



**GEM COUNTY DEVELOPMENT SERVICES**

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**Private Road Application**

To be submitted with application:

Proposed Lane Name (Must end with "Lane")

- First choice: \_\_\_\_\_
- Second choice: \_\_\_\_\_
- Third choice: \_\_\_\_\_

- Site Plan showing the full length of the road, all structures, and all property lines
- Metes and bounds legal description of the proposed road and easement
- Drive-way permit for the private road accessing the county road or state highway
- Maintenance agreement or user's association document signed by all owners to be served by the road (must be recorded after approval)
- Survey of proposed private road
- Warranty deed (with tax parcel number attached) for each property owner accessing the private lane
- Fee: \$150.00

General Information:

Proposed length of the road \_\_\_\_\_ Will it be paved? \_\_\_\_\_

How many properties access the private lane? \_\_\_\_\_

List the current addresses of the properties accessing the lane.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Site Information:

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Describe the general location, such as nearest cross-streets:

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***STAFF USE ONLY***

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***CORRECTIONS NECESSARY PRIOR TO APPROVAL*** \_\_\_\_\_

***DATE OF INSPECTION:*** \_\_\_\_\_

***INSPECTED BY:*** \_\_\_\_\_



## Private Roads:

### General Provisions:

- a) A private road name application must be submitted to the County for the appropriate type of private road listed below.
- b) The applicant must provide a maintenance agreement or user's association document signed by all owners to be served by that road with the application that clearly demonstrates the private road will be adequately maintained from the public road to all proposed lots to be served; and/or
- c) The private road may serve no more than ten (10) building parcels and /or lots;
- d) Private roads on properties inside an area of city impact shall be constructed to the City's public road standard for an urban local road and serves development with a maximum density of three (3) dwelling units per acre;
- e) The private road shall connect directly to an existing public road;
- f) No new private road or extension of any existing private road shall alter the alignment of any portion of said road more than forty five degrees;
- g) Private roads may not have more than a seven (7) percent grade without special approval of the appropriate fire district, and
- h) Private road shall be classified under the following types:

**Type B Private Road:** Not dedicated, intended for public use, privately maintained, partially constructed to Gem County Road Department standard, serving more than two (2) but not more than ten (10) building parcels and/or lots.

- 1) Intent: It is intended for the type B road to apply to apply to a new private road. An existing private road will be considered a type A road.
- 2) Regulations:
  - Must have a record of survey.

- Must have a recorded, permanent perpetual easement and permanent road users association or maintenance agreement.
- Must be constructed to Idaho Standards for Public Works Construction (ISPWC) gravel access road with twelve inch (12") aggregate base course (pit run) and three inch (3") road mix crushed aggregate base or leveling course, with a twenty four foot (24') wide driving surface, and must provide compaction test documentation to the County at the property owner's expense.
- Must be constructed with turnaround, where required, of minimum radius of fifty feet (50').
- All access roads and/or drives and turnarounds must be kept clear at all times.
- A developer that intends to divide a parcel into two (2) or more parcels that abut a development that is currently served by a type A road shall construct a type B road in their parcel and upgrade the current type A road to a type B road, and provide a recorded users association and/or road maintenance agreement for all parcels involved on the type B road.