 19, 2021

City of Emmett  
Zoning Commission  
Attn: Brian Sullivan, Zoning Administrator  
601 E. 3<sup>rd</sup> Street  
Emmett, ID 83617

**RE: Special Use Permit for a Planned Unit Development w/Preliminary Plat  
(Breckon Land Design, Inc., Applicant)  
Loc: 1415 & 1475 South Johns, Emmett, ID 83617  
PIN: RP06N01W180076, RP06N01W180035  
FILE NO.: SUP 21-001, PUD 21-001**

Dear Brian,

After reviewing the Special Use Permit for a Planned Unit Development w/Preliminary Plat, for applicant Breckon Land Design Inc. following are my comments concerning the subject parcels:

As of today's date, parcel RP06N01W180076 has delinquent 2020 taxes currently owing in the amount of \$377.62 (interest will continue to accrue on any unpaid delinquent amount) and the estimated 2021 property taxes due are \$563.00.

Parcel RP06N01W180035 has the 2020 taxes paid in full and the estimated 2021 property taxes due are \$1,963.97.

*\*\*Please note--Splits, Combos, PBAs, Platted Subdivisions, and Manufactured Homes Declared Real need to be correctly recorded by no later than May 1, 2021, in order to show up in the 2021 Assessment Roll and 2021 Tax Roll. Anything recorded after that date will be valued and taxed based on how the property was as of January 1, 2021.*

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

Sincerely,

Handwritten signature of Megan Keene in black ink.  
Megan Keene  
Gem County Treasurer

## LAST CHANCE DITCH COMPANY

PO BOX 428 / 118 N Commercial Ave  
Emmett ID 83617

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

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

JUNE 9, 2021

CITY OF EMMETT ZONING DEPARTMENT  
ATTN: BRIAN SULLIVAN, ZONING ADMINISTRATOR

Re: Special Use Permit Application SUP 21-001 and Planned Unit Development  
Application PUD 21-001 / 1415 & 1475 S Johns Ave

To Whom It May Concern:

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

- Engineer-generated plans for a pressurized irrigation system detailing system specification, capacities, etc. The system shall ensure adequate water delivery to all parcels.
- Re-pipping of eastside Fisher-Chapin Lateral Ditch with C900 pipe.
- The establishment of a water user's association.
- No structures, trees/vegetation, or other interferences within 20' of any irrigation drains and water delivery laterals to allow for ditch right of way for management and maintenance matters.
- Plans must be submitted to the Board of Directors for approval **prior** to the implementation of the system.

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

Respectfully,

Doyle Fackler,  
Ditch Manager

## Brian Sullivan

---

**From:** Uhrig, Jake <JUhrig@idahopower.com>  
**Sent:** Wednesday, July 14, 2021 6:05 PM  
**To:** Brian Sullivan  
**Subject:** FW: Special Use Permit Application SUP 21-001 for a Planned Unit Development Application PUD 21-001 with Preliminary Plat - City of Emmett

These town home sites are tight on space. Idaho Power will work with developer in the design phase to ensure adequate space and easements are available for utilities.

No other comments at this time.

Thanks,

### Jake Uhrig

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

**From:** Alishia Elliott <aelliott@cityofemmett.org>  
**Sent:** Tuesday, July 13, 2021 3:59 PM  
**To:** Steve Kunka <skunka@emmettpolice.com>; diglineidaho@digline.com; EMMETTIRRIGATIONOFFICE@GMAIL.COM; brandi.j.richter@usps.gov; Curt Christensen <cchristensen@cityofemmett.org>; Mike Giery <mgiery@cityofemmett.org>; assessor@co.gem.id.us; lboston@co.gem.id.us; swiley@co.gem.id.us; ncapps@co.gem.id.us; gcrb@co.gem.id.us; Craig Woods <cwoods@isd221.net>; treasurer@co.gem.id.us; mkeene@co.gem.id.us; Uhrig, Jake <JUhrig@idahopower.com>; IGCOWyheeDistrictOperationsAide@intgas.com; Jessica.mansell@intgas.com; monica.taylor@intgas.com; lastchanceditch@gmail.com; Clint Seamons <cseamons@cityofemmett.org>; Mike Knittel <mknittel@cityofemmett.org>  
**Cc:** Brian Sullivan <bsullivan@cityofemmett.org>; Doricela Millan-Sotelo <dmillan-sotelo@cityofemmett.org>; jsweeten@gravislaw.com  
**Subject:** [EXTERNAL]Special Use Permit Application SUP 21-001 for a Planned Unit Development Application PUD 21-001 with Preliminary Plat - City of Emmett

