CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Ave., Ste. 310, Caldwell, ID 83605 Office: 208-454-7458
Fax: 208-454-6633 www.canyoncounty.org/dsd.aspx

AGENCY NOTIFICATION – RESPONSE REQUESTED

Case No.: OR2022-0007 & CR2022-0015
Address: 0 Galloway Rd
          Richard Albisu / Stephanie Hopkins (KM Engineering)
Applicant: P&Z & BOC
Hearing Date: 2/2/2023
Hearing Body: Transmission Date:

RESPONSE DEADLINE: 1/19/2023

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

Case No. OR2022-0007/CR2022-0015: The applicant, Stephanie Hopkins of KM Engineering LLP, representing Richard Albisu, is requesting a comprehensive plan map amendment (Case #OR2022-0007) of a 71.63-acre Parcel R37934011 to amend the future land use designation from “agricultural” to “residential”. The request also includes a conditional rezone with development agreement (Case #CR2022-0015) to amend the County zoning map from an “A” Zone (Agricultural) to a “CR-R-1” Zone (Conditional Rezone - Single-Family Residential). The property is located at 0 Galloway Road, North east of the Galloway Rd and Old Hwy 30 intersection; also referenced as a portion of Section 21, Township 5N, Range 3W; Canyon County, Idaho.

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

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: jenna.petrull@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?

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 a planner at jenna.petroll@canyoncounty.id.gov.

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.
MASTER APPLICATION
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 1st Avenue, Suite 500, Caldwell, ID 83605
www.canyonco.org/dsd.aspx  Phone: 208 454 7158  Fax: 208 454 6833

PROPERTY OWNER
OWNER NAME: Richard Albus
MAILING ADDRESS: 2435 Sand Hollow Road, Caldwell, Idaho 83607
PHONE:  E-MAIL:

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature:  
Date: 5/25/22

AGENT
CONTACT NAME: Stephanie Hopkins
COMPANY NAME: KM Engineering, LLP.
MAILING ADDRESS: 5725 North Discovery Way, Boise, Idaho 83713
PHONE: 208 639 6939  E-MAIL: shopkins@kmenglip.com

ARCHITECT ENGINEER BUILDER

SITE INFO
STREET ADDRESS: 0 Galloway Road
PARCEL #: R3793401100  LOT SIZE/AREA:  ± 71.65 Acres
LOT:  BLOCK:  SUBDIVISION:
QUARTER: SE  SECTION: 21  TOWNSHIP: SN  RANGE: 3W
ZONING DISTRICT: Ag  FLOODZONE (YES/NO):  No

HEARING LEVEL
CONDITIONAL USE  X  COMP PLAN AMENDMENT  X  CONDITIONAL REZONE
ZON. AMENDMENT (REZONE)  DEV AGREEMENT MODIFICATION  VARIANCE ± 15%
MINOR REPIAT  VACATION  APPEAL
SHORT PLAT SUBDIVISION  PRELIMINARY PLAT SUBDIVISION  FINAL PLAT SUBDIVISION

DIRECTORS
ADMINISTRATIVE LAND DIVISION  EASEMENT REDUCTION  SIGN PERMIT
PROPERTY BOUNDARY ADJUSTMENT  HOME BUSINESS  VARIANCE ± 15%
PRIVATE ROAD NAME  TEMPORARY USE  DAY CARE
OTHER

DECISION

APPLICATION FEE: $3,735  CK  MO  CC  CASH

RECEIVED BY: Maddy Vander Veen


REVISED 2/5/22

SCANNED
May 25, 2022  
Project No.: 21-071

Mr. Dan Lister  
Canyon County Development Services  
111 North 11th Avenue  
Caldwell, ID 83605

RE: Sugar Ranch – Canyon County, ID  
Comprehensive Plan Map Amendment and Zoning Map Amendment Narrative

Dear Mr. Lister:

On behalf of Hess Properties, LLC., we are pleased to submit the attached applications and required supplements for a comprehensive plan map amendment and zoning map amendment to allow for the future development of Sugar Ranch, a single-family residential subdivision in Canyon County.

