

**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 N. 11<sup>th</sup> Ave. Ste. 140 • Caldwell, Idaho 83605

Phone (208) 454-7458 • Fax: (208) 454-6633 • [www.canyoncounty.org/dsd](http://www.canyoncounty.org/dsd)

P & Z or H. Examiner     BOCC    Case# OR 2021-0006  
122021-0011  
SD 2021-0010    Hearing Date 11/4/21

Applicant Springbok Development Inc.    Applicant Representative Brecken Land Design

**LEGAL NOTICE TRANSMITTAL**

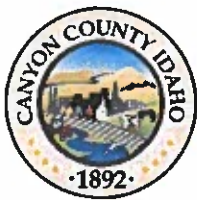
Transmittal Date 9/21/21

<p><b>City</b></p> <p><input type="checkbox"/> Caldwell</p> <p><input type="checkbox"/> Greenleaf</p> <p><input type="checkbox"/> Melba</p> <p><input type="checkbox"/> Middleton</p> <p><input checked="" type="checkbox"/> Nampa</p> <p><input type="checkbox"/> Notus</p> <p><input type="checkbox"/> Parma</p> <p><input type="checkbox"/> Star</p> <p><input type="checkbox"/> Wilder</p> <p><input type="checkbox"/> Homedale</p> <p><b>Emergency</b></p> <p><input checked="" type="checkbox"/> CC Sheriff</p> <p><input checked="" type="checkbox"/> CC Ambulance</p> <p><b>Utilities</b></p> <p><input checked="" type="checkbox"/> Century Link</p> <p><input type="checkbox"/> Frontier</p> <p><input type="checkbox"/> Elections</p> <p><input checked="" type="checkbox"/> Media</p> <p><input type="checkbox"/> Other Agencies</p> <p><input checked="" type="checkbox"/> Southwest District Health</p>	<p><b>School Dist.</b></p> <p><input type="checkbox"/> Caldwell</p> <p><input type="checkbox"/> CWI</p> <p><input type="checkbox"/> Homedale</p> <p><input type="checkbox"/> Kuna</p> <p><input type="checkbox"/> Marsing</p> <p><input type="checkbox"/> Melba</p> <p><input type="checkbox"/> Meridian</p> <p><input type="checkbox"/> Middleton</p> <p><input checked="" type="checkbox"/> Nampa</p> <p><input type="checkbox"/> Notus</p> <p><input type="checkbox"/> Parma</p> <p><input type="checkbox"/> Vallivue</p> <p><input type="checkbox"/> Wilder</p> <p><b>Cemetery Dist.</b></p> <p><input type="checkbox"/> Fairview</p> <p><input type="checkbox"/> Greenleaf</p> <p><input type="checkbox"/> Kuna</p> <p><input type="checkbox"/> Lower Boise</p> <p><input type="checkbox"/> Melba</p> <p><input type="checkbox"/> Middleton</p> <p><input type="checkbox"/> Parma</p> <p><input type="checkbox"/> Pleasant Ridge</p> <p><input type="checkbox"/> Roswell</p> <p><input type="checkbox"/> Wilder</p>	<p><b>Irrigation, Drain Districts &amp; Flood</b></p> <p><input type="checkbox"/> Farmer Co-Op</p> <p><input type="checkbox"/> Pioneer</p> <p><input type="checkbox"/> Nampa-Meridian</p> <p><input type="checkbox"/> Black Canyon</p> <p><input type="checkbox"/> Wilder</p> <p><input type="checkbox"/> Middleton Mill</p> <p><input type="checkbox"/> New York</p> <p><input type="checkbox"/> Riverside</p> <p><input type="checkbox"/> Canyon-County Water</p> <p><input type="checkbox"/> Newman Ditch</p> <p><input type="checkbox"/> Lower Center Point</p> <p><input checked="" type="checkbox"/> Boise Project Board of Control</p> <p><input type="checkbox"/> Star Sewer and Water</p> <p><input type="checkbox"/> Drainage District 2</p> <p><input type="checkbox"/> Drainage District 3</p> <p><input type="checkbox"/> Drainage District 4</p> <p><input type="checkbox"/> Drainage District 6</p> <p><input type="checkbox"/> Flood District 10</p> <p><input type="checkbox"/> Flood District 11</p> <p><b>Other</b></p> <p><input type="checkbox"/> Mosquito Abatement</p> <p><input type="checkbox"/> Greater Middleton Area Rec</p> <p><input type="checkbox"/> Ten-Davis Recreation</p> <p><input type="checkbox"/> Brown Bus Co.</p>	<p><b>Highway District</b></p> <p><input type="checkbox"/> Canyon</p> <p><input type="checkbox"/> Golden Gate</p> <p><input checked="" type="checkbox"/> Nampa</p> <p><input type="checkbox"/> Notus-Parma</p> <p><input checked="" type="checkbox"/> Idaho Transportation Dept.</p> <p><input type="checkbox"/> ACHD</p> <p><b>Fire District</b></p> <p><input type="checkbox"/> Caldwell</p> <p><input type="checkbox"/> Homedale</p> <p><input checked="" type="checkbox"/> Kuna</p> <p><input type="checkbox"/> Marsing</p> <p><input type="checkbox"/> Melba</p> <p><input type="checkbox"/> Middleton</p> <p><input type="checkbox"/> Nampa Dist. Nampa Fire Department</p> <p><input type="checkbox"/> Parma</p> <p><input type="checkbox"/> Star</p> <p><input type="checkbox"/> Upper Deer Flat</p> <p><input type="checkbox"/> Wilder</p> <p><b>Library District</b></p> <p><input type="checkbox"/> Kuna</p> <p><input type="checkbox"/> Lizard Butte</p> <p><input type="checkbox"/> Wilder</p>
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- Boise-Kuna Irrigation Dist.
- Canyon Soil Conservation Dist.
- Canyon County Animal Control
- Canyon County Weed & Gopher Control
- Canyon County Assessor's Office
- Canyon County Farm Bureau
- City of Marsing
- Caldwell Water & Sewer
- COMPASS
- Deer Flat National Wildlife Refuge
- Department of Environmental Quality

