



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.: RZ2020-0006

Address: O Lewis Ln., Nampa, ID

Applicant: Jacks Place, LLC.

Planner: Jennifer Almeida, jalmeida@canyonco.org

Hearing Date: 9/17/20

Hearing Body: P&Z Commission

Transmission
Date: 7/10/20

Phone : 208-455-5957

RESPONSE DEADLINE:

Your agency is hereby notified that Canyon County Development Services has accepted an application: Case No. RZ2020-0006- Jack's Place LLC. is requesting a **Rezone** of approximately 38.47 acres from an "R-R" (Rural Residential) zone to an "R-2" (Combined Medium Density Residential) zone. The subject property, parcel no. R29412 is located at the northeast corner of the intersection of Sunny Ridge Rd. and E. Lewis Ln., in a portion of the SE ¼ of Section 10, T2N, R2W, 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. 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.

KENT BROWN PLANNING SERVICES

January 16, 2020
Planning and Zoning Commission and
Canyon County Board
111 N. 11th Ave.
Caldwell, ID 83605

RE: Rezone for Jack's Place Subdivision

Dear Commissioners and Canyon County Board:

On behalf of Trilogy Idaho, we respectfully request the Canyon County's approval for a rezone of 38.35 acres to an R1 zone and approval of a preliminary plat for Jack's Place Subdivision. Jack's Place Subdivision is located at the Northeast corner of Sunnyridge Road and Lewis Lane.

Rezone

This property is located in Nampa City's Area of Impact. Canyon County's has specified this property to be included in Nampa City Area of Impact due to the City of Nampa's ability to provide water and sewer services and its ability to reasonably annex the area in the future.

Canyon County's Comprehensive Plan designates this property as Residential. The comprehensive plan policies, recognizes residential development should occur where public infrastructure; services and facilities are available. These same policies encourage new development where existing development has already taken place.

Canyon County's Comprehensive Plan development design policies and goals request the following:

1. Landscaping along transportation corridors
Both Sunny Ridge Road and Lewis Lane have proposed landscape buffers along their right of ways. All of the internal streets are tree lined.
2. New developments should be self-sustaining with water, sewer, underground utilities and pressure irrigation
Water, sewer and pressure irrigation will be provided to all residents from improvements with this subdivision.
3. New developments should connect to existing subdivisions and schools.
This development connects to existing streets, subdivisions and schools.

Subdivision

Jack's Place Subdivision is located on the Northeast Corner of Sunny Ridge Road and Lewis Lane. The proposed Jack's Place Subdivision has an overall density of 2.3 dwellings per acre, with 89 single family residential lots and 10 common lots. The proposed landscaping includes landscape buffers on Sunny Ridge Road and Lewis Lane, with all of the internal streets being tree line

Summary

Trilogy Idaho requests approval of Jack's Place Subdivision, an 89 lot single family residential subdivision in an R-1 zone. This preliminary plat is an appropriate fit for this portion of Canyon County and will be a valuable single-family neighborhood.

Please contact me if you have any questions regarding this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Brown". The signature is stylized with a large, prominent initial "K" and "B".

Kent Brown
Planner

**PRELIMINARY PLAT FOR
 JACKS PLACE SUBDIVISION**
 A PORTION OF THE SE 1/4 OF SECTION 10,
 TOWNSHIP 5 NORTH, RANGE 8 WEST, B.M.
 COUNTY OF SHERBURNE, ILLINOIS



PLAN SHEET INDEX

- SHEET DESCRIPTION**
 PP-1 COVER SHEET, INDEX, VICINITY MAP, NOTES & CURVE TABLE
 PP-2 PRELIMINARY PLAT LAYOUT & LOT TABLES
 PP-3 CONCEPTUAL ENGINEERING PLAN & STREET DETAILS
 PP-4 CONCEPTUAL SEWER PROFILES

NO WATER UTILITIES ARE SHOWN ON THIS MAP. THE LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE APPROPRIATE AGENCIES. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.