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

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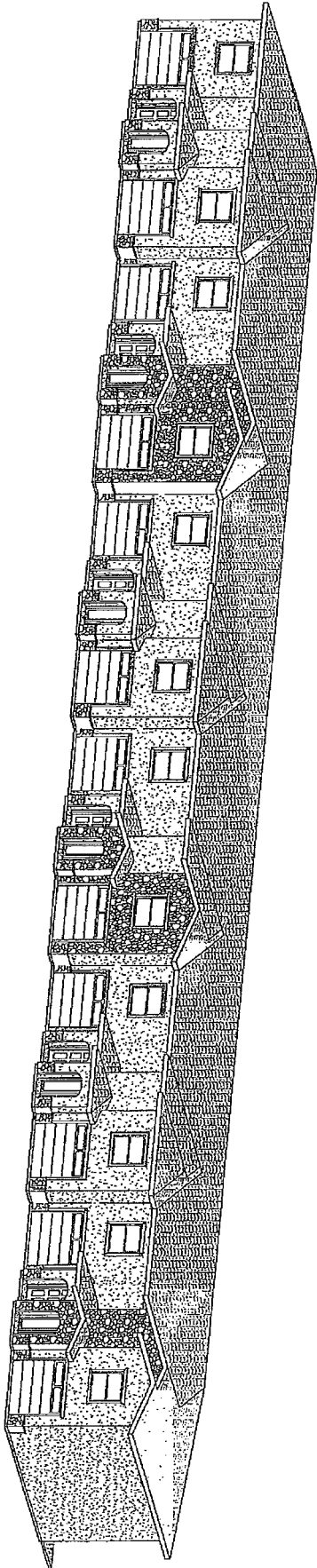
Good Afternoon,

Attached is the Special Use Permit Application SUP 21-001 and Planned Unit Development Application PUD 21-001 with a preliminary plat, made by Breckon Land Design for the development of 1415 and 1475 S Johns Ave, see more information attached with this email. The parcel(s) are approximately 3.05 +/- acres.

We are asking for comments by **Monday July 26, 2021**. If you do not have any comments you can just reply to [bsullivan@cityofemmett.org](mailto:bsullivan@cityofemmett.org) stating so, for the record.

Thank you in advance.

# GEM VALLEY TOWNHOMES S JOHNS AVE EMMETT, GEM COUNTY IDAHO



PRESRIPTIVE COMPONENT INSULATION & FENESTRATION REQUIREMENTS	
CLIMATE ZONE	5B
PERMEATION U-FACTOR	0.02
FLOOR WALL	30
WOOD FRAME WALL R-VALUE	21

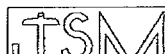
## GENERAL DESIGN GUIDELINES

BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
ENERGY CODE:	INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION
DESIGN LOADS:	
GROUND SNOW LOAD:	20 PSF
ROOF SNOW LOAD:	28 PSF
ROOF DEAD LOAD:	17 PSF
FLOOR LIVE LOAD:	40 PSF
FLOOR DEAD LOAD:	10 PSF
LATERAL LOAD:	AS ACCEPTED BY IRC
SEISMIC DESIGN CATEGORY:	B DETACHED ONE- & TWO-FAMILY DWELLING
BASED WIND SPEED:	110 MPH
WIND EXPOSURE CATEGORY:	C
SOIL PROPERTIES:	ASSUMED 2,500 PSF BEARING CAPACITY

Sheet Number	Sheet Name
010	COVER SHEET
011	OVER ALL FLOOR PLANS
012	PARTIAL MAIN FLOOR PLAN
013	PARTIAL UPPER FLOOR PLAN
014	PARTIAL UPPER FLOOR PLAN
015	PARTIAL UPPER FLOOR PLAN
016	ENTIRE OR ELEVATIONS
017	ENTIRE OR ELEVATIONS
018	TRIM DETAILS
019	BUILDING SECTION
020	WANN ELECTRICAL PLAN
021	MECHANICAL PLAN
022	PARTIAL FOUNDATION PLAN
023	FLOOR FRAMING PLAN
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GEM VALLEY TOWNHOMES  
12 UNIT  
S JOHNSON AVE

