



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.:	<u>RZ2021-0024</u>	Hearing Date:	<u>8/5/2021</u>
Address:	<u>Parcel R37533010 (TBD Middleton Road)</u>	Hearing Body:	<u>1st: P&Z; 2nd: BOCC</u>
Applicant:	<u>Delmas LLC (Matt Wilke/Alan Mills)</u>	Transmission	
Planner:	<u>Dan Lister dlister@canyonco.org</u>	Date:	<u>4/14/2021</u>
		Phone :	<u>208-455-5959</u>

RESPONSE DEADLINE:

Your agency is hereby notified that Canyon County Development Services has accepted an application:

Case No. RZ2021-0024: *The applicant, Matt Wilkes representing Delmas LLC, is requesting a zoning map amendment (rezone) of parcel R37533010 from an "A" (Agricultural) zone to an "R-1" (Single Family Residential, one acre average minimum lot size) zone. The 78.47 acre property is located adjacent to 25256 Middleton Road, Middleton; also referenced as a portion of the SW¼ of Section 29, T5N, R2W; Canyon County, Idaho.*

The property has a small portion of property within a Floodplain.

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. 140, Caldwell, ID 83605
- Email: dlister@canyonco.org

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

- ✓ Will the use have a negative impact on air quality?
- ✓ Will essential services accommodate said use?
- ✓ Will the use impact any nearby surface water sources?
- ✓ 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, Dan Lister at dlister@canyonco.org or by phone 208-455-5959.

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.



White Barn Real Estate

Mills & Co. Realty, Inc.

Tradition Capital Partners, LLC
8454 Brookhaven Place
Middleton, ID 83644

Canyon County Development Services
111 N. 11th Avenue
Caldwell, ID 83605

4/7/2021

To whom it may concern,

Our request is to rezone approximately 78.47 Acres to an R1 Zoning classification. We believe this zoning would conform to the area well as it is in a proposed Residential Zone on the Future Canyon County Land Use Map. The property is approximately 1320 feet north of Middleton City Limits.

The property is also in close proximity to multiple subdivisions including Sunrise Subdivision, Summersage Estates, KY ODY Acres, Vahalla Country Estates, and Stoney Brook Subdivision.

A Nutrient Pathogen Study has been recently completed and there will be approximately 62 lots.

Residential R1 properties are in very high demand due to our low supply currently, and we believe they will remain in demand for the foreseeable future in this area.

Thank you,

Matt Wilke

White Barn Real Estate, Mills & Co. Realty Inc.
Applicant Representative for Tradition Capital Partners, LLC