Site Information  
The subject property is approximately 71.7 acres and is located north of Galloway Road and east of Old Highway 30 in Canyon County. The property is in close proximity to a mixture of rural residences, agricultural uses, the Purple Sage Golf Course and Purple Sage Elementary School. Residentially zoned property in Canyon County exists less than a ½ mile to the south.
Applications for this project include a comprehensive plan map amendment from agricultural to residential, and conditional rezone from agriculture to R1, single-family residential. We have held one neighborhood meeting and participated in discussions with County staff to understand the applications and process necessary to propose a single-family residential subdivision on the site. Should the subject comprehensive plan map amendment and rezone request be approved, the applicant will submit a preliminary plat application depicting the planned subdivision.

Compliance with the Comprehensive Plan

The subject site is currently undeveloped and has historically been used as agricultural land. The applicant is interested in pursuing a residential subdivision to provide housing for Canyon County residents in close proximity to the City of Middleton’s impact area, existing services including Purple Sage Elementary School, and existing single-family residences.

In coordinating with Canyon County Development Services, it was determined that a comprehensive plan map amendment and rezone would be required to allow for the proposed single-family residential use. As such, we are requesting to amend the Comprehensive Plan Future Land Use Map from Agriculture for the +/- 71.7 acre parcel to the Residential land use to allow for our request to rezone the property from Agriculture to the R1 district. A conceptual layout of the residential subdivision proposed has been included with this application to provide a point of reference for the type of development anticipated.

Canyon County’s comprehensive plan is currently being revised. The current future land use map depicts the residential land use directly south of the subject property, as depicted on the graphic below.
A draft of the plan and associated future land use map available online shows that this property is within an area slated to accommodate development tailored toward a transition between residential and agricultural land uses, as shown on the image below. The proposed single-family residential subdivision will include a minimum of 1-acre average lot sizes which will provide an appropriate transition to future land uses in alignment with the future land use map. The large lot sizes will provide a transition from existing agricultural uses to future residential uses, especially as the city of Middleton continues to grow.

Developing residential lots in a location close to an existing school, existing and planned residential subdivisions and transit corridors aligns with several policies in Canyon County’s current comprehensive plan. A residential subdivision in this location will support Policy 7 in establishing a new development near existing infrastructure. Sugar Ranch will also work toward fulfilling the intent of Policy 3 within Section 2 by encouraging future population to locate in an area that is conducive for residential living and that does not pose an incompatible land use to other land uses.
Comprehensive Plan Map Amendment

The Canyon County Future Land Use Map indicates that this property is within the agriculture future land use. In order to accommodate the proposed residential use of the property, we request to amend this land use to the residential land use.

This request is consistent with the current Canyon County Comprehensive Plan in that it will allow for a residential use adjacent to existing infrastructure, services and residential uses in the vicinity. This project will encourage residential development in a controlled, planned and constructive manner, which will enhance the existing lifestyle and environmental beauty of Canyon County, as is a policy within the Comprehensive Plan.

In addition, the property is located within the residential land use in Middleton’s future land use map. Development of a large lot residential subdivision will be consistent with that land use as the city of Middleton starts to expand its city limits. The 1-acre lots contemplated will provide a transition in density from agricultural land uses to future residential uses.

Conditional Rezone & Development Agreement

As mentioned, the current zoning for the project site is Agriculture in Canyon County, we propose to rezone the property to the R1 district for the purpose of developing a single-family residential subdivision. This rezone is consistent with the intent and goals of the Canyon County Zoning Ordinance, the Comprehensive Plan, and the City of Middleton’s Comprehensive Plan.

When considering the adjacent existing uses, a residential subdivision is consistent and appropriate for this area. The proposed R1 zoning designation for the subject property is more appropriate than the current zoning designation and will be consistent as this area develops in the future. The R1 district allows single-family residential subdivisions with a minimum average lot size of 1-acre. A preliminary plat application will be required to ensure compliance with County Code, which will allow us to work further with Canyon County to determine details related to the site design and required improvements.

