



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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AGENCY NOTIFICATION – RESPONSE REQUESTED

Case No.: RZ2019-0031

Hearing Date: January 16, 2019

Address: 15 parcels/ Various addresses

Hearing Body: P&Z Commission

Applicant: HFC, LLP.

Transmission

Date: December 4, 2019

Jennifer Almeida ,

Planner: jalmeida@canyonco.org

Phone : 208-455-5957

Your agency is hereby notified of an **updated application** from:

Case No. RZ2019-0031 – HFP, LLC. is requesting a **Conditional Rezone** of 15 parcels that total approximately 73.31 acres from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone/Single Family Residential) zone. The average minimum lot size within the "R-1" zone is one (1) acre. Also requested is a **Development Agreement**. The subject properties, R33039, R33040, R33045, R33043, R33044010, R33047, R33035, R33037, R33044, R33047010, R33041, R33042, R33045010, R33046 & R33046010 are located at the southeast corner of the intersection of Lonestar Rd. and Indiana Ave. in the NW ¼ of Section 26, T3N, R3W, B.M., Canyon County, Idaho.

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

Flood Hazard Zone:

X

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: jalmeida@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 use 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, Jennifer Almeida at jalmeida@canyonco.org or by phone 208-455-5957.

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.

Application for Conditional Zoning Ordinance Amendment

HFCLLP

13634 Indiana Ave

Nampa ID 83651

LETTER OF INTENT

With the submission of this request for a conditional rezone, we are asking that 15 adjacent parcels as listed in the master application be rezoned from AG to R1.

The land has been in our family since it was reclaimed from the desert by our parents under the Desert Land Act, beginning in 1951. The land has been farmed by our family and subsequent renters since 1954.

The Canyon County 2020 Comprehensive Plan has identified the area these parcels are in as future residential growth. Existing and proposed residential developments surround this property to the east and north, with the new Lone Star Ranch project adjacent to the property on the northeast corner, which has recently been rezoned R1.

The land is above the reclamation project, with water right G-22297 approved to irrigate the land beginning in 1951. The soil type is moderately-suited class III and class IV, with the southern portion of the parcels rocky with thin topsoil. Most of the property is relatively steep, sloping to the east.

The parcels are not annexed into Caldwell or Nampa, and the properties are not part of the impact areas for the two cities, but as noted have been identified as future residential growth in the Comprehensive Plan.

Requesting this conditional rezone is the beginning of the process to develop the parcels for residential use. Currently there are no specific engineered or developed plans for the property, as we pursue this request as an initial step.

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NARRATIVE ON CONDITIONAL ZONING AMENDMENT CRITERIA, 07-06-07

A. Consistency with the comprehensive plan.

The Canyon County 2020 Comprehensive Plan identifies the area that these parcels are in as future Residential in Appendix 2, Maps

B. Surrounding land uses.

Current land use surrounding the property is a combination of agriculture and residential development. To the east .30 miles is the Lakeside Village subdivision. One mile to the north are two large subdivisions, Sienna Hills and Cirrus Pointe, both in the Caldwell City Limits. An additional 130-acre parcel, tentatively named Cirrus Pointe by the Lake is for sale. A 78-acre parcel on the southeast corner of Orchard Ave and Indiana Ave has recently sold and is also within the Caldwell City limits. Adjacent to the northeast corner of property is a new development, Lone Star Ranch, which is in the process of rezoning and acquiring a conditional use permit. All of these parcels are zoned R1 or greater. The vision of the comprehensive plan is being realized in terms of this area becoming primarily a residential land use part of Canyon County. Hence it is more appropriate to rezone our property to R1 from its current AG classification.

C. Compatibility with surrounding land uses.

As noted in the previous section, the area of our property is in transition. The property to the west is a gravel pit and is in the last portion of its use. The area to the south is a part of the Deer Flat National Wildlife Refuge and is open to the public during specified hours. These properties will remain stagnant and are compatible with potential residential development at an R1 density.

D. Affect on the character of the area

As this area transitions from agricultural use to residential housing, it is vital to design and engineer any potential developments to ensure new subdivisions are compatible with existing housing. Adherence to the comprehensive plan and the provisions of a potential conditional use permit will mitigate any impact to the area. Good design is always the key to success.

