



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Ave., Ste. 140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

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AGENCY NOTIFICATION- RESPONSE REQUESTED

Case Number: RZ-PH2017-2&3

Tentative Hearing Date: March 2, 2017

Address: To Be Determined, Star Road

Hearing Body: Planning and Zoning Commission

Applicant: Ooda Loop, LLC

Transmittal Date: January 30, 2017

Your agency is hereby notified that the Development Services Department has accepted an application from Ooda Loop LLC for a **Comprehensive Plan Map Change** to change the Future Land Use Designation of parcel no. R30430, approximately 4.93 acres, from "Agriculture" to "Residential. Also requested is a **Rezone** of the same parcel, parcel no. R30430, approximately 4.93 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) Zone. The subject property is located at 0 Star Road, Nampa, ID, in the NW ¼ of Section 08, T3N, R1W, BM.

The property is not located within a floodplain.

Zone _____ x _____

RESPONSE DEADLINE :

February 20, 2017

Your response is critical to the evaluation of this proposal. A copy of the intent letter and conceptual plan are enclosed for your review. In order for your response to be included in the Staff Report for this request, we need to receive it no later than the deadline noted above. Your response will be forwarded to the Canyon County Planning and Zoning Commission for review and may be incorporated into their recommendations to the Board of County Commissioners.

Please reference Case No. RZ-PH2017-2&3 in responses and/or correspondence regarding this case. You may respond to DSD in any of the following formats:

- Mail: 111 North 11th Ave., Ste. 140, Caldwell, Idaho 83605
- E-mail: kmccormick@canyonco.org
- Fax: 454-6633

At a minimum, please address the questions specific to your agency listed below and any additional concerns from your agency regarding the requested use. Information submitted will be a part of the record as evidence of adequate or inadequate services.

SOUTHWEST DISTRICT HEALTH DEPARTMENT

- ✓ Will adequate sewer systems be provided to accommodate the use?

IDAHO DEPARTMENT OF WATER RESOURCES

- ✓ Will adequate water be provided to accommodate said 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?*

HIGHWAY DISTRICTS

- ✓ *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?*

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 can contact Deb Root, the planner assigned to the case at 454-7340 or droot@canyonco.org.

Idaho Code 67-6509(a) requires notice of a public hearing to be sent to political subdivisions of the state that provide services within the planning jurisdiction at least fifteen (15) days prior to the public hearing scheduled by the Planning and Zoning Commission or Hearing Examiner.

REVISED LETTER OF INTENT
FOR
COMPREHENSIVE PLAN MAP & ZONING REQUEST
CANYON COUNTY, IDAHO

This REVISED letter of intent is to clarify that at this time, the comprehensive plan map designation being requested is Residential with the requested zone as R-1 (Single Family Residential). The subject property is located in a Part of the NW 1/4 Section 8 T 3 N R 1 W, Boise Meridian, Canyon County, Idaho. The property is generally located along the east side of Star Road, south of Cherry Lane, within Nampa area of impact. It is currently a single parcel, approximately 4.9 acres. It is eligible for a one-time division. At this time the parcel is zoned Agricultural. A comprehensive plan amendment and rezone is requested, and in the future a preliminary and final plat may be requested.

A subdivision application is currently not included. Application to amend the comprehensive plan map designation and zoning are currently being requested. A subdivision application will be submitted at a later date only if these applications are approved by the Board of County Commissioners.

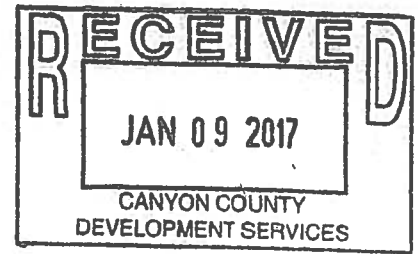
The requested land use is the highest and best use for the land and complies with Nampa's future land use map. The project is surrounded by residential parcels and its size makes it less productive zoned agricultural. The parcel does have surface water rights, however water is only available for about 12 continuous hours per week.

Future access from Star Road is proposed near the southwest corner. The Nampa Highway District (NHD) has approved a private approach, to align with the existing street on the opposite side of Star Road. If platted NHD will require 65' of right-of-way along Star Road. Any future approach will be paved within the Star Road right-of-way.

Any future lots will be served from the future access from Star Road via a private street and a private drive. A private street would extend across the south portions of future lots.

The parcel(s) would be served via individual wells and septic systems. Test holes have been excavated on potential future lots and sub-surface conditions are capable of treating house-hold domestic waste.

A neighborhood meeting was held and approximately 48 notices were mailed. One neighbor attended.



NARRATIVE
FOR
HORTON SUBDIVISION
CANYON COUNTY, IDAHO

The proposed subdivision is located along the east side of Star Road, south of Cherry Lane, within Nampa area of impact. It is currently a single parcel, approximately __ acres. It is eligible for a one-time division, however four lots are proposed and a plat is required. The parcel is zoned Agricultural. A comprehensive plan amendment, rezone, and a preliminary plat is required.

The requested land-use is the highest and best use for the land and complies with Nampa's future land use map. The project is surrounded by residential parcels and it is not highly productive agricultural ground. The parcel does have surface water -rights, however water is only available for about 12 continuous hours per week.

Access is proposed near the southwest corner, at Star Road. The Nampa Highway District (NHD) approved a private approach, to align with the existing street on the opposite side. NHD will require 60' of r/w. The approach will be paved within the r/w area.

The lots will be served via a private street and a private drive. The private street will extend across the south portions of lots 1 and 2, terminating at lot 2/3. A private drive will commence at lot 2/3 and extend east, terminating in a hammer-head at lot 3/4. The street and drive will be graveled as allowed by county ordinances.

Each parcel will be served via individual wells and septic systems. Test holes have been excavated on each lot and sub-surface conditions are capable of treating house-hold domestic waste.

A neighbor meeting was held and approximately 48 noticed were mailed. One neighbor attended.