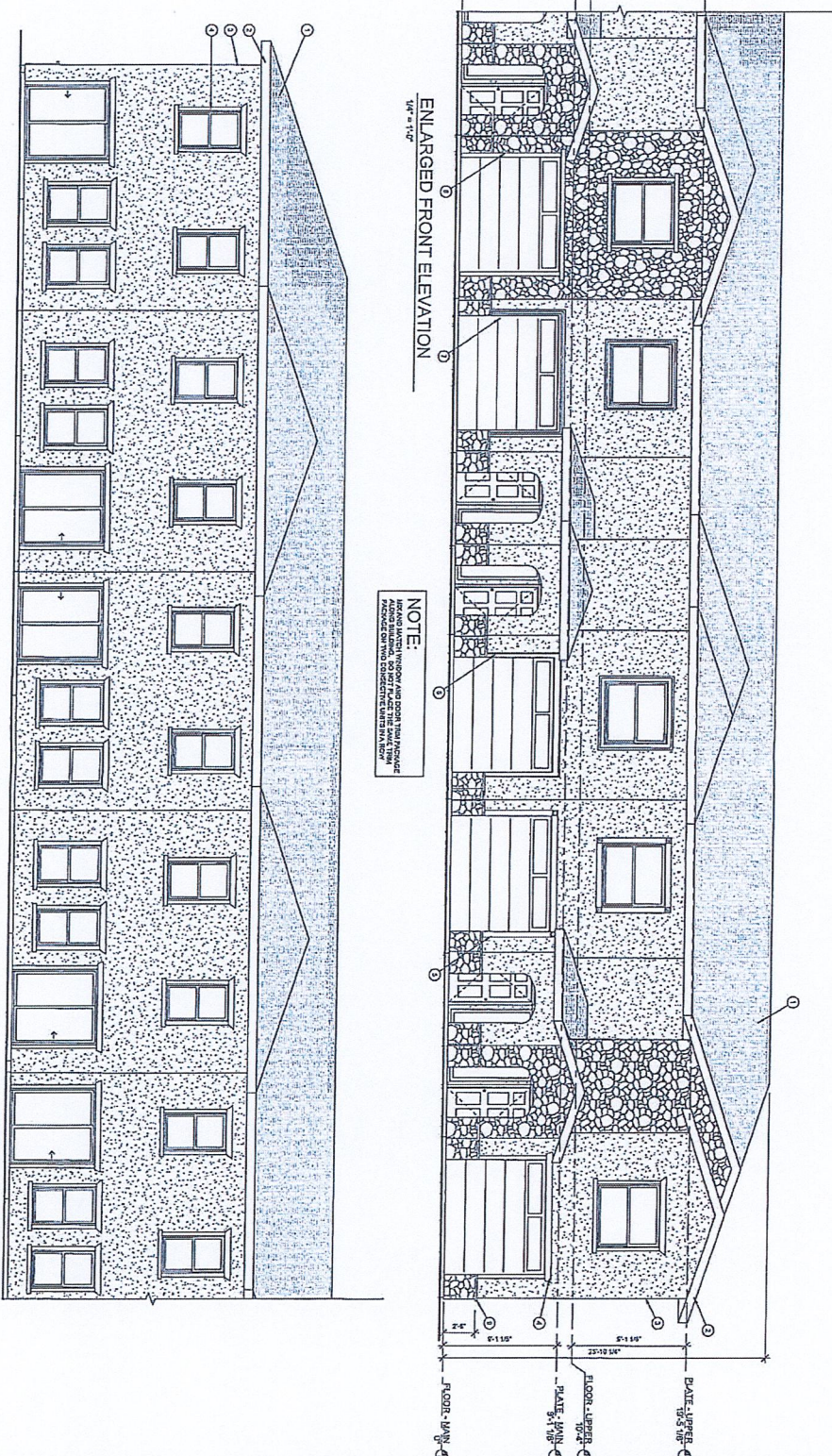


SPRAC  
MAIN EA  
UPPER I  
TOTAL I  
PART E  
PARCH  
GRADE I

FOR BID ONLY

CON

12-15-19



**NOTE:**  
 WINDOW AND DOOR PACKAGES  
 SHOWN ARE FOR INFORMATION ONLY  
 AND ARE SUBJECT TO CHANGE  
 BASED ON THE CONTRACT DOCUMENTS

