



## 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.:	<b>OR2019-0009/CR2019-0009/SD2019-0036</b>	Hearing Date:	<u>4/2/2019</u>
Address:	<u>Lewis Ln/Southside Blvd, Nampa (Vacant)</u>	Hearing Body:	<u>1<sup>st</sup>: P&amp;Z; 2<sup>nd</sup>: BOCC</u>
Applicant:	<u>T-O Engineers</u>	Transmission Date:	<u>2/20/2020</u>

#### RESPONSE DEADLINE:

Your agency is hereby notified that Canyon County Development Services has accepted an application: Case #OR2019-0009, CR2019-0009 & SD2019-0036: Westpark Company Inc. is requesting a Comprehensive Plan Amendment (OR2019-0009), Conditional Rezone (CR2019-0009) and Preliminary Plat (SD2019-0036) on Parcels R29554010B, R29552, R29554013A and R29554013. The Comprehensive Plan Amendment will amend the Future Land Use designation of Parcels R29554013 and R29554013A from "Agricultural" to "Residential". The Conditional Rezone will conditionally amend the zoning of the four subject parcels from "A" (Agricultural) to "R-1" (Single-Family Residential). The Preliminary Plat for Osprey Estates Subdivision proposes 202 lots (184 residential lots) to be served by city water and community sewer treatment facility and completed in four phases. The vacant properties, 146.04 acres, are located adjacent to 9601 Southside Boulevard and 2525 E. Lewis Lane, Nampa; also referenced as a portion of the NE & SE¼ of Section 14, Township 2N, Range 2W; 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: [dlistner@canyonco.org](mailto:dlistner@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, Dan Lister at [dlister@canyonco.org](mailto:dlister@canyonco.org) or by phone (208) 455-5959.

*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.*



**T-O ENGINEERS**

## Master Application Letter of Intent

Osprey Estates Subdivision

The Westpark Company Inc./T-O Engineers

Property Description:

Address- 0 Southside Blvd & 0 E Lewis Lane, Nampa, ID 83686

Parcel IDs- R2955401300, R29554013A0, R29554010B0, R2955200000, R32381010G0

Canyon County/Nampa City Impact Area

Acres-150.7/Currently zoned as AG (Agricultural)

### **Narrative: Canyon County Development Services**

Dear Canyon County Development Services,

This letter addresses the proposed Osprey Estates Subdivision located off Southside Boulevard and E Lewis Lane.

This project was approved for a residential subdivision (CUP) prior to 2008. The CUP has expired. Prior to the 2008 downturn, subdivision construction started on the project with roads being excavated and other miscellaneous work. Since then, the property has sat idle.

The property is approximately 151 acres of which most is difficult to farm; some of the property is currently used for grazing. Much of the property has Lava Rock near or at the surface making it difficult to prepare for an agricultural use.

Westpark Company, Inc. is moving forward with this project; items that we have worked through during our feasibility review are as follows:

1. **Traffic.** Westpark contracted with CR Engineering (traffic engineer) to perform a Traffic Impact Study. This study is included with our submittal and will be passed on to Nampa Highway District (NHD). Westpark is committed to working with NHD on any required improvements.
2. **Utilities.**
  - a. **Water** - City of Nampa has water in Lewis Lane and we will be tying into it for drinking and fire flow. We have met with Nampa on this and they desire to have watermain extended down Southside and into our project. They have the capacity to serve this project.
  - b. **Sewer** – City of Nampa has Sewer north on Southside approximately ¼ mile from the site. We have met with Nampa to inquire about connecting to their system – they do not have capacity in their mainlines to serve this area. We are proposing a Central Community Sewer Treatment facility to serve the project. This would have typical sewer services and mainlines in the streets for a collection system with sewer being routed to a DEQ approved treatment facility and disposal system that will be owned and operated by a reputable operator. The system is located in the south west corner of the site.