R375300000

R3752501000

R37525010A0

R3752500000

R3753400000

R3754000000

R3753401000

R3751201000

Site of Proposed Rezone.
Approximately 78.47 Acres

R3753301000
R3753301000

R3753301000

R3754201100

R37542017A0 R3753200000

R2725300000

R2726000000

R2726600000

R2726100000

R272617A0 R2727200000

R201700

R37532010A0

R37532011A0

R2726600000

R2727000000

R2352050000

R2352050100

R3753101000

R3753100000

R2352050400

Che Randa Ln

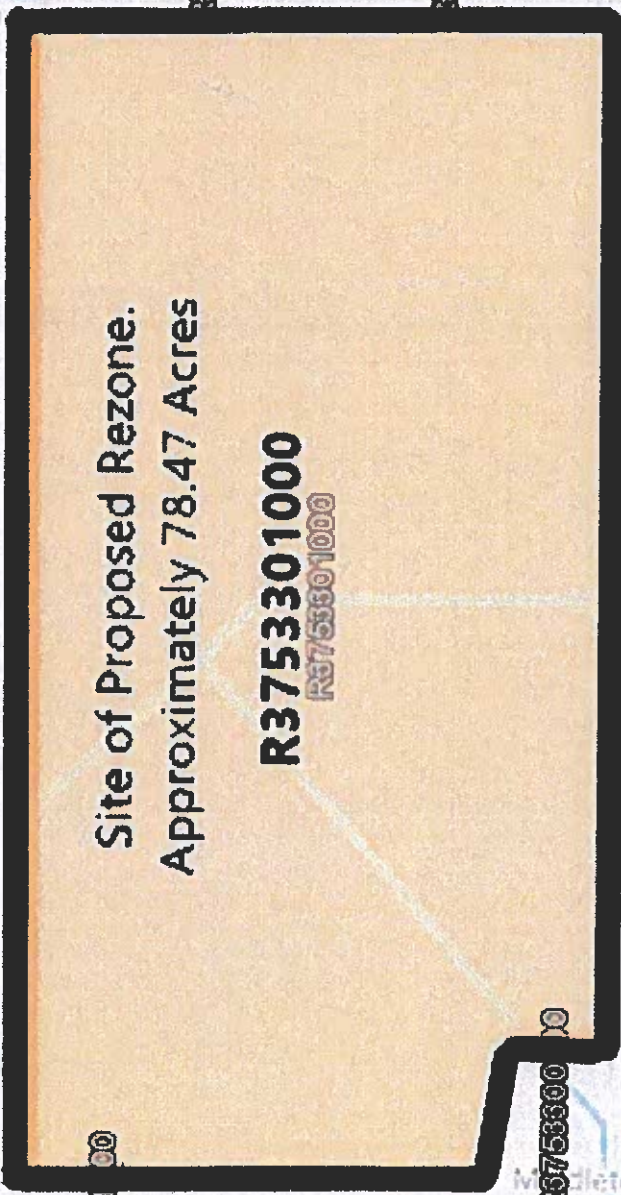
Purple Sage Rd

Purple Sage Rd

Purple Sage Rd

Willow Creek

Ember Rd



R3752901000

R375291

R3753000000

R37530010A0

R37530010

R3753001100

R37530011A0

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Phone (208) 454-7458 Fax: (208) 454-6633 www.canyoncounty.org/dsd