ENLARGED REAR ELEVATION  
 1/4" = 1'-0"

ENLARGED FRONT ELEVATION  
 1/4" = 1'-0"

**KEYNOTES**

1. SPANISH TILE ROOFING
2. STUCCO
3. STUCCO TRIM PACKAGES AS SELECTED BY OWNER
4. WINDOW/DOOR TRIM PACKAGES AS SELECTED BY OWNER
5. WINDOW/DOOR TRIM PACKAGES AS SELECTED BY OWNER
6. WINDOW/DOOR TRIM PACKAGES AS SELECTED BY OWNER
7. WINDOW/DOOR TRIM PACKAGES AS SELECTED BY OWNER
8. STONE VENEER WITH STUCCO AND REINFORCED ANCHORS CORNER OF BUILDING

FLOOR - MAIN  
 FLOOR - UPPER  
 PLATE - UPPER  
 PLATE - MAIN

Sheet	A3.1
Project	21-11141
Date	07/07/2021
<b>FOR BID ONLY NOT FOR CONSTRUCTION</b>	
CONTINGUATOR	

GEM VALLEY TOWNHOMES  
 12 UNIT  
 S JOHNSON AVE  
 EMMETT GEM COUNTY IDAHO

**ENLARGED ELEVATIONS**

SPACE	302 FT
MAIN EA	489 EA
UPPER EA	701 EA
TOTAL EA	1190 EA
PAVING EA	100 EA
POUCH EA	248 EA
GAUGE EA	394 EA

**JSD**  
 DRAFTING AND DESIGN

14213 Carolina St.  
 Caldwell, Idaho 83607  
 Phone: (208) 514-1059

**KEYNOTES**

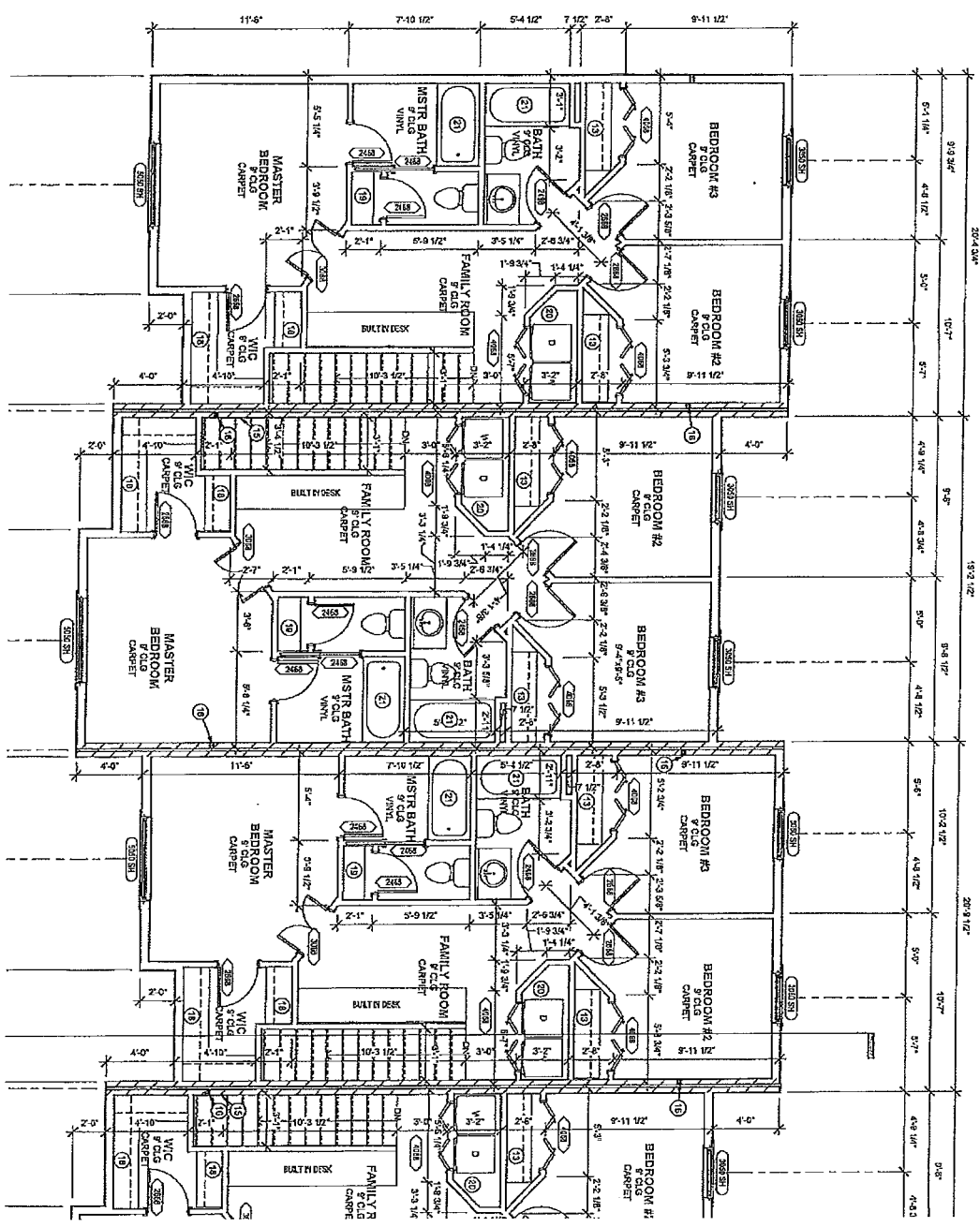
1. DOUBLE SINK w/ DISPOSAL
2. DISHWASHER
3. REFRIGERATOR OPENING PLUMB FOR ICE
4. SINK W/ FLOOR
5. SINK W/ FLOOR
6. BASE CABINETS
7. SELF CLOSING 20 MIN. FIRE RATED DOOR
8. 5/8" TYPE "X" GYPSUM WALL BOARD REQUIRED ON ALL COMMON WALLS CEILINGAS BETWEEN GARAGES AND DWELLINGS