- Department of Lands
- Environmental Protection Agency
- Eureka Irrigation District
- Farm Service Agency
- FEMA
- Franklin Ditch Co.
- Homedale City Ambulance
- Idaho Dept. of Water Resources
- Idaho Dept. of Water Resources (Floodplain)
- Idaho Fish & Game
- Idaho Power
- Intermountain Gas Co.

- Jackson Code Consultants
- Liberty Charter School
- Marsing Ambulance
- Melba Gopher District
- Melba Quick Response
- Nampa Police Department
- Natural Resources Conservation
- Owyhee County
- Valley Regional Transit
- State Department of Agriculture



## 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>OR2021-0006, RZ2021-0011, &amp; SD2021-0010</u>	Hearing Date:	<u>11/4/21</u>
Address:	<u>0 S. Happy Valley Rd., Nampa, ID</u>	Hearing Body:	<u>P&amp;Z Commission</u>
Applicant:	<u>Springbok Development, Inc.</u>	Transmission	
Planner:	<u>Jennifer Almeida, <a href="mailto:jalmeida@canyonco.org">jalmeida@canyonco.org</a></u>	Date:	<u>September 21, 2021</u>
		Phone :	<u>208-455-5957</u>

### RESPONSE DEADLINE:

Your agency is hereby notified that Canyon County Development Services has accepted an application: Case No. OR2021-0006, RZ2021-0011, & SD2021-0010- Springbok Development, Inc. is requesting a **Comprehensive Plan Map Amendment** to change the designation of approximately 41.06 acres from "Agriculture" to "Residential." Also requested is a **Rezone** of one (1) parcel, no. R28991, that totals approximately 73.34 acres from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone and two (2) parcels, R28998 & R28990 that total approximately 40.86 acres from an "A" (Agricultural zone to a "R-R (Rural Residential zone). The request includes a **Preliminary Plat (including Irrigation, Drainage, & Grading)** for Shoshone Falls Subdivision. The proposed plat contains 62 residential lots. The subject properties, parcel no's R28991, R28988, & R28990 are located on the east side of Happy Valley Road, and approximately 1542 ft. south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW ¼ and SW ¼ of Section 18, T2N, R1W, B.M., Canyon County, Idaho.

The property is not located within a Floodplain and/or Floodway.

Flood Hazard Zone:

X

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, [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.*



Breckon Land Design Inc.  
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Garden City, Idaho 83714  
p: 208-376-5153  
f: 208-376-6528  
[www.breckonlanddesign.com](http://www.breckonlanddesign.com)

Landscape Architecture • Waterscape Design • Graphic Communication • Civil Engineering • Irrigation Design • Land Planning

March 5, 2021

Ms. Jennifer Almeida, Planner  
Canyon County Development Services  
111 N. 11<sup>th</sup> Ave., Room 140  
Caldwell, Idaho 83605  
P: 208-454-7458

