



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>OR2018-0004 & CR2018-0002</u>	Hearing Date:	<u>11/15/2018</u>
Address:	<u>0 Karcher Rd., Caldwell, ID</u>	Hearing Body:	<u>P&Z Commission</u>
Applicant:	<u>Karcher Farms, LLC</u>	Transmission	
Planner:	<u>Jennifer Almeida jalmeida@canyonco.org</u>	Date:	<u>10/2/2018</u>
		Phone :	<u>208-455-5957</u>

RESPONSE DEADLINE:

Your agency is hereby notified that Canyon County Development Services has accepted an application: Case No. OR2018-0004 & CR2018-0002- Karcher Farms, LLC and SS Karcher, LLC are requesting a **Comprehensive Plan Map Amendment** to change the designation of approximately 44.9 acres from “Commercial” to “Residential designation and approximately 45.9 acres from “Agricultural” to “Residential” (Portions of R32915, R32917011, and all of R32917010).

Karcher Farms, LLC and SS Karcher, LLC are also requesting a **Conditional Rezone with a Development Agreement** to change the zoning for approximately 2.2 acres from an “A” (Agricultural) zone to a CR-C-1 (Conditional Rezone-Neighborhood Commercial) zone, 36.8 acres from an “A” (Agricultural) zone to a CR- C-2 (Conditional Rezone-Service Commercial) zone, and 90.8 acres from an “A” (Agricultural) zone to an CR-R-1 (Conditional Rezone -Single Family Residential) zone.

R32915 is located on the south Side of Karcher Rd., approximately 1597 ft. west of the intersection of Karcher Rd. and Farmway Rd, Caldwell, Id., in a portion of the NE ¼ of Section 17, T3N, R3W, BM, Canyon County, Idaho.

R32917011 is located at the southwest corner of the intersection of Karcher Rd. and Farmway Rd., in a portion of the NE ¼ of Section 17, T3N, R3W, BM, Canyon County, Idaho.

R32917010 is located approximately 280 ft. north of Orchard Avenue and approximately 2656 ft. south of Karcher Road, in a portion of the SE ¼ of Section 17-3N, R3W, BM, 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 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.

SLN PLANNING

LAND USE PLANNING, RESIDENTIAL & COMMERCIAL LAND DESIGN, ENTITLEMENTS, DUE DILIGENCE
P.O. Box 1595 ♦ Eagle, Idaho 83616 ♦ 208.794-3013 ♦ shawn@slnplanning.com

Board of Canyon County Commissioners
Canyon County Development Services
111 N. 11th Street Room 140
Caldwell, Idaho 83605

September 21, 2018

**Re: Karcher Road – Canyon County, Idaho
Conditional Rezone w/Development Agreement, Comprehensive Plan Map
Amendment - Letter of Intent**

Dear Commissioners;

As representative for Karcher Farm, LLC and SS Karcher, LLC, please accept this application for Conditional Rezone with Development Agreement and Comprehensive Plan Map Amendment for 129.79 acres located at the southwest corner of Karcher Road (Hwy 55) and Farmway Road in Canyon County, Idaho. The requested rezone with zoning designations of R-1 (consisting of 90.8 acres), C-1 and C-2 will allow the property to develop as a mixed use development consisting of 74 single family dwelling lots, along with approximately 2.2-acres of C-1 Neighborhood Commercial, and approximately 36.8-acres of C-2 Service Commercial. A Comprehensive Plan Map amendment is also included in this application to re-designate approximately 44.9-acres from a commercial land use designation to a residential land use designation, and approximately 45.9-acres from agricultural land use designation to a residential land use designation on the Canyon County Comprehensive Plan Land Use Map. This letter is included with the appropriate land use applications, together with filing fees and various exhibits.