9. PIPE BOL/LARD
10. HANGING PLATE
11. HANGING PLATE
12. 1/2" PLATFOR FOR MECHANICAL UNITS
13. CLOSET ROD AND SHELF
14. HALF HEIGHT WALL W/ WOOD CAP. UNDERSIDE OF STRIPS TO BE FINISHED W/ 5/8" TYPE "X" GYPSUM WALL BOARD.
15. 1/2" FIRE WALL SEE DETAILS
16. PROVIDE SOLID BEARINGS TO FOUNDATION
17. CONCRETE SLABS
18. CONCRETE SLABS SYSTEM (NEEPLY W/ RUI. DEN)
19. BUILD IN SHELVES (NEEPLY W/ RUI. DEN)
20. WASHER AND DRYER (N.L.C.)
21. TUB W/ SHROUDD

**WALL TYPES**

- EXTERIOR WALL - TYPICAL**
- 1/2" GYP. BD. (MIN.)
  - 2" POLYSTYRENE INSULATION
  - 1" SINGLE BOTTOM PLATE
  - DOOR OR WINDOW REASER
  - BATT INSULATION (V. VARIOUS REASER)
  - SEE BRACKET WALL SCHEDULE (N-HERE: 5E20)
- 1.5 HR. FIRE WALL**
- DOUBLE ROW OF 2x4 WOOD STUDS @ 16" O.C. ON SEPARATE PLATES, 1" APART (2) THICKNESS OF 3 1/2" FIBERGLASS BATT INSULATION INTERIOR & 5/8" TYPE "X" GYPSUM BOARD WALL BOARD APPLIED EACH SIDE PARALLEL OR AT RIGHT ANGLES TO EACH OTHER. THE STUDS, JOISTS, SPRAK, W/HERS 1/2" O.C. ON 1/2" TYPE "X" GYPSUM BOARD. SIDES, HORIZONTAL BRACING REQUIRED AT MID HEIGHTS. MIN SOLID STC. OF 50.
- INTERIOR NON-BEARING WALL**
- 1/2" GYP. BD. (MIN.)
  - 2x4 STD @ 16" O.C.
  - 1/2" GYP. BD. (MIN.)