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- c. **Irrigation** – the property has adequate water rights and we are working with Nampa Meridian Irrigation district for the location and design of a pressure irrigation station and associated mains/services.
- d. **Roadways** – We have requested to have public roadways within the project. The Developer desires to have Nampa Highway District own and maintain the roadways and not leave it up to the Homeowners for long term maintenance. We are currently working with NHD on this. We desire to leave private roads as an option if NHD will not accept the roadways. NHD does not typically allow private utilities in their right of way – we will have a private sewer line in the right of way. We are working with NHD for a solution.
- e. **Amenities** – note the common areas and landscape buffers. We have strategically placed open space for the community and meeting the requirements of the City of Nampa for their landscape buffering requirements. Beyond these requirements, there will be an integrated trail system from Lewis lane throughout the project as well as community seating areas and play fields.
- f. **Location** – the project is near 3 charter schools with Nampa City Limits being ½ mile to the north.

This proposed project will seek to create a single-family residential subdivision. Osprey Estates Subdivision is made up of five separate parcels and totals approximately 148 acres. It currently is zoned as AG in Canyon County and is listed as residential for future land use as part of the Comprehensive Plan Map. We are looking to re-zone the property to R1 which fits in with Canyon Counties future plan and Nampa City's future plan. R1 allows for lots to be 12,000 sf if central sewer or water is provided – we are providing both. This project has a range of lot sizes – from the 12,000 sf size to upwards of 1.3 acres. The mix of lots allows for a variety of lot and home sizes. We purposely placed the smaller lots near the north east corner of the project – near Lewis and Southside. We also put the large lots near existing homes that sit on larger lots – transitioning in between. We are proposing 184 residential lots on the 148 acres which averages to 1.28 lots per acre.

This application includes a Zoning Ordinance Map Amendment, Preliminary Plat and a Development Agreement.

The Zoning Ordinance Map Amendment requests that the current Zoning within Canyon County be changed from AG (Agricultural) to R-1 Single-Family Residential.

We realize that staff is not supposed to ask for a Development Agreement – Westpark is offering one up. The purpose of the Development Agreement is to show the intent of the project by providing a detailed layout, lot sizes, and conceptual utility design.

We feel that both of these requests are in line with future land use classification and surrounding zoning. This proposed project will meet both Canyon County subdivision requirements and Nampa



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requirements, as Nampa continues to expand its Impact area. There are a number of schools surrounding the property, which will further fit into the Single-Family Residential Zoning classification.

A major priority that is included in the Canyon County Comprehensive Plan is the emphasis of preserving quality farmland. The land that the Proposed Project sits on is low quality soil and is not as suitable for farming as other land.

Thank you for your time and consideration. Please feel free to contact me with any questions at (208)-442-6300 or [jcarpenter@to-engineers.com](mailto:jcarpenter@to-engineers.com)

Sincerely,

A handwritten signature in blue ink, appearing to read 'John G. Carpenter'.

John G. Carpenter, P.E.

# CANYON COUNTY DEVELOPMENT SERVICES

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## SUBDIVISION WORKSHEET

### GENERAL

1. How Many Lots are you proposing? 184 Buildable
2. Average Lot Size of the Residential Parcels? .53 Acres

### IRRIGATION

1. Irrigation Water is Provided via  Irrigation Well  Surface Water
2. What percentage of the property has water? 100 %
3. How many inches of water are available to property? 77.4 MI
4. How do you plan to retain storm and excess water on each lot?  
Lots are expected to be front draining. Excess runoff  
will run to roadway conveyance systems.
5. How do you plan to process storm water / excess irrigation water prior to it entering the established drainage system?  
The design storm will be retained on site. Flows beyond  
this will be directed to historical drainage paths.

