



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.: RZ2021-0058

Hearing Date: 03/03/2022

Address: 0 HWY 44, Middleton (R34772)

Hearing Body: P&Z Commission

Applicant: Greg Payne

Transmission

Date: 1/10/2022

Planner: Katie Phillips

Phone : (208) 455-6039

RESPONSE DEADLINE:

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

Case No. RZ2021-0058: The applicant Greg Payne, represented by Carl Anderson, is requesting a zoning map amendment (rezone) of Parcel R34772 from an "A" (Agricultural) Zone to an "C-2" (Service Commercial) Zone. The property is located at 0 HWY 44, Middleton; also referenced as a portion of the NW ¼ Section 12, T4N, R3W, 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 11th Ave., Ste. 140, Caldwell, ID 83605
- Email: katie.phillips@canyoncounty.id.gov

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

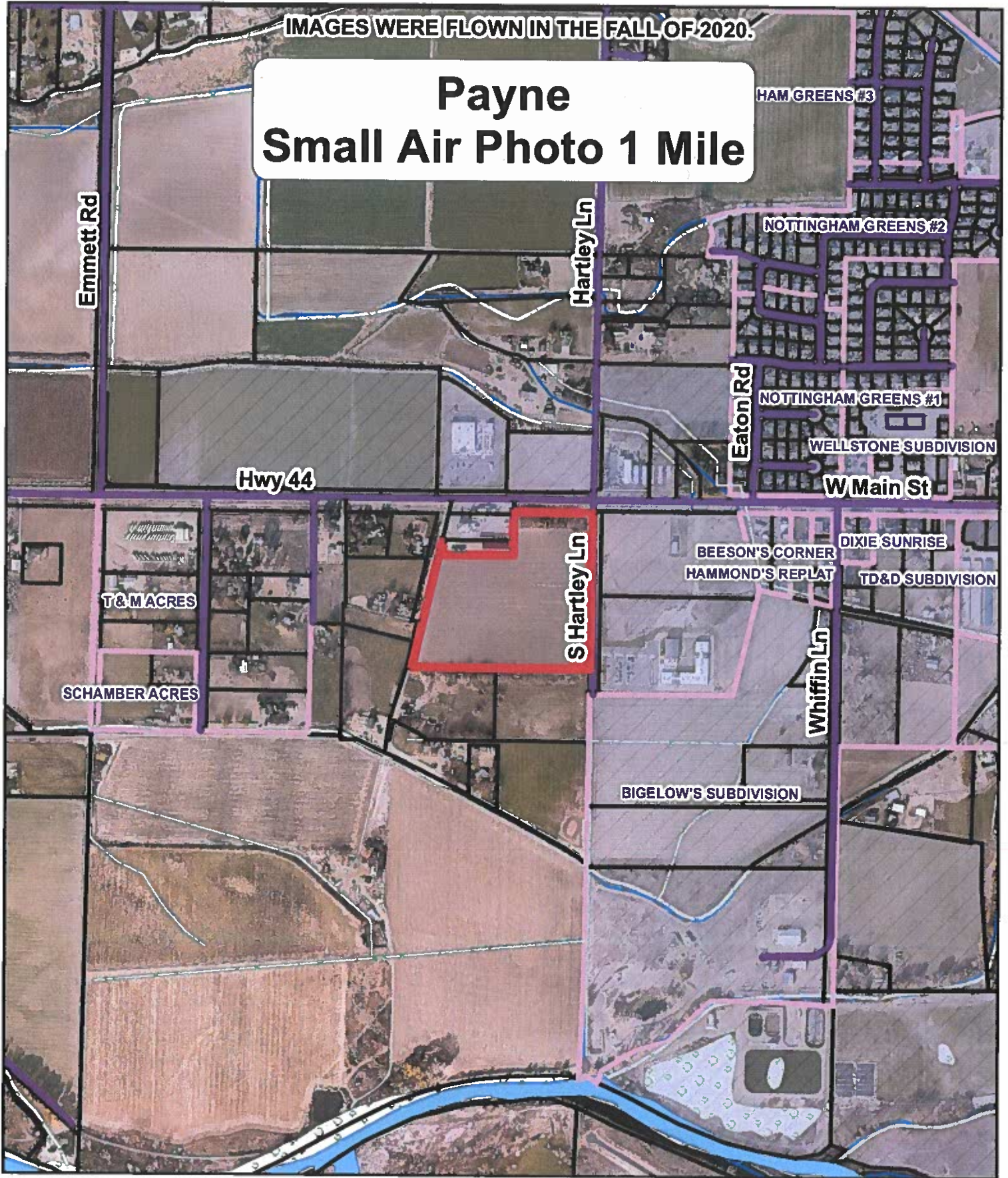
- ✓ Will the use have a negative impact on air quality?
- ✓ Will essential services accommodate said use?
- ✓ Will the use impact any nearby surface water sources?
- ✓ Will the use negatively impact ground water?
- ✓ Is there a hazardous waste concern?

If you have questions regarding the application and/or materials received, you may contact the planner assigned to the case, Katie Phillips at katie.phillips@canyoncounty.id.gov or by phone (208) 455-6039.