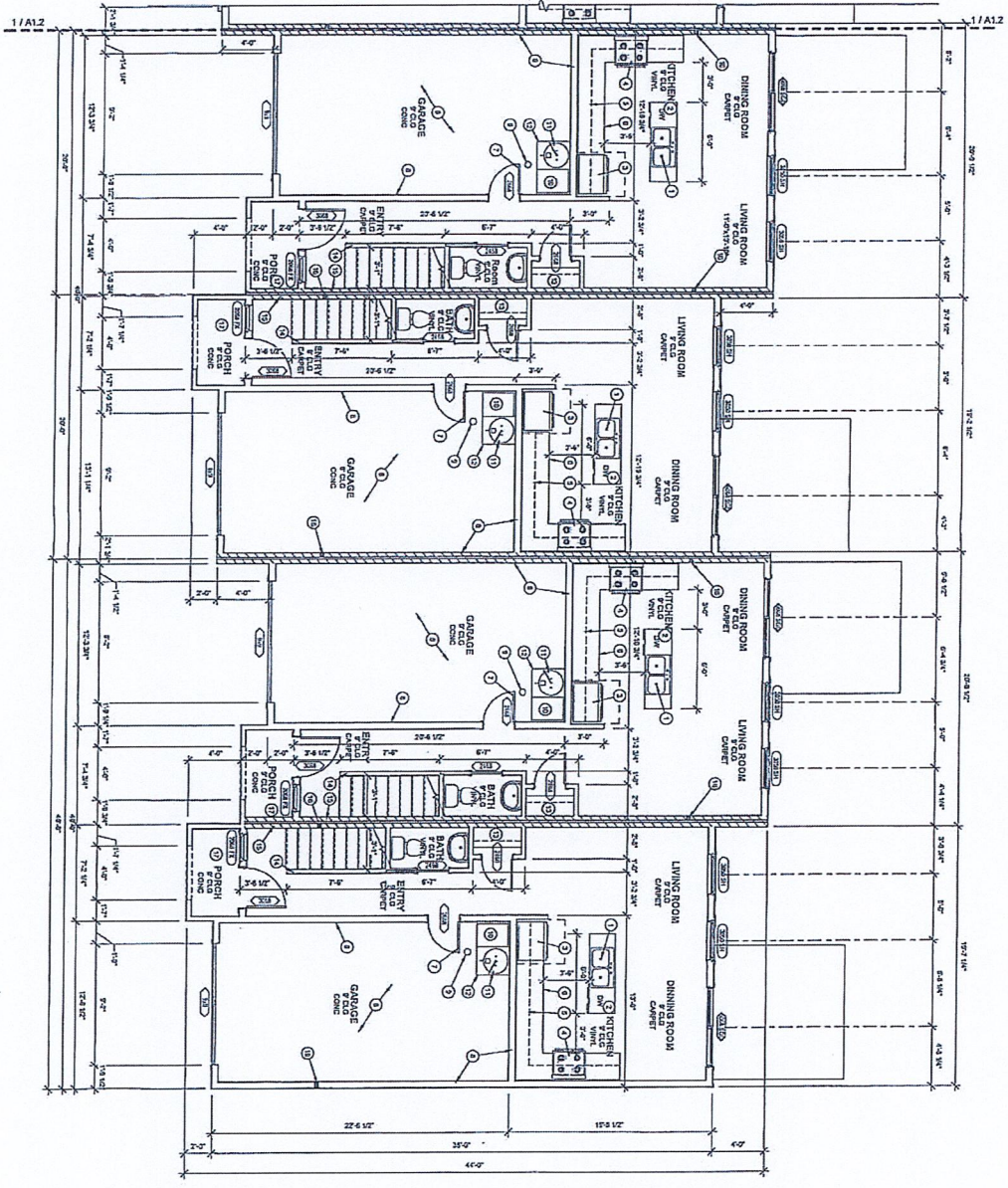
**WINDOW HEIGHTS**

1. WINDOW HEAD HEIGHT SHALL BE 8'-0" UNDO.





- KEYNOTES**
1. ROOMS SHOWN IN PARENTHESIS
  2. DOWNWASHER
  3. PERPENDICULAR OPENING PLUMB FOR ICE
  4. UPPER CABINETS
  5. LOWER CABINETS
  6. SEE COMMENTS MAIN FRIE MATED DOOR
  7. SEE COMMENTS MAIN FRIE MATED DOOR
  8. SEE TYPE 'X' OPENING WALL BOARD REQUIRED ON ALL OPENINGS
  9. SEE TYPE 'X' WALL BOARD BETWEEN GARAGE AND DRIVEWAY
  10. WATER HEATER
  11. WATER HEATER
  12. SEE PLAN FOR MECHANICAL UNITS
  13. SEE PLAN FOR MECHANICAL UNITS
  14. SEE PLAN FOR MECHANICAL UNITS
  15. TO BE PROVIDED WITH TYPE 'X' OPENING WALL BOARD.
  16. PROVIDE SCHED 40 CHANNEL TO FOUNDATION
  17. PROVIDE SCHED 40 CHANNEL TO FOUNDATION
  18. PROVIDE SCHED 40 CHANNEL TO FOUNDATION
  19. PROVIDE SCHED 40 CHANNEL TO FOUNDATION
  20. PROVIDE SCHED 40 CHANNEL TO FOUNDATION
  21. USE OF SCHED 40 CHANNEL
- WALL TYPES**
- EXTERIOR WALL: 12" CMU, 8" INSULATION  
 1/2" GYP. BOARD, 1/2" GYP. BOARD  
 2x4 STUDS @ 16" O.C.  
 BATT INSULATION WINDOW RECESS  
 SEE BRACKET WALL SCHEDULE (WHERE REQ'D)
- 1.5" REINFORCING WALL  
 DOUBLE ROW OF 2x4 WOOD STUDS @ 16" O.C. ON SEPARATE BATT INSULATION INTERIOR & EXTERIOR WALLS. ON AT ROOF LINE HEADS 7" O.C. JOISTS STRIPPED BY O.C. JOISTS. SEE NOTES REGARDING REINFORCING WALL REQUIRED IN HIGH RISES. SEE SCHEDULES 12 & 13.
