



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>RZ2018-0019</u>	Hearing Date:	<u>10/18/2018</u>
Address:	<u>O Lone Star Rd., Nampa Idaho</u>	Hearing Body:	<u>P&Z Commission</u>
Applicant:	<u>Lone Star Land, LLC</u>	Transmission	
	<u>Jennifer Almeida</u>	Date:	<u>9/4/2018</u>
Planner:	<u>jalmeida@canyonco.org</u>	Phone :	<u>208-455-5957</u>

RESPONSE DEADLINE:

Your agency is hereby notified that Canyon County Development Services has accepted an application: Lone Star Land, LLC is requesting a **Rezone** of approximately 116.63 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone. The average minimum lot size in an "R-1" zone is one (1) acre. The subject properties, R32979011 & R32979 are located on the north side of Lone Star Rd., approximately 1308 ft. west of the intersection of Lake Ave. and Lone Star Rd., in a portion of the SE ¼ of Section 23, T3N, R3W, B.M., 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. 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 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.



**ASPEN
ENGINEERS**

1619 N. Linder Rd, Suite 110
PO Box 205
Kuna, Idaho 83634
208-466-8181
www.AspenEngineers.com

August 22, 2018

Jennifer Almeida
Canyon County Development Services
111 N. 11th Avenue, Suite 140
Caldwell, Idaho 83605

**SUBJECT: Request to Rezone to R-1 (Amend Zoning Map) for
RSJ INVESTMENTS & HUFF PROPERTIES
Lone Star Rd, Nampa, Canyon County, Idaho**

Dear Jennifer:

The purpose of this letter is to describe the requested Zoning Ordinance Map Amendment or Rezone from A (agricultural) to R-1 (single family residential) for two parcels owned by RSJ Investments and Samuel Huff. The RSJ parcel is located at 0 Lone Star Rd (Parcel R3297901100) and contains approximately 116 acres (after the recent property boundary adjustment). The Huff parcel is located at located at 13440 Lone Star Rd (Parcel R3297900000) and contains approximately 0.36 acres.

Both properties are located on the north side of Lone Star Rd approximately 1/2 mile west of Lake Rd near Nampa in Canyon County, Idaho. Sketches / site plans showing the areas proposed for the rezone are included in Attachments 3 and 4 of this application.

As shown on the County's Proposed Land Use map, the RSJ and Huff parcels and the surrounding parcels are located in the "yellow colored" region that the County has designated for residential land use. As show on the sketch provided in Attachment 4, the property is located extremely close to the City limits of Caldwell which appear to be approximately 325' north of the northwest corner of the property.

Therefore, understanding that the County's own vision is to have this area used for residential uses, and considering the way that the area is changing due to the close proximity of Caldwell City limits and the other residential growth is occurring in the area, it seems appropriate to rezone the property from A to R-1. As described in Canyon County Code 07-10-25(3), "the purpose of the R-1 (single-family residential) zone is to promote and enhance predominantly single-family living areas at a low density standard".

In preparing this application for rezone of the property, we met with local agencies to get their feedback on the rezone and to understand some of the potential conditions or requests they may make for a future subdivision on the property. Even though the properties have a Nampa address they are located inside the Caldwell City impact area. Therefore, we met with the Senior Planner (Jarom Wagoner) and City Engineer (Robb MacDonald) from Caldwell City. We also met with met with Tim Wright and Jami Delmore from Southwest District Health Department; Chris Hopper from Canyon Highway District No. 4; and had several discussions with the irrigation districts.

This section summarizes some of information obtained from these discussions and how they may impact a future subdivision on the properties.



1. **Access / Roads:** The area proposed for rezone has approximately 0.5 mile of street frontage along Lone Star Rd. Since we are located inside the Caldwell City Impact Area, the properties will need to comply with applicable standards from both the City and Canyon Highway District No. 4. The Highway District indicated that due to the long length of street frontage along Lone Star Rd, that multiple access points would be acceptable. They indicated that since the property is bisected (north to south) by the 1/4 section line that the Highway District would likely require the development of a future collector road along the 1/4 section line. The draft concept plan included in Attachment 4 shows a possible configuration for this north-south collector road and other potential local roads in the area proposed for rezone. The configuration of the potential future subdivision will change based on topography, location of irrigation and utilities, but this concept plan provides an illustration on one way the property could be configured. Please keep in mind that the sketch included in Attachment 4 is conceptual and the actual configuration roadways and may change depending on topography, agency requirements, utilities and lot size.
2. **Irrigation Water:** The properties currently have irrigation water provided by three sources. The westerly side of the property is irrigated from an irrigation well located in the southwest corner of the property. The easterly portion of the property is irrigated via gravity irrigation sources with water from both Nampa & Meridian Irrigation District and Wilder Irrigation District being delivered from the Forrest Lateral to the ditches on the property. Documentation of the water rights can be provided if desired.
3. **Domestic Water:** Due to the potential number of lots that could be included in this rezone area, both Caldwell City and Southwest District Health Department indicated they would likely recommend a community or City type water system to provide domestic water in the area. There is an existing Caldwell City well located about ½ mile northwest of the property that is a potential source of water for the development. The existing irrigation well located at the southwest corner of the property was constructed in 2011 with documentation by a professional geologist and may also have the potential to be converted to be a source of domestic water for the properties.
4. **Septic:** Since there is not City sewer in the nearby area, both Caldwell City and the Health Department indicated they would support the use of septic systems to serve a future subdivision on the property. Based on our discussion with the Health Department and our review of septic logs in the area, the property is located outside the nitrate priority area and it appears that the soils in this area are typically suitable for septic systems.

We believe that these items demonstrate that once the property is zoned to R-1, that essential access to roadways and utilities can be provided for a future subdivision. The specific details of lot density, common areas, road alignment, access to neighboring properties would be identified and refined as part of future preliminary platting and subdivision design for the properties.