**RE: Entitlement Application for Shoshone Falls Subdivision –  
Parcels: R2899100000, R2898800000, R2899000000  
9466 S. Happy Valley Road, Canyon County, Idaho  
Comprehensive Plan Map Amendment, Zoning Ordinance Map Amendment, and Preliminary Plat**

Dear Ms. Almeida:

We are pleased to submit the above referenced applications for the proposed Shoshone Falls Subdivision (hereinafter the "Project" or "Development") on behalf of our client, Sand Creek Investments, LLC. The intent of this entitlements process is to 1) do a Comprehensive Plan Map Amendment to change the comprehensive plan map designation for Parcels R2898800000 and R2899000000 from Agricultural to Residential, 2) do two Zoning Ordinance Map Amendment changing the zoning of Parcel R2899100000 from Agricultural to R-1 zoning (1-acre minimum lot size) and Parcels R2898800000 and R2899000000 from Agricultural to Rural Residential (Average minimum lot size of 2 acres for a residential lot), and, 3) subdivide all of the above referenced parcels into a 63-lot subdivision of one- to two-acre parcels.

Enclosed you will find the required applications and required documents for Comprehensive Plan Map Amendment, the Zoning Ordinance Map Amendment, and the Preliminary Plat submittal. We understand that each step of this application is predicated on the approval of the prior step and that concurrent submittal of these applications is at our discretion.

#### **General Information**

The total project site is 114 acres and is located on at 9466 S. Happy Valley Road in Canyon County. The northern 73-acre parcel is within the City of Nampa influence area. The four 1-acre parcels in the northwest corner of the property are under the same ownership and, while not an official part of the proposed subdivision, these parcels will benefit from improvements proposed in the Shoshone Falls Subdivision.

The property is currently being used for a single-family residence, located on the southern parcel, along with the storage of old equipment, cars, trailers and other miscellaneous items. The remainder of the property is not being used. Historically, an estimated 60-acres of the northern parcel has been used for farming. Due to topography, rock outcrops and other site challenges the rest of the property is not used for farming.

The proposed project is a rural residential development with lot size ranging from 1- to 2-acres. The smaller lots (1-acre minimum) are proposed in the northern 73 acres. Larger lots, averaging 2-acres in size, are proposed on the southern 41 acres. A total of 62 residential lots are proposed. This project is being proposed to provide residential options in the Treasure Valley that offer more space than the small lot subdivisions being developed in the population centers. This property, being on the edge of the Nampa Area of Impact, is ideal for the proposed development which will provide a transition from the higher density zoning in Nampa to the rural residential and agricultural uses outside the Area of Impact.

## **Comprehensive Plan Map Amendment (CPMA)**

The Project consists of three parcels owned by a single entity but bisected by a zone change line on the Future Land Use Map. The two southern parcels are designated as Agricultural while the 73-acre parcel on the north is designated Residential. The zone change boundary is also coincidental with the City of Nampa zone of influence. Since all parcels are contiguous and under one ownership, we are requesting a Comprehensive Plan Map Amendment for the two southern parcels so that all parcels can be developed as one low-density residential project.

The 41-acres within the proposed CMPA area is primarily vacant land bisected by the West Fork Golden Gulch Drain in the northeast corner and the Niday irrigation ditch than runs north-south across the property. There is an existing house and barn on the property, with an extensive area of the property is being used for storage of old cars, trucks, trailers, metal, and other equipment. A large swath of land adjacent to the West Fork Golden Gulch Drain is steep and not suitable for farming. The property is not currently being used for agricultural purposes and is not likely to be use for that purpose in the future due to the generally unsuitable conditions. If the CPMA is approved, we are proposing that this property be rezoned to rural residential and be a transition between the 1-acre parcels proposed to the north and the larger rural property to the south.

Approval of the CPMA would allow the property to be rezoned to Residential, and subdivided into rural residential lots resulting in the cleanup of the items being stored on the property.

## **Zoning Ordinance Map Amendment (ZOMA)**

The subject parcels are currently zoned Agricultural in Canyon County. The northern 73 acres is within the City of Nampa Impact Area. The property within the City of Nampa Impact Area has a future land use designation of Residential on the Canyon County Future Land Use Map and Low-Density Residential Use on the Nampa Future Land Use Map. The property outside the City of Nampa Impact Area is under a concurrent application for a Comprehensive Plan Map Amendment to change the future land use designation from Agricultural to Residential. Assuming the CPMA is approved we are requesting a ZOMA changing the northern 73-acre property Agricultural to R-1 and the southern two parcels (approximately 41 acres) to Rural Residential.