- INTERIOR NON-REINFORCING WALL  
 1/2" GYP. BOARD  
 1/2" GYP. BOARD
- WINDOW HEIGHTS**
1. WINDOW HEAD HEIGHT SHALL BE 8'0" U.L.O.



PARTIAL MAIN FLOOR PLAN  
 1/8" = 1'-0"

<p>FOR BID ONLY NOT FOR CONSTRUCTION</p>	<p>CONTRACTOR</p>	<p>GEM VALLEY TOWNHOMES 12 UNIT S JOHNSON AVE EMMETT GEM COUNTY IDAHO</p>	<p><b>JSM</b> DRAWING AND DESIGN</p> <p>14213 Carolina St. Caldwell, Idaho 83607 Phone: (208) 614-1099</p>													
	<p>Project Date 21-11-14 07/07/2021</p>	<p>PARTIAL MAIN FLOOR PLAN</p>		<table border="1"> <tr> <th>SPACE</th> <th>SQ. FT.</th> </tr> <tr> <td>MAIN EA</td> <td>468 EA</td> </tr> <tr> <td>UPPER EA</td> <td>701 EA</td> </tr> <tr> <td>TOTAL EA</td> <td>1169 EA</td> </tr> <tr> <td>PATIO EA</td> <td>100 EA</td> </tr> <tr> <td>PORCH EA</td> <td>28 EA</td> </tr> <tr> <td>GARAGE EA</td> <td>28 EA</td> </tr> </table>	SPACE	SQ. FT.	MAIN EA	468 EA	UPPER EA	701 EA	TOTAL EA	1169 EA	PATIO EA	100 EA	PORCH EA	28 EA
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<p>Sheet A1.1</p>	<p>THIS DOCUMENT, INCLUDING THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF JSM DRAWING AND DESIGN AND SHALL NOT BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF JSM D&amp;D. COPYRIGHT 2021</p>															