- ADJACENT PROPERTIES:**
 TO THE NORTH: [Property Name]
 TO THE SOUTH: [Property Name]
 TO THE EAST: [Property Name]
 TO THE WEST: [Property Name]
- LOCAL AGENCIES:**
 CITY OF MARBLECROFT
 COUNTY OF SHERBURNE
 ILLINOIS DEPARTMENT OF TRANSPORTATION
 ILLINOIS DEPARTMENT OF REVENUE
 ILLINOIS DEPARTMENT OF LAND SURVEYING
 ILLINOIS DEPARTMENT OF COMMERCE
 ILLINOIS DEPARTMENT OF HEALTH
 ILLINOIS DEPARTMENT OF SOCIAL SERVICES
 ILLINOIS DEPARTMENT OF EDUCATION
 ILLINOIS DEPARTMENT OF ENERGY AND ENVIRONMENT

BLAT LEGEND

1	PROJECT SITE
2	EXISTING LOT
3	EXISTING LOT
4	EXISTING LOT
5	EXISTING LOT
6	EXISTING LOT
7	EXISTING LOT
8	EXISTING LOT
9	EXISTING LOT
10	EXISTING LOT
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96	EXISTING LOT
97	EXISTING LOT
98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT



Curve Table

Curve #	Stationing	Length (ft)	Chord (ft)	Delta (Deg)	Area (Acres)
C1	1+00.00	100.00	100.00	90.00	0.00
C2	1+100.00	100.00	100.00	90.00	0.00
C3	1+200.00	100.00	100.00	90.00	0.00
C4	1+300.00	100.00	100.00	90.00	0.00
C5	1+400.00	100.00	100.00	90.00	0.00
C6	1+500.00	100.00	100.00	90.00	0.00
C7	1+600.00	100.00	100.00	90.00	0.00
C8	1+700.00	100.00	100.00	90.00	0.00
C9	1+800.00	100.00	100.00	90.00	0.00
C10	1+900.00	100.00	100.00	90.00	0.00
C11	2+000.00	100.00	100.00	90.00	0.00
C12	2+100.00	100.00	100.00	90.00	0.00
C13	2+200.00	100.00	100.00	90.00	0.00
C14	2+300.00	100.00	100.00	90.00	0.00
C15	2+400.00	100.00	100.00	90.00	0.00
C16	2+500.00	100.00	100.00	90.00	0.00
C17	2+600.00	100.00	100.00	90.00	0.00
C18	2+700.00	100.00	100.00	90.00	0.00
C19	2+800.00	100.00	100.00	90.00	0.00
C20	2+900.00	100.00	100.00	90.00	0.00
C21	3+000.00	100.00	100.00	90.00	0.00
C22	3+100.00	100.00	100.00	90.00	0.00
C23	3+200.00	100.00	100.00	90.00	0.00
C24	3+300.00	100.00	100.00	90.00	0.00
C25	3+400.00	100.00	100.00	90.00	0.00
C26	3+500.00	100.00	100.00	90.00	0.00
C27	3+600.00	100.00	100.00	90.00	0.00
C28	3+700.00	100.00	100.00	90.00	0.00
C29	3+800.00	100.00	100.00	90.00	0.00
C30	3+900.00	100.00	100.00	90.00	0.00
C31	4+000.00	100.00	100.00	90.00	0.00
C32	4+100.00	100.00	100.00	90.00	0.00
C33	4+200.00	100.00	100.00	90.00	0.00
C34	4+300.00	100.00	100.00	90.00	0.00
C35	4+400.00	100.00	100.00	90.00	0.00
C36	4+500.00	100.00	100.00	90.00	0.00
C37	4+600.00	100.00	100.00	90.00	0.00
C38	4+700.00	100.00	100.00	90.00	0.00
C39	4+800.00	100.00	100.00	90.00	0.00
C40	4+900.00	100.00	100.00	90.00	0.00
C41	5+000.00	100.00	100.00	90.00	0.00
C42	5+100.00	100.00	100.00	90.00	0.00
C43	5+200.00	100.00	100.00	90.00	0.00
C44	5+300.00	100.00	100.00	90.00	0.00
C45	5+400.00	100.00	100.00	90.00	0.00
C46	5+500.00	100.00	100.00	90.00	0.00
C47	5+600.00	100.00	100.00	90.00	0.00
C48	5+700.00	100.00	100.00	90.00	0.00
C49	5+800.00	100.00	100.00	90.00	0.00
C50	5+900.00	100.00	100.00	90.00	0.00