E. Facilities and Services

Both Nampa and Caldwell sewer systems are remote to our property. Caldwell's system is one mile away, while Nampa's is approximately three miles away. In discussing a future development with the Southwest District Health land development specialist, it is highly probable the septic tanks at an R1 density would work well on our property. This preliminary assessment is based on a deep-water

table, the presence of multiple clay, sand, and gravel layers, and proper engineering as reviewed and approved by the health district.

Narrative on Zoning Amendment Criteria cont.

Water for a potential development would most likely be from a community well system. City water from Nampa and Caldwell are the same as sewer system access. This is not a nitrate priority area, and the existing water right is more than ample for a development of approximately 60 homes. In addition, our property has a successful irrigation well which could and should be converted to use for landscape irrigation. The most recent sampling of our current domestic well revealed excellent water.

Drainage must be engineered to ensure any runoff is contained in a basin before traveling to the canal system below the property. Irrigation can be accomplished as noted earlier by conversion of an existing well.

Utilities can be provided by Idaho Power, with services already on the property. Intermountain Gas has indicated that no specific plans for expansion to our property now exist.

F. Legal Access to the Property

At the time of potential development, the Canyon County Highway District 4 will be consulted with regards to legal, adequate, and properly engineered access to the property. At a minimum at least two access points for any potential development should be provided.

G. Roads

The subject property is bordered by three roads, W Roosevelt Ave, Indiana Ave, and Lone Star Rd. An engineer from the Canyon Highway District #4 has confirmed all three of these roads are classified as collectors, as defined by the comprehensive plan. The Federal Highway Administration estimates that US residences encounter approximately 9.5 trips per day, 82% by vehicle. At about 8 trips per day multiplied by approximately 60 homes, the property could generate up to 480 trips per day spread across the three connectors. The number includes not only commuter trips but trips such as mail delivery, school bus pick up and drop off, and miscellaneous auxiliary trips. All three collectors are currently in good condition. A new traffic light at the intersection of Indiana Ave and Karcher Rd has helped mitigate a potentially dangerous crossing and enhanced traffic flow north from our location.

H. Other Services

The property is in the Nampa School District. Existing bus routes service the area. The elementary school and middle school are within three miles, the high school is six miles. It is difficult to calculate how many additional students could be added by a potential development of approximately 60 homes. As with all services increased revenue based on assessed values should provide adequate funding for needed expansion.

The Canyon County Sheriffs department provides law enforcement services, and existing patrols service the area.

The Nampa Fire Department covers this area for fire and emergency response. Nampa's Deputy Fire Marshall noted that both Nampa and Caldwell fire departments generally respond to calls from the Narrative on Zoning Amendment Criteria cont.

area. He also noted that they appreciate a review of any engineered plans to insure adequate access in conjunction with the highway district. It was pointed out that the nearest fire hydrant system is three miles away, and that house over 7000 square feet would require and sprinkler system. During our discussion he also declined to assess potential impacts beyond address mapping as newer structures tend to have significantly fewer calls. Canyon County Paramedics provide ambulance and emergency medical service to the area.

Proper design and engineering are critical for all services, ensuring access to a potential development is properly constructed and safe for the residents and the responders.

It is important to note that in each visit and conversation with the various service agencies, they uniformly mentioned a planning function for their respective agency.

Application for Conditional Zoning Ordinance Amendment

HFCLLP

13634 Indiana Ave

Nampa ID 8351

SITE CONCEPT PLAN

As noted in the letter of intent, there are no specific engineered plans for the property at this time.

However, our intent is to combine the existing lot structure into a uniform, homogeneous planned community compatible with other developments in the area. Attached to this narrative is a map highlighting the current configuration of the 15 parcels as surveyed and recorded in 1993.

Historically, the properties were originally part of a 160-acre filing by Harold and Una Dell Coles under the Desert Land Act. The land was duly developed and irrigated under the provisions of the act. The east 80 acres was sold in 1962. The remaining 80 acres was split into 13 parcels prior to Canyon County's first Comprehensive Plan. One five-acre parcel was sold, and one 20-acre parcel was split with one acre being sold to accommodate shop construction adjacent to the five-acre parcel. There are two homes not part of this request within the original 80-acre parcel.

Our vision is to produce a well-designed, compatible residential community with appropriate common areas and a lot density in compliance with the Comprehensive Plan and an R1 zoning.

Forest Canal

Lone Star Rd

Lakeside Village Ln

Kindly

Roosevelt Ave

Upper Embankment

Indiana Ave