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.

IMAGES WERE FLOWN IN THE FALL OF 2020.

Payne Small Air Photo 1 Mile



R34772

PARCEL INFORMATION REPORT

1/10/2022 1:28:43 PM

PARCEL NUMBER: R34772

OWNER NAME: PAYNE GREG S

CO-OWNER:

MAILING ADDRESS: 24295 FARMWAY RD CALDWELL ID 83607-8813

SITE ADDRESS: 0 HWY 44

TAX CODE: 1100000

TWP: 4N

RNG: 3W

SECTION: 12

QUARTER: NW

ACRES: 14.85

HOME OWNERS EXEMPTION: No

AG-EXEMPT:

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG/C1 / NEIGHBORHOOD COMMERCIAL

HIGHWAY DISTRICT: CANYON HWY

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST

IMPACT AREA: MIDDLETON

FUTURE LAND USE: Com

IRRIGATION DISTRICT: CANYON COUNTY WATER CO LTD

FEMA FLOOD ZONE: X

FEMA FLOODWAY: NOT In FLOODWAY

FIRM PANEL NUMBER: 16027C0234F

WETLAND: Riverine

NITRATE PRIORITY: NO Nitrate Prio

PRINCIPAL ARTERIAL: NOT In Principal Art

COLLECTOR: NOT In COLLECTOR

INSTRUMENT NO. : 2020049220

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 12-4N-3W NW TAX 10 IN NENW LS TAX 10-A & TX 18560

PLATTED SUBDIVISION:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

November 12, 2021

LETTER OF INTENT

We are representing Greg Payne in requesting the change in zoning on his property on the southwest corner of Hartley Lane and State Highway 44 from County Agricultural to County C-2 Commercial. The property currently is being farmed by the owner. Unfortunately, farming has become very difficult as the surrounding and adjacent properties have become Industrial to the east of Hartley Lane. The challenges to farming include the traffic, before and after school, with traffic backing up to the Charter School to gain access to Highway 44 eastbound and westbound. There are additional Industrial lots adjacent to the property that will be online this spring, adding to the already busy area. Fortunately, the City of Middleton is going to install a traffic light that will ease a lot of the congestion making turns onto Highway 44 and make it safer for pedestrian and vehicle traffic. A great deal of the land in the area is transitioning to Commercial or Industrial.

It is in the best interest of all concerned to have the zoning change from agricultural to C-2 Commercial. The difficulties of farming a small parcel of land that is surrounded by buildings, schools and other commercial buildings make farming a difficult situation. While we don't have any specific plans for the parcel, we do know that the C-2 is the most suitable to the area.

The property zoning change does meet the Canyon County Comprehensive plan as well as the City of Middleton Comprehensive plan. The land to the east, adjacent to the applicants parcel is being developed as Industrial lots.

The impact on traffic and patterns is to be determined as use is not decided as of yet.

Phasing of property, if needed, is to be determined.

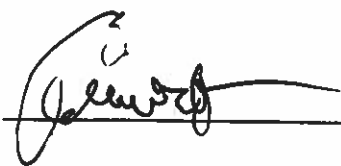
The effect on neighboring properties is to be determined. Based on both County and City Comp plans, the use will be compatible with the neighboring properties when completed.

Business operations will be determined at a later date when determination of use is established.

Any type of business is to be determined at a later date. Zoning change is requested as it is compatible with both the County and City Comprehensive plans.

We have found, through experience, that to attract business to the County, it is best to have zoning in place to accommodate said new business. We are asking for this change to the Zoning Map and request an approval.

Thank you,





CANYON COUNTY DEVELOPMENT SERVICES

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NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE 507-01-15

Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

SITE INFORMATION

Site Address: T.B.D. HARTLEY LANE	Parcel Number: R-34772
City: MIDDLETON	State: IDAHO ZIP Code: 83644
Notices Mailed Date:	Number of Acres: 13+- Current Zoning: A6
Description of the Request: REZONE TO C-2 COMMERCIAL	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: CARL ANDERSON
Company Name: SNAKE RIVER WCE REAL ESTATE, LLC
Current address: 505 S. 7th
City: CALDWELL State: IDAHO ZIP Code: 83605
Phone: 208-608-4569 Cell:
Email: canders54@yahoo.com Fax:

MEETING INFORMATION

DATE OF MEETING: 10/19/21	MEETING LOCATION: ON SITE - HARTLEY LANE
MEETING START TIME: 6:00 P.M.	MEETING END TIME: 7:00 P.M.

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. ALAN MILLS	<i>[Signature]</i>	Box 206 MIDDLETON, ID 83644
2. Greg Payne	<i>[Signature]</i>	24295 Fernway Rd. Caldwell, ID 83607
3. Todd Larson	<i>[Signature]</i>	12631 Highway 44 Middleton, ID
4. CARL ANDERSON	<i>[Signature]</i>	705 S. 7th CALDWELL ID
5.		
6.		
7.		
8.		
9.		
10.		
11.		

