



**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Ave., Ste. 140, Caldwell, ID 83605 Office: 208-454-7458

Fax: 208-454-6633 [www.canyoncounty.org/dsd.aspx](http://www.canyoncounty.org/dsd.aspx)

**AGENCY NOTIFICATION – RESPONSE REQUESTED**

|            |                                |               |                                       |
|------------|--------------------------------|---------------|---------------------------------------|
| Case No.:  | <u>RZ2018-0010</u>             | Hearing Date: | <u>July 19, 2018</u>                  |
| Address:   | <u>14715 Purple Sage Road</u>  | Hearing Body: | <u>Planning and Zoning Commission</u> |
| Applicant: | <u>Bob and Jeanne Kelly</u>    | Transmission  |                                       |
|            | <u>Kyle McCormick</u>          | Date:         | <u></u>                               |
| Planner:   | <u>kmccormick@canyonco.org</u> | Phone :       | <u>208-455-5958</u>                   |

**RESPONSE DEADLINE:**

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

Case No. RZ2018-0010: Bob and Jeanne Kelly are requesting a rezone of parcel R38157-011, approximately 19 acres from Agricultural (A) to Single Family Residential (R-1). The subject property is located at 14715 Purple Sage Road., Caldwell, ID, further described as a portion of the Northwest quarter of Section 34, Township 5N, Range 3W, Canyon County, ID.

The property is/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 11<sup>th</sup> Ave., Ste. 140, Caldwell, ID 83605
- Email: [kmccormick@canyonco.org](mailto:kmccormick@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, Kyle McCormick at [kmccormick@canyonco.org](mailto:kmccormick@canyonco.org) or by phone 208-455-5958.

*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.*

# Al's Pin Pounders LLC



Allen R. Johnson, P.L.S.

Professional Land Surveying

Email: [alspinpounders@cableone.net](mailto:alspinpounders@cableone.net)

2511 San Marco Way  
Nampa, Idaho 83686

(208) 861-8414



May 21, 2018

Executive Director  
Canyon County Development Services  
1115 Albany Street  
Caldwell, Idaho 83605

Re: Kelly Ridge Subdivision Proposed

Dear Director;

On behalf of the owners, Bob and Jeanne Kelly, of the proposed development, I am writing to request a change of Zoning on the parcel covered in the attached Warranty Deed. The tax parcel number is 381570110 and its address is 14715 Purple Sage Road, Caldwell, Idaho.

We are requesting that the Zoning be changed from Agricultural to Residential. If you look around our subject parcel you will find that it is an Island that is surrounded by parcels that have already been rezoned.

We are proposing a nine lot subdivision on the 18 acre parcel with the minimum lot size of 1.64 acres.

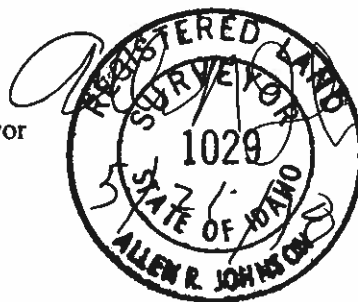
As you review the submitted information you will find the following:

1. Neighborhood sign in sheet
2. Additional written comments from neighborhood meeting.
3. Proposed layout for development which has had a review by Canyon Highway District No. 4
4. Master Application completed.
5. Copy of deed for property in question.

We notified 47 neighbors with letters concerning the Neighborhood meeting as you can see from the sign up sheet there were nine residence who attended this meeting.

We have included the \$850.00 fee for the request and thank you for your consideration in this matter.

Sincerely,  
Allen R Johnson, RLS  
Registered Land Surveyor





# KELLY RIDGE SUBDIVISION

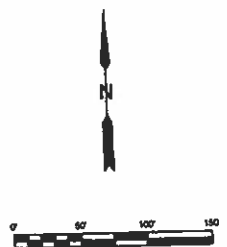
SCALE 1" = 50'

NE1/4, NE 1/4, SEC. 34, T. 5 N., R. 10 E.

## AL'S PIN POUNDERS

PROFESSIONAL LAND SURVEYOR  
 2511 SAN MARCO WAY, NAMPA, ID  
 208-861-8414

APRIL 18, 2018



IMAGES WERE FLOWN IN THE FALL OF 2016.

# Bob and Jeanne Kelly Small Air Photo 1 Mile