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C1	1+00.00	100.00	100.00	90.00	0.00
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C4	1+300.00	100.00	100.00	90.00	0.00
C5	1+400.00	100.00	100.00	90.00	0.00
C6	1+500.00	100.00	100.00	90.00	0.00
C7	1+600.00	100.00	100.00	90.00	0.00
C8	1+700.00	100.00	100.00	90.00	0.00
C9	1+800.00	100.00	100.00	90.00	0.00
C10	1+900.00	100.00	100.00	90.00	0.00
C11	2+000.00	100.00	100.00	90.00	0.00
C12	2+100.00	100.00	100.00	90.00	0.00
C13	2+200.00	100.00	100.00	90.00	0.00
C14	2+300.00	100.00	100.00	90.00	0.00
C15	2+400.00	100.00	100.00	90.00	0.00
C16	2+500.00	100.00	100.00	90.00	0.00
C17	2+600.00	100.00	100.00	90.00	0.00
C18	2+700.00	100.00	100.00	90.00	0.00
C19	2+800.00	100.00	100.00	90.00	0.00
C20	2+900.00	100.00	100.00	90.00	0.00
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C24	3+300.00	100.00	100.00	90.00	0.00
C25	3+400.00	100.00	100.00	90.00	0.00
C26	3+500.00	100.00	100.00	90.00	0.00
C27	3+600.00	100.00	100.00	90.00	0.00
C28	3+700.00	100.00	100.00	90.00	0.00
C29	3+800.00	100.00	100.00	90.00	0.00
C30	3+900.00	100.00	100.00	90.00	0.00
C31	4+000.00	100.00	100.00	90.00	0.00
C32	4+100.00	100.00	100.		

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

P & Z Commission

BOCC

Case# R22020-0006

Hearing Date 9/17/20

Applicant Jaco Place LLC

Applicant Representative Kent Brown

LEGAL NOTICE TRANSMITTAL

Transmittal Date 7/10/20

<p>City</p> <p><input type="checkbox"/> Caldwell</p> <p><input type="checkbox"/> Greenleaf</p> <p><input type="checkbox"/> Melba</p> <p><input type="checkbox"/> Middleton</p> <p><input checked="" type="checkbox"/> Nampa <i>JA</i></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 checked="" 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 type="checkbox"/> Middleton</p> <p><input checked="" 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 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 checked="" type="checkbox"/> Boise Project Board of Control <i>Hand Copy</i></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 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 type="checkbox"/> Canyon</p> <p><input type="checkbox"/> Golden Gate</p> <p><input checked="" 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 type="checkbox"/> Middleton</p> <p><input checked="" 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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- Boise-Kuna Irrigation Dist.
- Canyon Soil Conservation Dist.
- Canyon County Animal Control
- Canyon County Weed & Gopher Control
- Canyon County Assessor's Office
- Canyon County Farm Bureau
- City of Marsing
- Caldwell Water & Sewer
- COMPASS
- Deer Flat National Wildlife Refuge
- Department of Environmental Quality

- Department of Lands
- Environmental Protection Agency
- Eureka Irrigation District
- Farm Service Agency
- FEMA
- Franklin Ditch Co.
- Homedale City Ambulance
- Idaho Dept. of Water Resources
- Idaho Dept. of Water Resources (Floodplain)
- Idaho Fish & Game
- Idaho Power
- Intermountain Gas Co.

- Jackson Code Consultants
- Liberty Charter School
- Marsing Ambulance
- Melba Gopher District
- Melba Quick Response
- Nampa Police Department
- Natural Resources Conservation
- Owyhee County
- Valley Regional Transit
- State Department of Agriculture