The proposed zoning will allow for 1+-acre parcels in the north part of the subdivision which is within the Nampa Area of Impact. The City of Nampa's Future Land Use Map designates this area as Low-Density Residential which is defined as 1.01 to 2.5 dwelling units per acre. The density that is being proposed on the 73 acres is a lower density of 0.84 dwelling units per acre (or 1.2 acres/unit). The proposed zoning for the southern 41 acres will allow for 2-acre parcels and is outside the Nampa Area of Impact. The proposed density for this area is 0.39 dwelling units per acre (or 2.56 acres/unit). The overall density proposed on the entire project is 0.54 units per acre (1.85 acres/unit).

The area surrounding the property is zoned Agricultural. The future land use designation is Residential for the land within the City of Nampa Impact area and Agricultural for the land outside the Impact area. While there are not a significant number of developments in the immediate vicinity of the proposed Project it fits nicely into the City of Nampa's plan for this area.

## **Preliminary Plat**

Assuming approval of the **Comprehensive Plan Map Amendment** and the **Zoning Ordinance Map Amendment(s)** the applicant proposes to subdivide the 114.4-acre property into 46 single-family residential lots and 6 common lots. The proposed lots range in size from 1 to 2.3 acres

The common lots will provide open space, large landscape buffers, stormwater drainage facilities in addition to the following amenities: 1) an enhanced entry feature, 2) interior water feature (ponds and waterfall) as part of irrigation system, and 3) a walking path along ponds and the Golden Gulch drain. A landscape berm will be placed along Happy Valley Road to provide visual separation and noise protection for the future subdivision residents.

The project will be developed in two phases (the north 73 acres in the first phase, south 41 acres in the second phase) and will be provided with utilities as follows:

- **Sewer service will be provided by individual on-site sewage disposal systems. The property is located in a nitrate priority area, but a preliminary Nutrient Pathogen (NP) Study prepared by MTI determined that the nitrate impacts**

anticipated from this project are within allowable limits. Preliminary soils testing conducted with the Southwest District Health (SWDH) department determined that the soils are generally suitable for onsite sewage systems although some lots may require treatment units as part of the system design. The NP study will be updated when the final lot layout is determined and submitted to SWDH for review and approval.

- **Water service** will be provided by Nampa Water through an extension of the existing system located on Alma Lane. Water will be for domestic use and for fire protection. Homes in excess of 3,600 square feet (including garages and covered patios) will require fire sprinklers to meet fire department requirements. This requirement will be addressed in the CC&R's.
- **Streets** throughout the development will be built to Canyon County Highway District (CCHD) standards and the right-of-way dedicated to the public. Streets will be in accordance with the Canyon County local rural road standards and will be connected to S. Happy Valley Road in two locations on the west side of the property.
- **A pressurized irrigation system** using existing surface water rights will serve all lots and open space throughout the project. The homeowner's association will own and operate the irrigation system. Surface irrigation water will come from the Nampa-Meridian Irrigation district. A well is proposed to maintain the proposed water features during non-irrigation season.
- **Gravity Irrigation** laterals, supply and waste ditches under the jurisdiction of the Nampa Meridian Irrigation district will be piped. Design and approval of the proposed improvements will be coordinated with the irrigation district. Permits required for the proposed road crossing the Golden Gulch Drain will be coordinated with the Bureau of Reclamation.

A traffic impact study has not been conducted for this project. The study will be provided, if required, after approval of the preliminary plat.

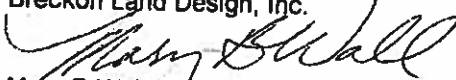
The project is not in a regulated flood plain. There are no known adverse health, safety, or environmental issues.

The proposed development will not negatively affect the continuity of the capital improvement program. The public is not expected to financially support the services required for the development. The property taxes post-development will provide a significantly greater tax revenue to the County than continuing the current use.

In summary, this project is proposed in an area primarily designated for Residential Use. It is also in the Nampa impact area where agricultural uses are no longer the priority for this property. The Canyon County Comprehensive Plan states that "Residential development should be encouraged in or near Areas of City Impact...". We understand there are still agricultural operations conducted in the area but these operations are protected under Idaho's right to farm laws. This right to farm will be acknowledged on the plat and in the CC&R's.

the proposed **Comprehensive Plan Map Amendment, Zoning Ordinance Map Amendments, and the Preliminary Plat** for this property will support the orderly development of Canyon County and the City of Nampa Area of Influence in manner consistent with their respective Comprehensive Plans. We believe this project will be an asset to both Canyon County and the City of Nampa. If you have any further questions or comments, please contact me at 208-376-5153 or via email at [mwall@breckonld.com](mailto:mwall@breckonld.com).