The 129.79 acre property in question is located in an area of Canyon County that has a mixture of current and developing land uses that requires future land planning for this property as the area transitions to greater residential densities. There are properties adjacent to the site on both the east and the west that are currently zoned commercial and residential, with active commercial and residential uses. A mini-storage facility is developing immediately across Farmway Road to the east, and there is an existing LDS Church, and existing R-1 zoned residential subdivisions (Moon Struck, Canyon Lakes Estates, Autumn Falls) immediately to the east off Farmway Road. To the west and along Riverside Road are several commercially zoned properties and a current gas station and mini-storage facility. Over half the subject property (76-acres) is currently designated on the Canyon County Comprehensive Plan Land Use Map as Commercial. A request to change the designation of approximately 44.9 of those acres to residential will accommodate the requested development plan. In addition, the applicant recently was made aware by staff that the 45.9-acres located south of the commercial designation has an agricultural designation rather than residential. Therefore, a request to change the Comprehensive Plan Map Land Use Map back to residential is included in this application request. The proposed residential portion of the project will contain approximately 1-acre lots similar in size to the adjacent residential

developments to the east. Because the intersection of Karcher Road and Farmway Road currently has a traffic signal, a safe traffic pattern generated from the proposed uses can be achieved. The applicant is currently working on a traffic study in cooperation with Canyon County Highway District and ITD.

The concept plan submitted includes multiple phasing of the residential and commercial portions of the property. The applicant has been working with Southwest District Health to understand the requirements that will be in place at the time of development for any of the phases within the development. The type of commercial use in the different phases will determine how large that specific phase will be, based on septic system requirements that will be designed and approved by SWDH. The applicant believes that now is the time for the County to review and determine the future commercial area anticipated for this part of the community, as this is one of the few commercially designated properties recognized in the current Comprehensive Plan in this area of the County. Since this is a Conditional Rezone application with a proposed Development Agreement, the applicant will enter into that agreement with specific uses that the County finds appropriate, compatible and in the best interests of the current and future neighbors in the area. Some of the potential uses envisioned for the area include:

- Small to Medium Sized Box Store (similar to a D&B Farm Supply, Albertson's)
- Convenience Store/Gas Station
- Urgent Care Medical Facility
- Drive-Thru Bank Institution
- Medical/Dental Offices
- Drive-Thru Coffee
- Professional Offices
- Commercial Service Retail (i.e. Subway, UPS Store, Gym, Personal Services)
- Office Park

The Canyon County Comprehensive Plan defines the Residential and Commercial Land Use Classifications as follows:

Residential *The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and well on the same parcel.*

Commercial *The commercial designations are intended to provide for commercial uses that can provide for a variety of commercial uses that provides goods and services to businesses, travelers and residents of the county.*

The applicant believes that this property meets the intent for development based on these definitions. The residential definition further states that **Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses.** The property is adjacent to the Caldwell City Impact Area boundary and adjacent to a residential development growth pattern to the east. Eventually, commercial uses will provide goods and services to existing and proposed residential uses in the immediate area, along with travelers along State Hwy 55 (Karcher Road). In addition, the

property is located close to Lake Lowell, a major recreational destination. The future commercial uses will support those recreational users.

The applicant has held two neighborhood meetings and has addressed the neighbor concerns within the concept plan and application submittal. Concerns included future traffic, proposed commercial uses and locations, site drainage and irrigation, and concerns regarding the future integrity of surrounding domestic wells.

