



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Ave., Ste. 140, Caldwell, ID 83605 | Office: 208-454-7458

Fax: 208-454-6633 | www.canyoncounty.org/dsd.aspx

AGENCY NOTIFICATION – RESPONSE REQUESTED

Case No.: CR2022-0024

Hearing Date: 3/15/23

Address: 19372 Lower Pleasant Ridge Rd

Hearing Body: Hearing Examiner

Applicant: John & Sherry Anderson

Transmission Date: _____

RESPONSE DEADLINE:

Your agency is hereby notified that Canyon County Development Services has accepted an application: Case No. CR2022-0024: John & Sherry Anderson are requesting a conditional rezone of Parcels R36368 & R36368011 from an “A” (Agricultural) zone to a “CR-M-1” (Conditional Rezone – Light Industrial) Zone. The request includes a development agreement restricting uses permitted on the property. The subject properties, 48.17 acres, are located at 19372 Lower Pleasant Ridge Rd Caldwell; also referenced as a portion of the NW¼ of Section 23, Township 4N, Range 4W; BM, Canyon County, Idaho.



The property is not located within a Floodplain and/or Floodway.

Flood Hazard Zone:

Your agency response is critical to the evaluation of this proposal. A copy of the letter of intent and other applicable documents are enclosed for your review. If you need further information please send an email request or phone call to the planner of record listed below. Your response will be forwarded to the hearing body for consideration and will be incorporated into the staff review and report.

Please reference the Case No. listed above in responses and/or correspondence regarding this case. You may respond in the following formats:

- Mail: 111 North 11th Ave., Ste. 310, Caldwell, ID 83605
- Email: Sage.huggins@canyoncounty.id.gov

At a minimum, please address the following questions specific to your agency listed below and any additional concerns regarding the requested use. Information submitted will be a part of the record as evidence for the Findings of this case:

SOUTHWEST DISTRICT HEALTH DEPARTMENT

- ✓ Will adequate sewer systems be provided to accommodate the use?

HIGHWAY DISTRICTS/ITD

- ✓ Does legal access to the property exist for the requested use?
- ✓ Will there be any undue interference with existing or future traffic patterns created by the requested use?

IRRIGATION DISTRICTS

- ✓ Will adequate irrigation be provided to accommodate said use?
- ✓ Will any of the services provided by the irrigation district be negatively impacted by the requested use or require additional public funding to meet the needs created by the requested use?

IDAHO DEPARTMENT OF WATER RESOURCES

- ✓ Will adequate water be provided to accommodate said use?

SCHOOL FACILITIES

- ✓ Will essential services be provided to accommodate the requested use?
- ✓ Will any school services be negatively impacted by the requested or require additional public funding in order to meet the needs created by the requested use? (For example, what is the school's existing capacity and will it meet the demand of any additional growth created from the requested use?)

POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

- ✓ Will essential services be provided to accommodate said use?
- ✓ Will services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
- ✓ What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?

DEPARTMENT OF ENVIRONMENTAL QUALITY

Air Quality

- ✓ Will the use have a negative impact on air quality?

Waste Water & Drinking Water

- ✓ Will essential services accommodate said use?

Surface Water

- ✓ Will the use impact any nearby surface water sources?

Hazardous Water & Ground Water Contamination

- ✓ Will the use negatively impact ground water?
- ✓ Is there a hazardous waste concern?

If you have questions regarding the application and/or materials received, you may contact the planner assigned to the case, Sage Huggins at Sage.huggins@canyoncounty.id.gov or by phone (208) 455-6036.

Idaho Code 37-6509(a) requires notice of a public hearing to be sent to political subdivisions of the state that provided services within the planning jurisdiction at least fifteen (15) days prior to the public hearing.