Jennifer Almeida
Canyon County Development Services
August 23, 2018



The property is with the area on the County's Proposed Land Use map designated for residential uses and in close proximity to Caldwell City limits. Therefore, in my opinion as an engineer with over 18 years of land development experience in Canyon County, I believe that this rezone to R-1 is compatible is in line with the County's vision for this area.

Therefore, we request that the County approve this Zoning Ordinance Map Amendment to R-1 for these properties.

Please contact me at 208-466-8181 if you have any questions.

Respectfully,

Aspen Engineers, Chartered

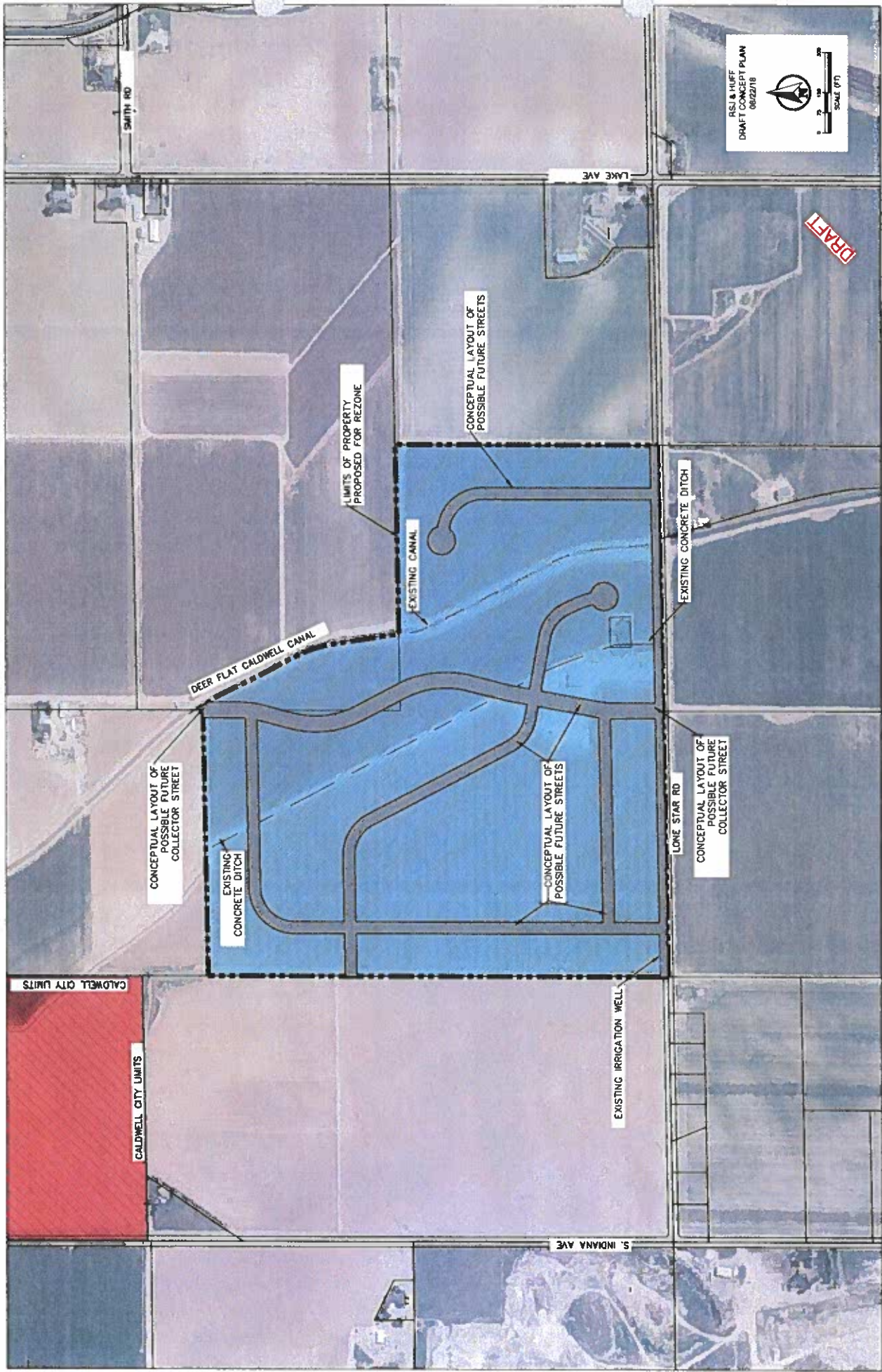
A handwritten signature in blue ink, appearing to read "Lance Warnick", with a stylized flourish at the end.

Lance Warnick, PE
Principal Engineer

cc: Aspen 18030



ATTACHMENT 4
CONCEPTUAL LAYOUT OF FUTURE SUBDIVISION



RSJ & HUEF
DRAFT CONCEPT PLAN
06/22/18



DRAFT

LIMITS OF PROPERTY
PROPOSED FOR REZONE

CONCEPTUAL LAYOUT OF
POSSIBLE FUTURE STREETS

EXISTING CANAL

EXISTING CONCRETE DITCH

DEER FLAT CALDWELL CANAL

CONCEPTUAL LAYOUT OF
POSSIBLE FUTURE
COLLECTOR STREET

EXISTING
CONCRETE DITCH

CONCEPTUAL LAYOUT OF
POSSIBLE FUTURE STREETS

CONCEPTUAL LAYOUT OF
POSSIBLE FUTURE
COLLECTOR STREET

LONE STAR RD

CALDWELL CITY LIMITS

CALDWELL CITY LIMITS

EXISTING IRRIGATION WELL

S. INDIANA AVE

SMITH RD

LAKE AVE