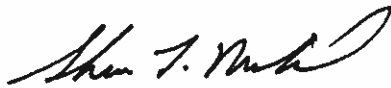
- Traffic – The applicant, after consulting with ITD and Canyon County Highway District No. 4, has begun a traffic impact study to assess impacts to the surrounding public road system and identify potential mitigation necessary for those impacts. The applicant has been instructed by the agencies to complete the study for the entire site prior to approval of a preliminary plat.
- Commercial Uses and Locations – There was concern from adjacent neighbors regarding the original location of proposed commercial uses and some of the uses themselves. Specific to location, there was a 20-acre area in the center of the subject development that was designated as “future development” that had some neighbors uncomfortable with the unknown future intentions of the area. There was also a 5-acre area of proposed C-1 commercial along Farmway Road that was of concern as being detrimental to existing residential. The applicant has redesigned these areas of the property to include them as future residential, with the area now included in the proposed Rezone and Comprehensive Plan Map Amendment. Regarding uses, the applicant is envisioning service uses that will support existing and future residential development in the area in addition to Karcher Road/Hwy 55 commuters.
- Site Drainage and Irrigation – Through the future submittal of the preliminary/final plats for the specific phases of the development, specific details of development will be presented to the County and supporting agencies for review and design. Drainage for all structures and accompanying lots will be designed to be contained within each lot platted, with street and other areas being retained on-site within the development. Regarding irrigation, the property contains full surface water rights that will be used to provide pressurized irrigation to all uses within the development. With an irrigation system that includes a variable speed pump, consistent water flow will be maintained throughout the development at all times. In addition, the property has an active agricultural well that can be used as a secondary back-up system for irrigation.
- Existing Domestic Wells – Several neighbors voiced concerns regarding new domestic wells and how future water consumption would negatively affect their existing wells. With the utilization of pressurized irrigation to the new lots and the eventual discontinuation of flood irrigation for farming, the property will significantly reduce the amount of water it consumes per year. Also, in discussions with Idaho Department of Water Resources, the maximum daily water use of a domestic well for a single family dwelling is 8,294 gallons per day per household. With this development converting solely to pressurized irrigation for all landscaping uses, it reduces the amount of maximum allowed water consumption to 536 gallons per day per household, a reduction of 93%.

That amount is the allowed water consumption per IDWR. The actual domestic use will be less, as it is estimated that an average three bedroom, two bath single family dwelling uses between 255-300 gallons per day (85-100 gallons per person).

