



**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>RZ2018-0026</u>	Hearing Date:	<u>12/20/2018</u>
Address:	<u>0 Lansing Ln., Middleton, ID</u>	Hearing Body:	<u>P&amp;Z Commission</u>
Applicant:	<u>Lansing Investment Partners, LLC.</u>	Transmission:	
	<u>Jennifer Almeida</u>	Date:	<u>10/23/2018</u>
Planner:	<u><a href="mailto:jalmeida@canyonco.org">jalmeida@canyonco.org</a></u>	Phone :	<u>208-455-5957</u>

**RESPONSE DEADLINE:**

Your agency is hereby notified that Canyon County Development Services has accepted an application: Lansing Investment Partners, LLC is requesting a **Rezone** of approximately 69.95 acres from an "R-R" (Rural Residential) zone which requires a two (2) acre average minimum lot size to an "R-1" Single Family residential zone which requires a one (1) acre average minimum lot size. The subject property, parcel no. R37595, is located on the west side of Lansing Ln., approximately 1322 ft. south of the intersection of Purple Sage Rd. and Lansing Ln., Middleton, ID, in a portion of the NE ¼ of Section 33, T5N, 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 11<sup>th</sup> Ave., Ste. 140, Caldwell, ID 83605
- Email: [jalmeida@canyonco.org](mailto: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](mailto:jalmeida@canyonco.org) or by phone 208-455-5957.

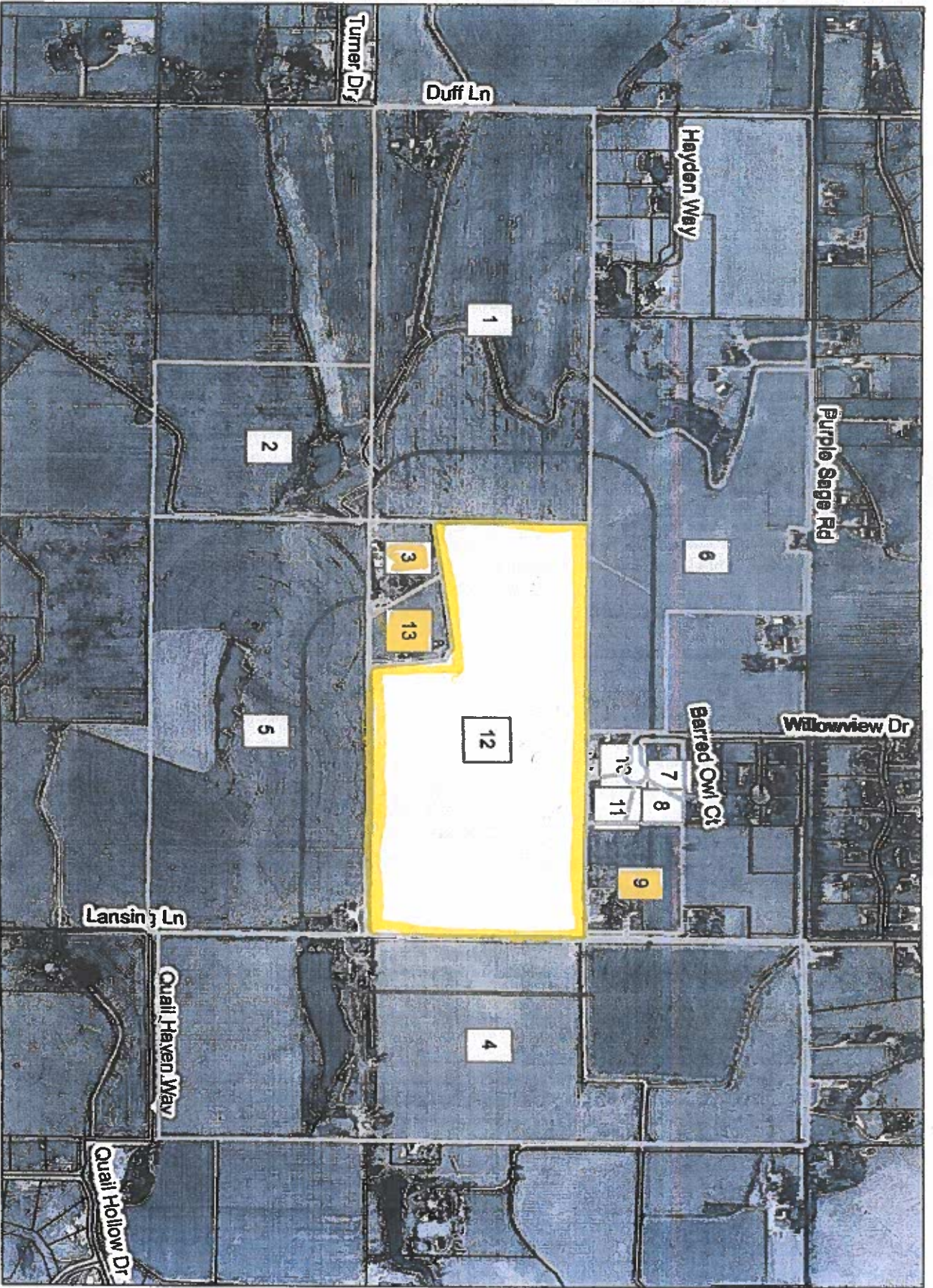
*Idaho Code 37-6509(a) requires notice of a public hearing to be sent to political subdivisions of the state that provided services within the planning jurisdiction at least fifteen (15) days prior to the public hearing.*