### ROADS

1. Roads within the Development will be:  Public  Private  N/A

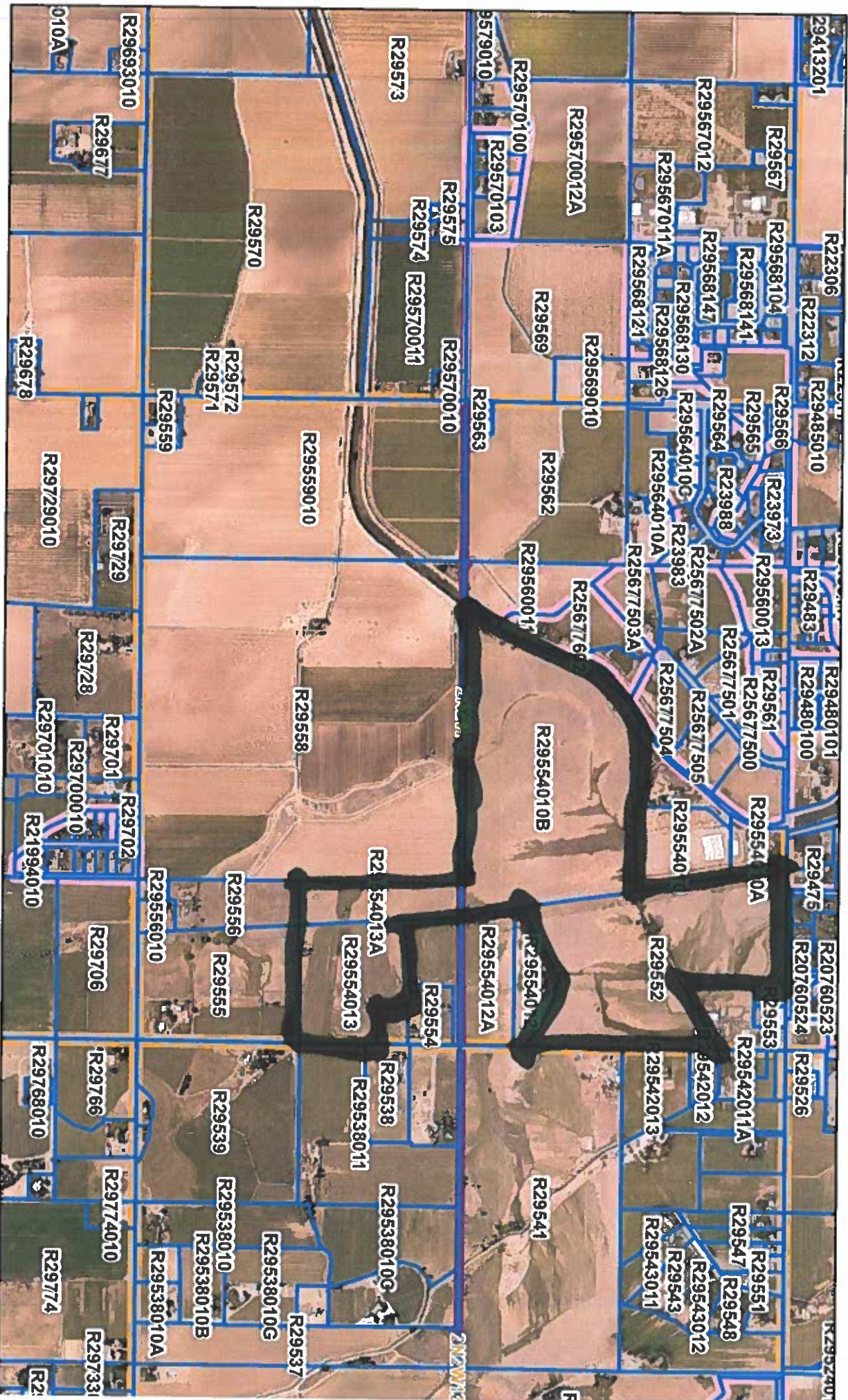
### HILLSIDE DEVELOPMENT

1. Of the total lots requested, how many of the lots will contain slopes greater than 15%?  
(Lots 99-112)  
14 Residential 0 Non-Buildable 0 Common
2. Will the proposed Road(s) be located within any area that has slopes greater than 15%  
 Yes  No

### SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

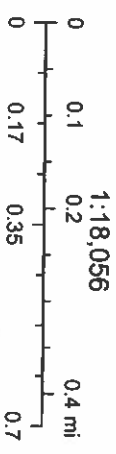
1. Will you be requesting waivers of Subdivision Improvements from the City?  
 Yes  No
2. If yes, which waivers will you be requesting? (Sidewalk on one side)  
 Curbs  Gutters  Sidewalks  Streetlights  Landscaping

# Canyon County DSD Web Map



2/19/2020, 5:40:52 PM

- ParcelTool
- Subdivisions
- CurrentImpactAreas
- CanyonCountyBoundary
- Green: Band\_2
- Blue: Band\_3
- Sections
- Red: Band\_1



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand) OpenStreetMap contributors, and the GIS User Community