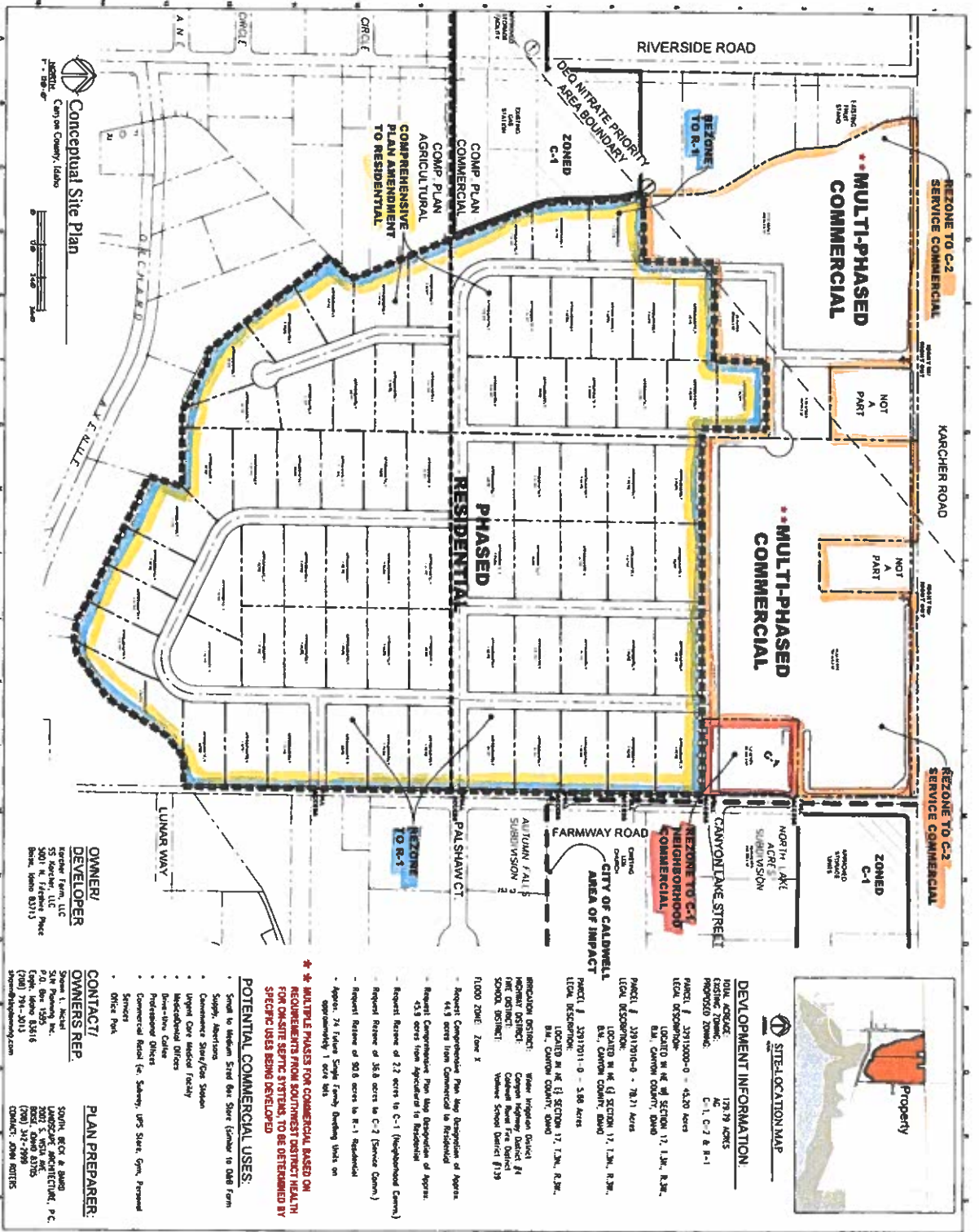
As residential uses expand in the area, planned future commercial services need to be anticipated and set aside. The residential uses are planned immediately, and upon approval, preliminary plats and specific plans will be submitted to the County for review.

Thank you for the opportunity to submit this application and for your consideration in this development request and we look forward to answering any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn L. Nickel". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Shawn L. Nickel
Land Use Planner



Conceptual Site Plan
 JACOBI
 Canyon County, Idaho



OWNER/DEVELOPER
 Starline Farm, LLC
 55 Starline, LLC
 5001 N. Fairview Place
 Boise, Idaho 83713

CONTACT/OWNERS REP.
 Steven L. Nichol
 Starline Farm, LLC
 5001 N. Fairview Place
 Boise, Idaho 83713
 (208) 347-2999
 StevenL@starlinefarm.com

PLAN PREPARER:
 SOUTH ROCK & BOND
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 2007 S. VASA AVE
 BOISE, IDAHO 83725
 (208) 347-2999
 CONTACT: JOHN BOTTES
 john@southrockandbond.com

- POTENTIAL COMMERCIAL USES:**
- Single-Family
 - Commercial Drive/Gas Station
 - Liquid Gas/Service Facility
 - Miscellaneous Offices
 - Drive-Thru Centers
 - Professional Offices
 - Commercial Retail (e.g., Safeway, UPS Store, Gym, Pharmacy)
 - Office Park

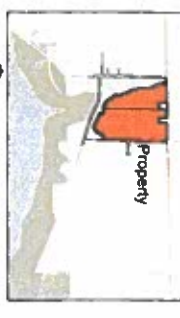
- * * * MULTIPLE PHASES FOR COMMERCIAL BASED ON REQUIREMENTS FROM ADJACENT DISTRICT HEALTH FOR ON-SITE SEPTIC SYSTEMS TO BE DETERMINED BY SPECIFIC USES BEING DEVELOPED ***
- Request Comprehensive Plan Map Description of Approx. 14.5 acres from Commercial to Residential
 - Request Comprehensive Plan Map Description of Approx. 43.9 acres from Agricultural to Residential
 - Request Rezone of 22 acres to C-1 (Neighborhood Commercial)
 - Request Rezone of 35.8 acres to C-2 (Service Commercial)
 - Request Rezone of 80.8 acres to R-1 (Residential)
 - Approx. 74 Future Single Family Building Units on approximately 1 acre site