## Letter of Intent

Our proposal is to rezone the subject property from R-R to R-1 for the following reasons:

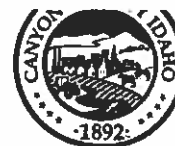
1. Density are set to a large extent on the results of level one N.P. Studies. This property was studied and has shown that it will accommodate 52 lots. 52 lots is less than the density allowed in a zone that is R-1 but is more than allowed in an R-R zone. We feel that we can develop 52 lots that will range from 1 acre up to 2 acres or so.
2. This area has a mix of lot sizes that range from smaller than 1 acre to medium size acreages.
3. The current market seeks this type and size lot.

Thank you for your consideration,



# Master Application Worksheet: Article 6 Amendment

Canyon County Development Services Department  
 111 N. 11<sup>th</sup> Avenue, #140, Caldwell, ID 83607  
 www.canyonco.org Phone: 208-454-7458 Fax: 208-454-6633



<input type="checkbox"/> Comprehensive Plan Text Amendment					<input type="checkbox"/> Zoning Ordinance Text Amendment									
<input type="checkbox"/> Comprehensive Plan Map Amendment (circle current & requested)					<input checked="" type="checkbox"/> Rezone (circle current & requested zone)					<input type="checkbox"/> Conditional Rezone (circle current & requested zone)				
Current Designation	Agricultural	Residential	Commercial	Industrial	Current Zone:	A	RR	R1	R2	C1	C2	M1	M2	
Requested Designation	Agricultural	Residential	Commercial	Industrial	Requested Zone:	A	RR	R1	R2	C1	C2	M1	M2	

Required Submittals:	Applicant	DSD Rec.
<input type="checkbox"/> Letter of Intent		
<input type="checkbox"/> Site Concept Plan		
<input type="checkbox"/> Evidence/Deed of Ownership		
<input type="checkbox"/> Evidence of Water Rights		
<input checked="" type="checkbox"/> Neighborhood Meeting Documentation		
<input type="checkbox"/> List of Notified Properties & Letter		
<input type="checkbox"/> Associated Fees: \$ <u>850<sup>00</sup></u>		

07-01-15: A neighborhood meeting is required for any proposed variance, conditional use, zoning ordinance map amendment, expansion or extension of non-conforming uses requiring a public hearing.

NOTE: The neighborhood meeting must be conducted prior to making application with Development Services.

## Project Information Questionnaire:

1. Brief description of project request: We are requesting a Rezone to R-1. We completed a Level ONE N.T.P. Study that shows we can create 52 Lots on 70+ ACRES.

Proposed use of site:  Residential     Commercial     Industrial     Agricultural  
 Describe Use: Create a variety of ACREAGE LOTS TO accommodate a Rural Lifestyle.

2. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation? Please Explain: Yes. Land to the north is developed into like type rural lots. We are in the Middleton Impact area & shown on the comp. Plan map as Future Residential.

3. Is the proposed zone change compatible with the surrounding land uses? Please Explain: YES. This area has been changing from ag to residential for many years. Like type development is prevalent in the area.

4. Will the proposed use negatively affect the character of the area, why or why not? This proposed use will fit the character of the area as it has been developing for over 20 years.

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## Project Information Questionnaire page 2:

5. What facilities and services will be provided to accommodate the proposed use:

- |                                 |   |  |  |                             |
|---------------------------------|---|--|--|-----------------------------|
| a. Sewer                        | <input checked="" type="checkbox"/> Individual Septic | <input type="checkbox"/> City Services         | <input type="checkbox"/> Community System              | <input type="checkbox"/> NA |
| b. Domestic Water               | <input checked="" type="checkbox"/> Individual Well   | <input type="checkbox"/> City Services         | <input type="checkbox"/> Community Well                | <input type="checkbox"/> NA |
| c. Drainage/Storm Water         | <input checked="" type="checkbox"/> Retain on site    | <input checked="" type="checkbox"/> Historical | <input type="checkbox"/> Other                         | <input type="checkbox"/> NA |
| d. Irrigation                   | Water Source:   | <input type="checkbox"/> Well                  | <input checked="" type="checkbox"/> Surface Irrigation | <input type="checkbox"/> NA |
|                                 | Delivery System:                                      | <input type="checkbox"/> Gravity               | <input checked="" type="checkbox"/> Pressurized        | <input type="checkbox"/> NA |
| e. Utilities: (Please describe) | <u>Power will be underground</u>                      |  |  |                             |

6. Does legal access exist to the site?  Yes  No  
 Road Frontage  Existing Approach  New  NA

Describe: 1/4 mile frontage on Lansing Lane, a public road.

7. Are road improvements/mitigation measures required for development? (Describe) New Roads will be built in the interior of the development.

8. Will the proposed zone change/impact essential public services and facilities? Mitigation measures?

The proposed use will not significantly change the services because the tax revenue will be sufficient to cover the increase in use.