LAND USE WORKSHEET

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LAND USE WORKSHEET

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** Individual Domestic Well Centralized Public Water System City

N/A – Explain why this is not applicable: _____

How many Individual Domestic Wells are proposed? 1

2. **SEWER (Wastewater)** Individual Septic Centralized Sewer system

N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

Surface Irrigation Well None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

Pressurized Gravity

5. **ACCESS:**

Frontage Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

Public Private Road User's Maintenance Agreement Inst # N/A

7. **FENCING**

Fencing will be provided (Please show location on site plan)

Type: T.B.D. Height: _____

8. **STORMWATER:**

Retained on site Swales Ponds Borrow Ditches

Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial 1 Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: T.B.D.

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: T.B.D.

2. DAYS AND HOURS OF OPERATION:

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday T.B.D. to _____
 Thursday T.B.D. to _____
 Friday T.B.D. to _____
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? UNKNOWN No

4. WILL YOU HAVE A SIGN? Yes No Lighted Non-Lighted

Height: _____ ft Width: _____ ft. T.B.D. Height above ground: _____ ft

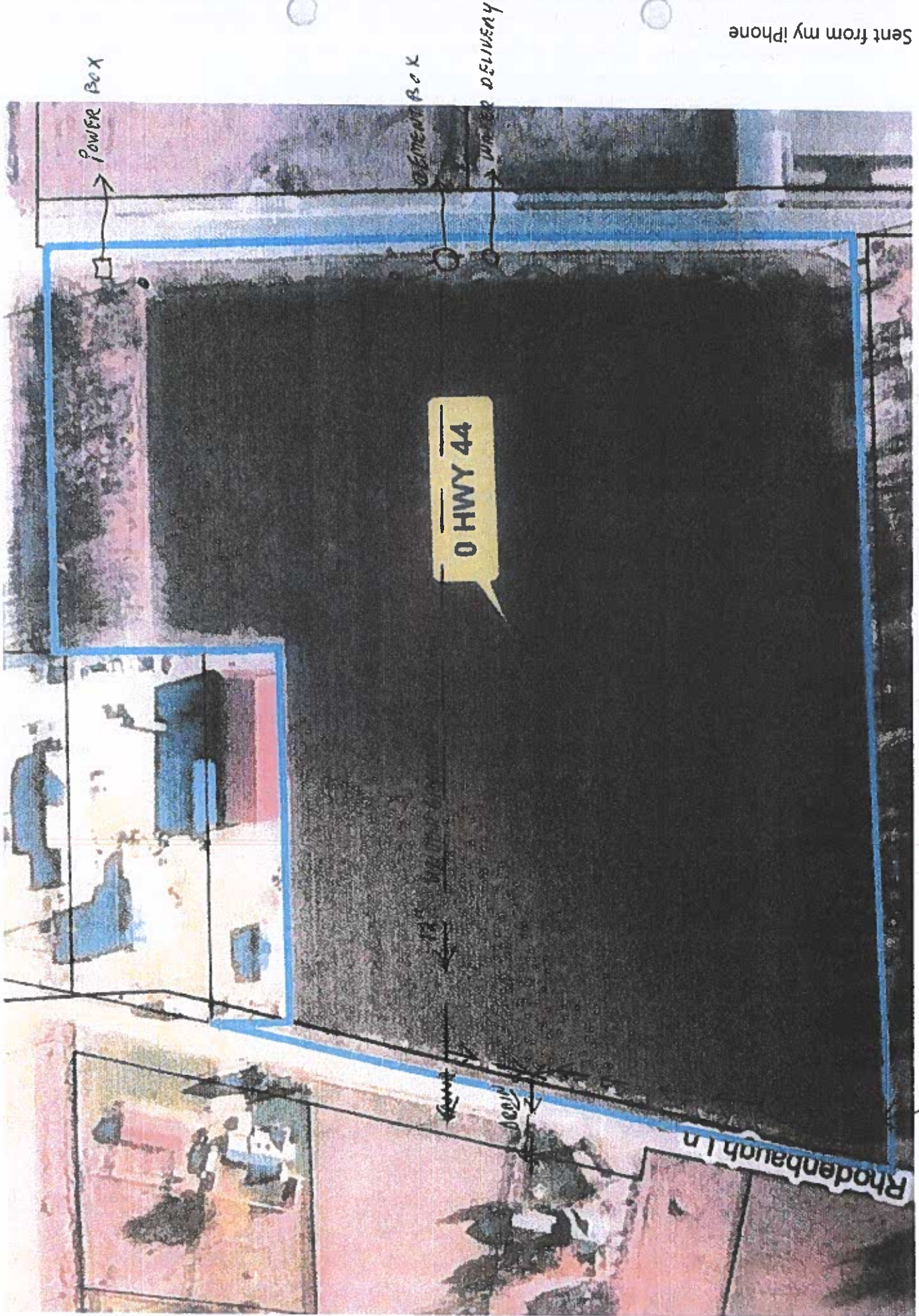
What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? T.B.D.

Is there is a loading or unloading area? _____

Sent from my iPhone



o = POWER POLES

FUTURE LOCATION OF RETENTION POND

Rhodenbaugh Ln