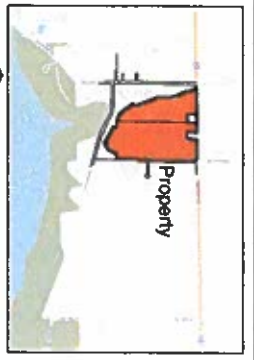
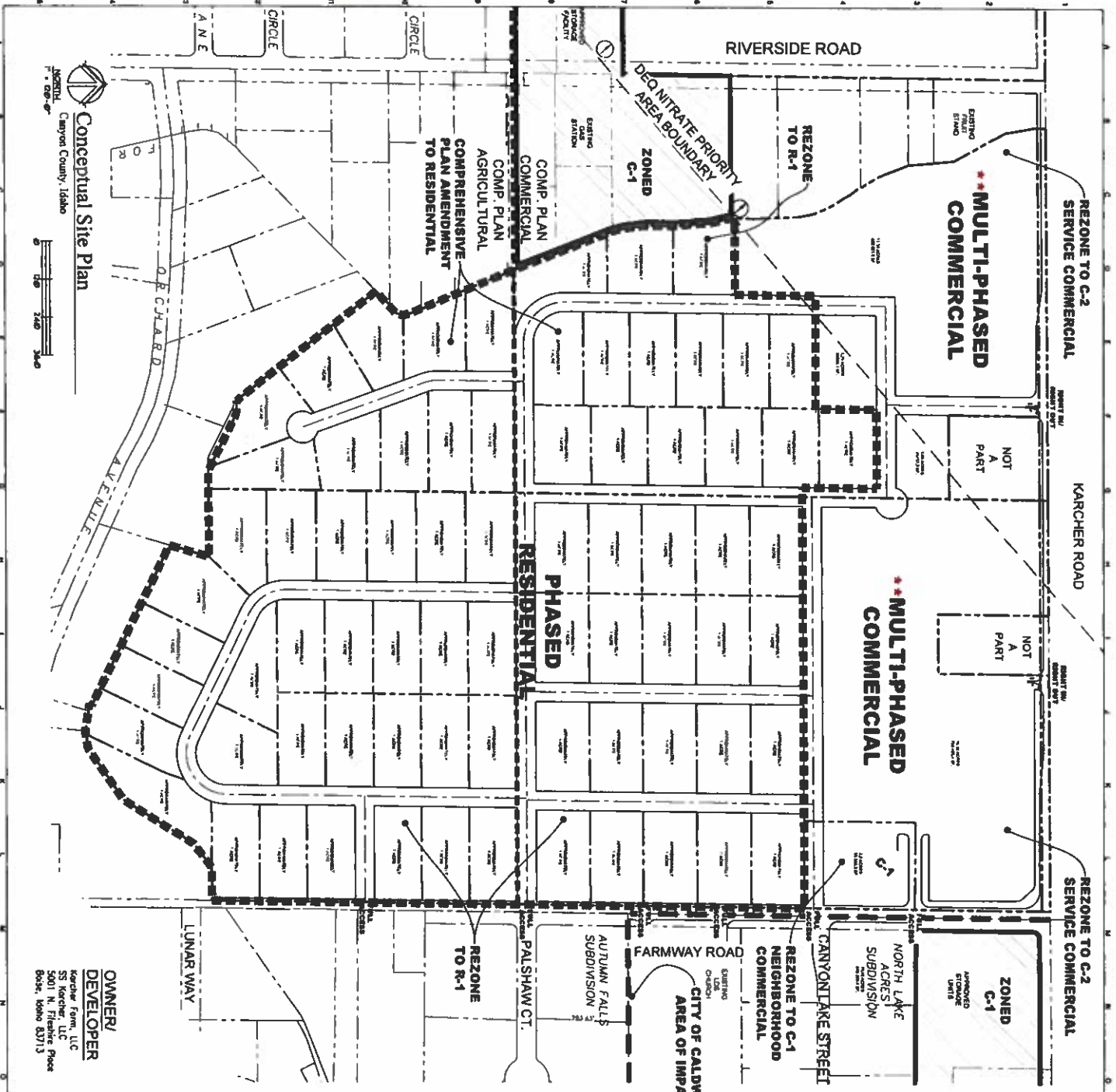
DEVELOPMENT INFORMATION:

TOTAL ACRES: 127.9 ACRES
 EXISTING ZONING: AC C-1, C-2 & R-1
 PROPOSED ZONING: C-1, C-2 & R-1
 PARCEL 1: 3971300-0 - 43.90 acres
 LEGAL DESCRIPTION: LOCATED W 1/4 OF SECTION 17, 13N, R.30E, B.M. CANTON COUNTY, IDAHO

PARCEL 2: 3971300-0 - 78.21 acres
 LEGAL DESCRIPTION: LOCATED W 1/4 OF SECTION 17, 13N, R.30E, B.M. CANTON COUNTY, IDAHO

PARCEL 3: 3971301-0 - 58.80 acres
 LEGAL DESCRIPTION: LOCATED W 1/4 OF SECTION 17, 13N, R.30E, B.M. CANTON COUNTY, IDAHO





DEVELOPMENT INFORMATION:

TOTAL ACRES: 129.79 ACRES
 EXISTING ZONING: MC
 PROPOSED ZONING: C-1, C-2 & R-1

PARCEL / 3915000-0 - 43.20 Acres
 LOCATED IN NE 1/4 SECTION 17, T.3N., R.3W., B.M., CANYON COUNTY, IDAHO

PARCEL / 3917010-0 - 78.71 Acres
 LEGAL DESCRIPTION: LOCATED IN NE 1/4 SECTION 17, T.3N., R.3W., B.M., CANYON COUNTY, IDAHO

PARCEL / 3917011-0 - 5.88 Acres
 LEGAL DESCRIPTION: LOCATED IN NE 1/4 SECTION 17, T.3N., R.3W., B.M., CANYON COUNTY, IDAHO

POTENTIAL COMMERCIAL USES:

- Small to Medium Sized Box Store (similar to DDB from Supply, Abertons
- Convenience Store/Gro Station
- Urgent Care Medical Facility
- Medical/Dental Offices
- Drive-in Coffee
- Professional Offices
- Commercial Retail (e. Subway, UPS Store, Gym, Personal Services
- Office Park

*** MULTIPLE PHASES FOR COMMERCIAL BASED ON REQUIREMENTS FROM SOUTHWEST DISTRICT HEALTH FOR ON-SITE SEPTIC SYSTEMS, TO BE DETERMINED BY SPECIFIC USES BEING DEVELOPED**

- Request Comprehensive Plan Map Designation of Approx. 44.9 acres from Commercial to Residential
- Request Rezone of 2.2 acres to C-1 (Neighborhood Comm.)
- Request Rezone of 35.8 acres to C-2 (Service Comm.)
- Request Rezone of 90.8 acres to R-1 Residential (approximately 1 acre left)
- Approx. 74 future Single Family Dwelling Units on approximately 1 acre left

OWNER/ DEVELOPER
 Karcher Farm, LLC
 55 Karcher, LLC
 5001 N. Freshwater Place
 Boise, Idaho 83713

CONTACT/ OWNERS REP.
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 shawn@slnplanning.com

PLAN PREPARER:
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