P & Z Commission BOCC Case# R22521 - 0024 Hearing Date 8-5-21

Applicant DELMAS Applicant Representative MATT WILKE

LEGAL NOTICE TRANSMITTAL Transmittal Date 4/14/21

<p>City <u>NO SEPA</u></p> <p><input type="checkbox"/> Caldwell</p> <p><input type="checkbox"/> Greenleaf</p> <p><input type="checkbox"/> Melba</p> <p><input checked="" type="checkbox"/> Middleton</p> <p><input type="checkbox"/> Nampa</p> <p><input type="checkbox"/> Notus</p> <p><input type="checkbox"/> Parma</p> <p><input type="checkbox"/> Star</p> <p><input type="checkbox"/> Wilder</p> <p><input type="checkbox"/> Homedale</p> <p>Emergency</p> <p><input checked="" type="checkbox"/> CC Sheriff</p> <p><input checked="" type="checkbox"/> CC Ambulance</p> <p>Utilities</p> <p><input type="checkbox"/> Century Link</p> <p><input type="checkbox"/> Frontier</p> <p><input type="checkbox"/> Elections</p> <p><input type="checkbox"/> Media</p> <p><input type="checkbox"/> Other Agencies</p> <p><input checked="" type="checkbox"/> Southwest District</p> <p><input type="checkbox"/> Health</p>	<p>School Dist.</p> <p><input type="checkbox"/> Caldwell</p> <p><input type="checkbox"/> CWI</p> <p><input type="checkbox"/> Homedale</p> <p><input type="checkbox"/> Kuna</p> <p><input type="checkbox"/> Marsing</p> <p><input type="checkbox"/> Melba</p> <p><input type="checkbox"/> Meridian</p> <p><input checked="" type="checkbox"/> Middleton</p> <p><input type="checkbox"/> Nampa</p> <p><input type="checkbox"/> Notus</p> <p><input type="checkbox"/> Parma</p> <p><input type="checkbox"/> Vallivue</p> <p><input type="checkbox"/> Wilder</p> <p>Cemetery Dist.</p> <p><input type="checkbox"/> Fairview</p> <p><input type="checkbox"/> Greenleaf</p> <p><input type="checkbox"/> Kuna</p> <p><input type="checkbox"/> Lower Boise</p> <p><input type="checkbox"/> Melba</p> <p><input type="checkbox"/> Middleton</p> <p><input type="checkbox"/> Parma</p> <p><input type="checkbox"/> Pleasant Ridge</p> <p><input type="checkbox"/> Roswell</p> <p><input type="checkbox"/> Wilder</p>	<p>Irrigation, Drain Districts & Flood</p> <p><input type="checkbox"/> Farmer Co-Op</p> <p><input type="checkbox"/> Pioneer</p> <p><input type="checkbox"/> Nampa-Meridian</p> <p><input checked="" type="checkbox"/> Black Canyon</p> <p><input type="checkbox"/> Wilder</p> <p><input type="checkbox"/> Middleton Mill</p> <p><input type="checkbox"/> New York</p> <p><input type="checkbox"/> Riverside</p> <p><input type="checkbox"/> Canyon-County Water</p> <p><input type="checkbox"/> Newman Ditch</p> <p><input type="checkbox"/> Lower Center Point</p> <p><input type="checkbox"/> Boise Project Board of Control</p> <p><input type="checkbox"/> Star Sewer and Water</p> <p><input type="checkbox"/> Drainage District 2</p> <p><input type="checkbox"/> Drainage District 3</p> <p><input type="checkbox"/> Drainage District 4</p> <p><input type="checkbox"/> Drainage District 6</p> <p><input checked="" type="checkbox"/> Flood District 10</p> <p><input type="checkbox"/> Flood District 11</p> <p>Other</p> <p><input type="checkbox"/> Mosquito Abatement</p> <p><input type="checkbox"/> Greater Middleton Area Rec</p> <p><input type="checkbox"/> Ten-Davis Recreation</p> <p><input type="checkbox"/> Brown Bus Co.</p>	<p>Highway District</p> <p><input checked="" type="checkbox"/> Canyon</p> <p><input type="checkbox"/> Golden Gate</p> <p><input type="checkbox"/> Nampa</p> <p><input type="checkbox"/> Notus-Parma</p> <p><input checked="" type="checkbox"/> Idaho Transportation Dept.</p> <p><input type="checkbox"/> ACHD</p> <p>Fire District</p> <p><input type="checkbox"/> Caldwell</p> <p><input type="checkbox"/> Homedale</p> <p><input type="checkbox"/> Kuna</p> <p><input type="checkbox"/> Marsing</p> <p><input type="checkbox"/> Melba</p> <p><input checked="" type="checkbox"/> Middleton</p> <p><input type="checkbox"/> Nampa Dist. Nampa Fire Department</p> <p><input type="checkbox"/> Parma</p> <p><input type="checkbox"/> Star</p> <p><input type="checkbox"/> Upper Deer Flat</p> <p><input type="checkbox"/> Wilder</p> <p>Library District</p> <p><input type="checkbox"/> Kuna</p> <p><input type="checkbox"/> Lizard Butte</p> <p><input type="checkbox"/> Wilder</p>
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| <ul style="list-style-type: none"> <input type="checkbox"/> Boise-Kuna Irrigation Dist. <input type="checkbox"/> Canyon Soil Conservation Dist. <input type="checkbox"/> Canyon County Animal Control <input type="checkbox"/> Canyon County Weed & Gopher Control <input type="checkbox"/> Canyon County Assessor's Office <input type="checkbox"/> Canyon County Farm Bureau <input type="checkbox"/> City of Marsing <input type="checkbox"/> Caldwell Water & Sewer <input checked="" type="checkbox"/> COMPASS <input type="checkbox"/> Deer Flat National Wildlife Refuge <input checked="" type="checkbox"/> Department of Environmental Quality | <ul style="list-style-type: none"> <input type="checkbox"/> Department of Lands <input type="checkbox"/> Environmental Protection Agency <input type="checkbox"/> Eureka Irrigation District <input type="checkbox"/> Farm Service Agency <input type="checkbox"/> FEMA <input type="checkbox"/> Franklin Ditch Co. <input type="checkbox"/> Homedale City Ambulance <input checked="" type="checkbox"/> Idaho Dept. of Water Resources <input checked="" type="checkbox"/> Idaho Dept. of Water Resources (Floodplain) <input checked="" type="checkbox"/> Idaho Fish & Game <input checked="" type="checkbox"/> Idaho Power <input checked="" type="checkbox"/> Intermountain Gas Co. | <ul style="list-style-type: none"> <input type="checkbox"/> Jackson Code Consultants <input type="checkbox"/> Liberty Charter School <input type="checkbox"/> Marsing Ambulance <input type="checkbox"/> Melba Gopher District <input type="checkbox"/> Melba Quick Response <input type="checkbox"/> Nampa Police Department <input type="checkbox"/> Natural Resources Conservation <input type="checkbox"/> Owyhee County <input type="checkbox"/> Valley Regional Transit <input type="checkbox"/> State Department of Agriculture |
|--|---|--|

FULL POLITICAL