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: JOHN W & SHERRY ANDERSON
	MAILING ADDRESS: 19372 Lower PLEASANT Ridge Rd, Caldwell
	PHONE: 208-989-7453 EMAIL: elk morning@gmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: *[Handwritten Signature]* Date: July 29, 2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 19372 Lower PLEASANT Ridge Rd
	PARCEL #: R 3436801100 - 47.09 acs LOT SIZE/AREA: R 3636800000 - 1 acs
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SE SECTION: 23 TOWNSHIP: 4N RANGE: 4W
	ZONING DISTRICT: AG FLOODZONE (YES/NO) <input checked="" type="radio"/>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: CR2022-0024	DATE RECEIVED: 7/29/2022
RECEIVED BY: SH	APPLICATION FEE: \$1400.00 <input checked="" type="radio"/> MO <input checked="" type="radio"/> CC <input checked="" type="radio"/> CASH

SCANNED
9-23-22

\$1340 - Cash
\$60 - Check

Revised 1/3/21

Letter of Intent
Amendment 1 for July 30, 2022

We are requesting a Conditional Rezone from Agricultural to M-1 (Light Industrial) with this Letter of Intent on our 47.92 acres located at 19372 Lower Pleasant Ridge Rd, Caldwell, Idaho 83607 at the corner of Pinto Rd and Lower Pleasant Ridge Rd, known as parcel# 3636801100 and R3636800000 0. We also own a parcel on the north west side of our property, parcel# R36368011A0 consists of 1.46 acres which has been M-1 since 1977. This property is in the City of Greenleaf impact area and outside their city limits. Our property was re-evaluated to remain in the 2030 Comprehensive Plan as M-1 Light Industrial zoning.

This property is consistent with the Comprehensive Plan approved in 2000. When considering the surrounding land uses, the request to M-1 is more appropriate than the current zoning designation. Land is contiguous on 2 sides (the north side of said property has been zoned M-1 since 1977 and the west side of said property has been zoned M-1 since 2005. The property to the West is now in the process of selling parcels for an Industrial Park, another Industrial Park is opening up behind Interwest Supply on Pinto Rd.

The request is compatible and consistent with surrounding land uses. There are industrial uses throughout our area (Simplot Corridor). There would not be additional negative impact in the already local Industrial area with well over 20 businesses in operation. In addition, measures have been taken and were presented at the neighborhood meeting to ensure various types of businesses, as identified in (Exhibit B), these land uses would be restricted. (See Attached Exhibit A - Neighborhood Meeting)

The requested rezone is not applicable for public services at this time

The neighborhood meeting was held February 1, 2022. (See Attached copies) We addressed the neighborhood's concern based on communication and letters received. (See Attached Conditions Exhibit B)

John W and Sherry Anderson
19372 Lower Pleasant Ridge Rd, Caldwell, ID 83607
208.989.7453 - elkmorning@gmail.com

Exhibit B - Identified below are the proposed Land Use restrictions:

These uses are not to be allowed on these properties!

*(Stacy Anderson)
July 5, 2023*

Batch Plant

Bulk Storage for any flammable liquids above and below ground

Bulk Storage for wholesale distribution of any flammable liquid above and below ground

Ethanol Plant

Firewood Sales

Impound Yard

Mineral Extraction (long term)

Mineral Extraction (short term)

Mobile or Manufactured Home Sales

Rehabilitation of Manufactured Homes

Mortuaries, Cremation and Funeral Homes

Rendering Plant

Sale of Salvage Goods

Slaughterhouse

Vehicle Fueling Station with Convenience Store

Vehicle Sales Lot

LAND USE WORKSHEET

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Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: Individual Domestic Well Centralized Public Water System City

N/A – Explain why this is not applicable: _____

How many Individual Domestic Wells are proposed? 1

2. SEWER (Wastewater) Individual Septic Centralized Sewer system

N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

Surface Irrigation Well None

4. IF IRRIGATED, PROPOSED IRRIGATION:

Pressurized Gravity

5. ACCESS:

Frontage Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

Public Private Road User's Maintenance Agreement Inst # _____

7. FENCING Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER: Retained on site Swales Ponds Borrow Ditches

Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

- Building Kennel Individual Housing Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

- Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL

- Individual Domestic Septic System Animal Waste Only Septic System
 Other: _____