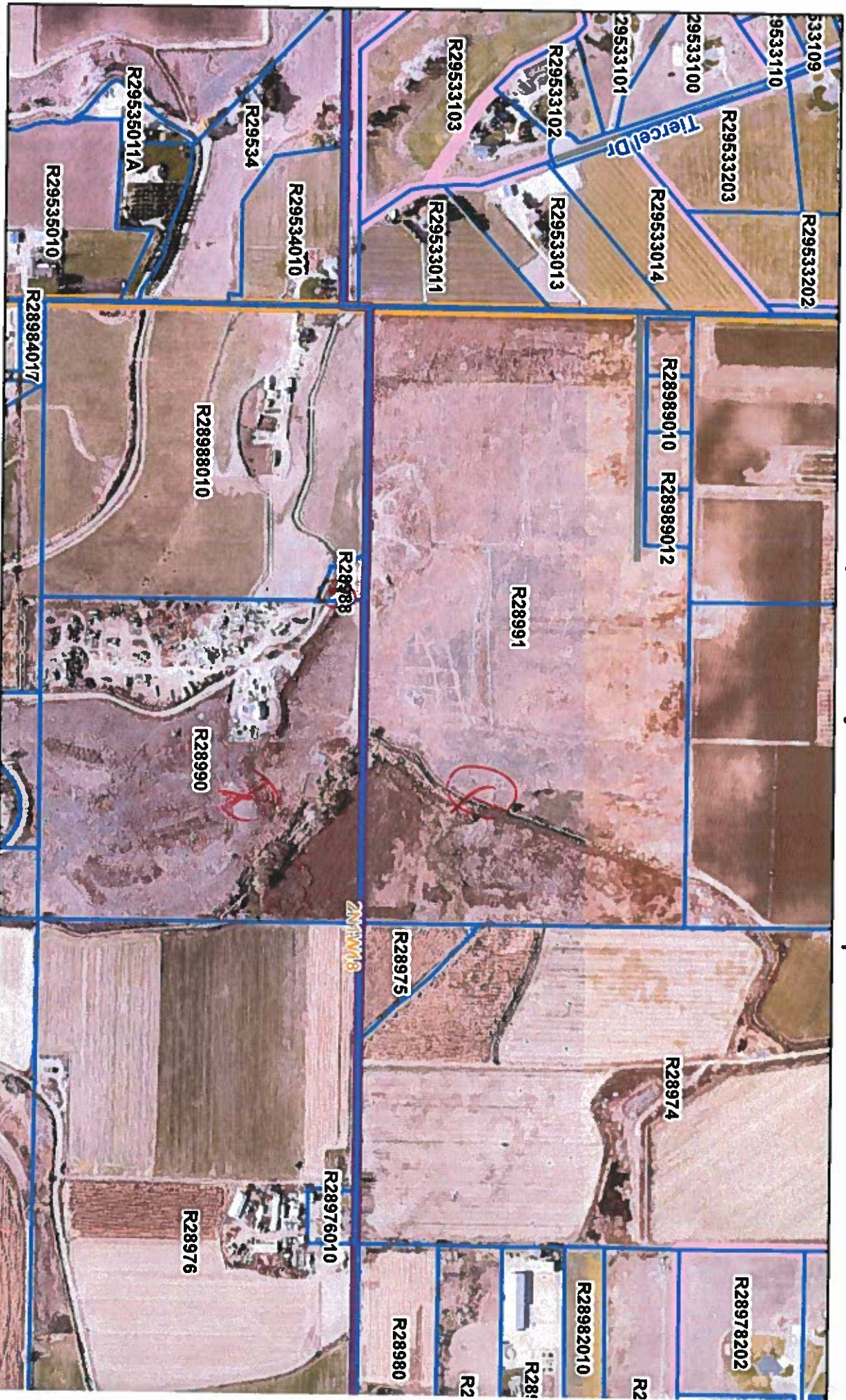
Sincerely,  
Breckon Land Design, Inc.

  
Mary B Wall, PE  
Senior Civil Engineer

Attachment -  
Enclosures -- Comprehensive Plan Map Amendment Application & supporting documentation  
Zoning Ordinance Map Amendment Application & supporting documentation  
Preliminary Plat Application & supporting documentation

Cc: File, Sand Creek Investments 3, LLC

# Canyon County DSD Web Map



9/20/2021, 11:26:09 AM

- ▬ PARCELTOOL
- ▬ CurrentImpactAreas
- ▬ CanyonCountyRoads
- ▬ Sections
- ▬ Subdivisions
- ▬ CanyonCountyBoundary

- Canyon County Imagery 2020
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