In conjunction with rezoning the property, we propose to enter into a development agreement to guide future development of the site. We are proposing a conceptual site plan and legal description to provide an understanding of the R1 boundary requested and future development anticipated. Further detail will be provided with a subsequent preliminary plat application, should the subject request be approved.

Access, Transportation and Services

Sugar Ranch will take access via Galloway Road and will complete a ½ width section of Sparks Street, a collector roadway that will connect to Old Highway 30 on the north boundary of the site. The future residential subdivision will include public roadways improved to Canyon Highway District No 4’s (CHD4) standards. Direct access will be prohibited via Old Highway 30 and Galloway Road.
The subdivision will be served by on-site septic and well, future development plans will indicate more detail. Fire suppression requirements will be coordinated with the fire district.

Roadway requirements and specifications will be coordinated with the CHD4 as we prepare and finalize the preliminary plat. As the project progresses, we will work with other applicable public utilities and associated agencies to ensure that adequate services are provided, and improvements are made as required.

Conclusion

With the proposals discussed herein, we believe that the Sugar Ranch project complements and is consistent with the surrounding residential and agricultural uses in this area of Canyon County and in accord with the goals and objectives found in both the Canyon County and Middleton Comprehensive Plans.

We appreciate the time the Canyon County Development Services staff members have spent to help us understand the steps needed to accomplish this project. Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP

Stephanie Hopkins
Land Planner

cc: Sugar Ranch
    Hess Properties, LLC.
**LAND USE WORKSHEET**
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

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:**  
   - [x] Individual Domestic Well  
   - [ ] Centralized Public Water System  
   - [ ] City  
   - [ ] N/A – Explain why this is not applicable: ____________________________  
   - [ ] How many Individual Domestic Wells are proposed? 54

2. **SEWER (Wastewater):**  
   - [x] 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:**  
   - [x] Pressurized  
   - [ ] Gravity

5. **ACCESS:**  
   - [x] Frontage  
   - [ ] Easement  
   - Easement width ___________ Inst. # ______________

6. **INTERNAL ROADS:**  
   - [x] Public  
   - [ ] Private  
   - Road User's Maintenance Agreement Inst # ______________

7. **FENCING**  
   - [ ] Fencing will be provided (Please show location on site plan)  
   - Type: [ ] To be determined with preliminary plat  
   - Height: ____________________________

8. **STORMWATER:**  
   - [x] 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: **54**
   - Commercial: **__**
   - Industrial: **__**
   - Common: **1**
   - Non-Buildable: **__**

2. **Fire Suppression:**
   - Water supply source: *To be determined with preliminary plat*

3. **Included in Your Proposed Plan?**
   - Sidewalks: **__**
   - Curbs: **__**
   - Gutters: **__**
   - Street Lights: **__**
   - None: **✓**

### Non-Residential Uses

1. **Specific Use:**
   - [ ]

2. **Days and Hours of Operation:**
   - Monday: __________ to __________
   - Tuesday: __________ to __________
   - Wednesday: __________ to __________
   - Thursday: __________ to __________
   - Friday: __________ to __________
   - Saturday: __________ to __________
   - Sunday: __________ to __________

3. **Will You Have Employees?**
   - Yes: **__**
   - No: **__**

4. **Will You Have a Sign?**
   - Yes: **[ ]**
   - No: **[ ]**
   - Lighted: **[ ]**
   - Non-Lighted: **[ ]**
   - Height: _____ ft
   - Width: _____ ft.
   - Height above ground: _____ ft
   - What type of sign: Wall, Freestanding, Other: **______**

5. **Parking and Loading:**
   - How many parking spaces: ____________
   - Is there a loading or unloading area: ____________

---

Revised 12/7/20
# ANIMAL CARE RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:**

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**
   - [ ] Building
   - [ ] Kennel
   - [ ] Individual Housing
   - [ ] Other ________

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**
   - [ ] Building
   - [ ] Enclosure
   - [ ] Barrier/Berm
   - [ ] Bark Collars

4. **ANIMAL WASTE DISPOSAL**
   - [ ] Individual Domestic Septic System
   - [ ] Animal Waste Only Septic System
   - [ ] Other: ____________________________