



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>RZ2018-0014</u>	Hearing Date:	_____
Address:	<u>24358 Emmett Road, Caldwell, ID</u>	Hearing Body:	<u>Planning and Zoning</u>
Applicant:	<u>Samuel Hopkins</u>	Transmission	_____
Planner:	<u>Deb Root droot@canyonco.org</u>	Date:	<u>August 6, 2018</u>
		Phone :	<u>208-454-7340</u>

RESPONSE DEADLINE:

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

Case No. RZ2018-0014:

Samuel Hopkins is requesting to rezone parcels R38211 and R38211012 containing approximately 20 acres from Agricultural to "R1" (Single Family Residential). R1 zoning will allow for development of one acre average residential lot size. Platting as a residential subdivision shall be required. The subject properties are located at 24358 Emmett Road, Caldwell, ID within the Middleton area of city impact and adjacent to Middleton City limits on the south boundary of parcel R38211012.

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. 140, Caldwell, ID 83605
- Email: droot@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

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, Deb Root at droot@canyonco.org or by phone 208-454-7340.

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.

July 10, 2018

To whom it May Concern:

We, Samuel R. and Julli A. Hopkins, are submitting a request for a rezone of our property located at 24358 Emmett Rd, Caldwell, ID from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone. The subject parcel consists of 20+- acres and is identified as parcel numbers R3821100000 and R3821101200 and is in a portion of the NW ¼ SW ¼ of Section 36, Township 5 North, Range 4 West of the Boise Meridian.

The subject property was purchased by ourselves in 1996 as a 40 acre parcel with the northerly 20+- acres having been split off and sold as two 10 acre residential sites in the early 2000's. Our current residence, built in 1998, is located at the northwesterly portion of the subject parcel and is to be included in the rezone request.

The surrounding neighborhood features small acreage residential subdivisions (1 -2 acre parcels) including Willis Creek (1/8 mile SW), Del Rosario Estates (adjoining to the east), Crossfire Ranch (adjoining to the east) and Fieldstone Estates (1/4+- mile NE). The proposal to rezone to R-1 with minimum lot sizes of 1+ acre is consistent with other small acreage developments within the subjects immediate and general neighborhood. The parcel of land located immediately south of the subject is a pre-platted phase of the nearby West Highlands Ranch development.

A neighborhood meeting was held at the subject location on June 27, 2018. The primary concern at the meeting was whether the intent was to develop a high density subdivision or to propose a small acreage development consistent in market appeal with nearby subdivisions. The attendees at the meeting were all in agreement that the proposal to rezone to R-1 with a minimum lot size of 1 acre (including restrictive covenants) would be compatible to other land uses within the subject neighborhood.

I was born and raised in the Middleton/Caldwell area and attended Middleton schools. It is our intent to remain in our home and, upon approval, establish a small acreage subdivision which is compatible with other single phase small acreage subdivision within the north Middleton market area.

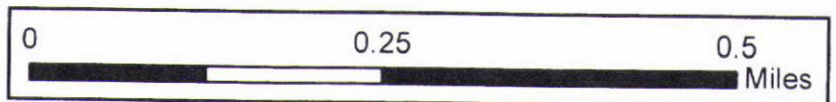
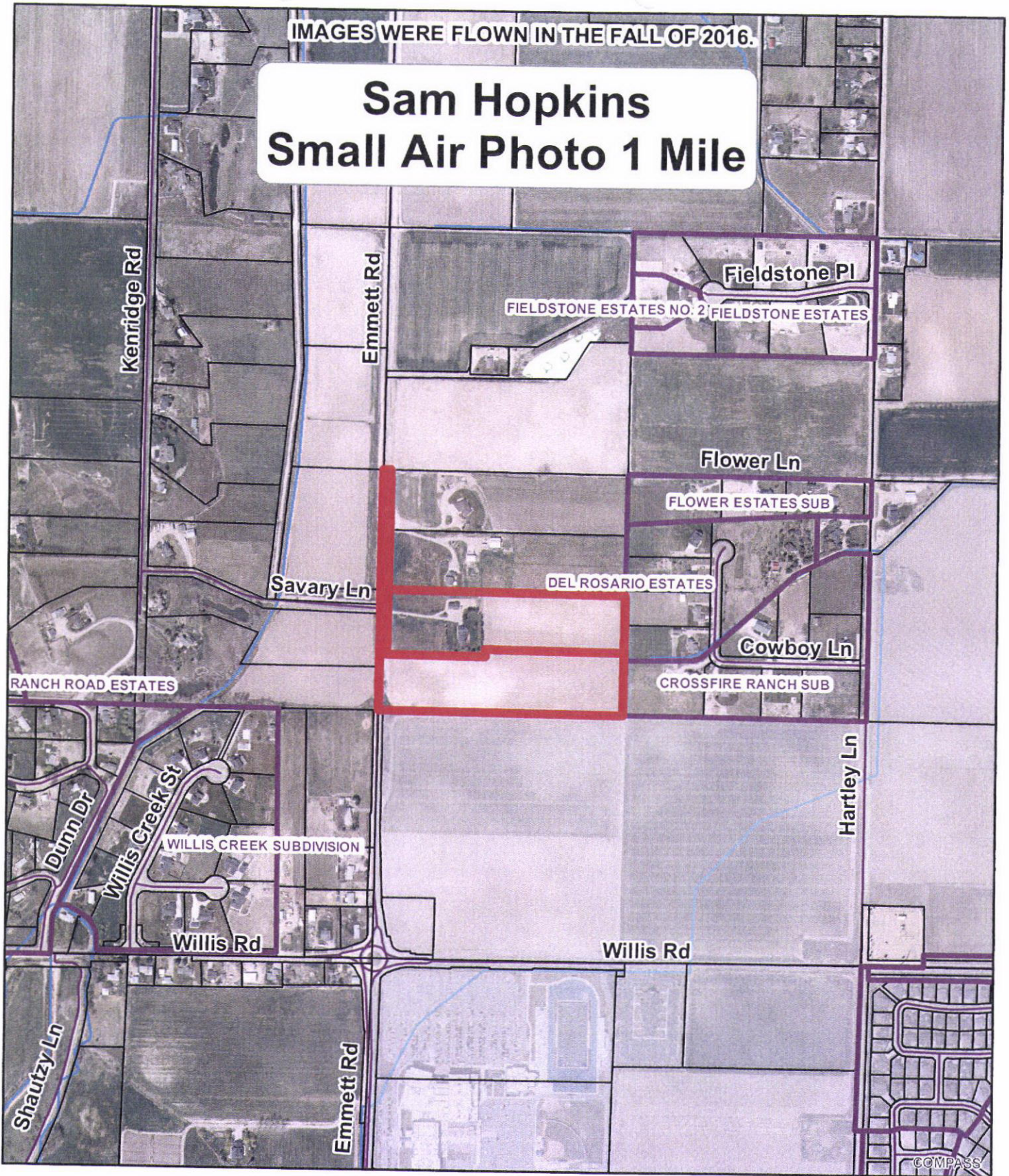
Sincerely,



Samuel R. Hopkins

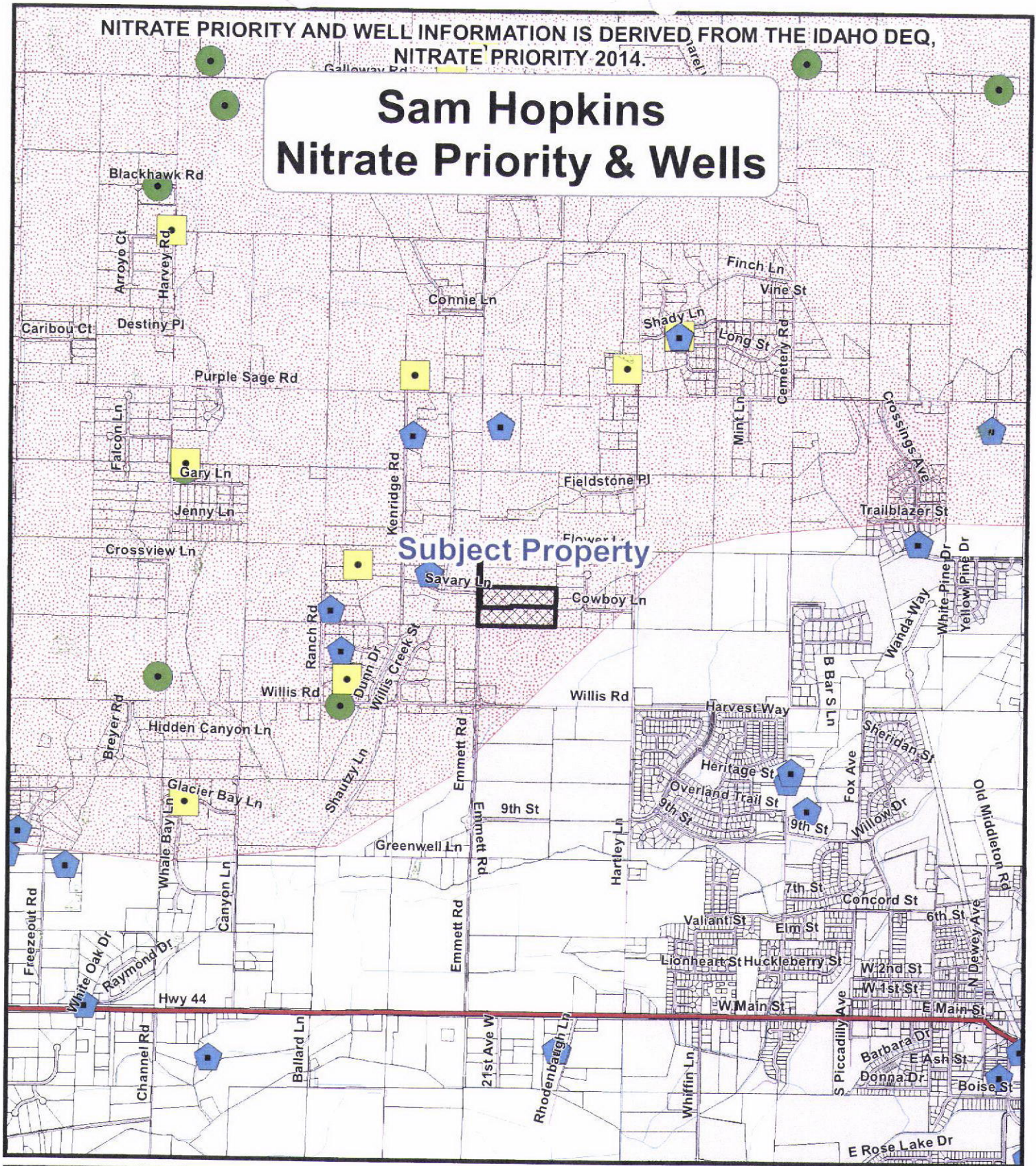
IMAGES WERE FLOWN IN THE FALL OF 2016.

Sam Hopkins Small Air Photo 1 Mile



NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2014.

Sam Hopkins Nitrate Priority & Wells



Subject Property

