



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

Hearing Date: 2/2/2023

Address: 0 Galloway Rd

Hearing Body: P&Z & BOCC

Richard Albisu / Stephanie Hopkins (KM

Transmission _____

Applicant: Engineering)

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.

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 11th Ave., Ste. 140, Caldwell, ID 83605
- Email: jenna.petroll@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 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6533



PROPERTY OWNER	OWNER NAME: Richard Albis
	MAILING ADDRESS: 2495 Sand Hollow Road, Caldwell, Idaho 83607
	PHONE: _____ EMAIL: _____

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: *Richard Albis* Date: 5/25/22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Stephanie Hopkins
	COMPANY NAME: KM Engineering, LLP.
	MAILING ADDRESS: 5725 North Discovery Way, Boise, Idaho 83713
	PHONE: 208-639-6939 EMAIL: shopkins@kmenllp.com

SITE INFO	STREET ADDRESS: 0 Galloway Road
	PARCEL #: R3793401100 LOT SIZE/AREA: +/- 71.65 acres
	LOT: _____ BLOCK: _____ SUBDIVISION: _____
	QUARTER: SE SECTION: 21 TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: Ag FLOODZONE (YES/NO): No

HEARING LEVEL APPS	CONDITIONAL USE <input checked="" type="checkbox"/> COMP PLAN AMENDMENT <input checked="" type="checkbox"/> CONDITIONAL REZONE <input type="checkbox"/>
	ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33% <input type="checkbox"/>
	MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL <input type="checkbox"/>
	SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION <input type="checkbox"/>

DIRECTORS DECISION APPS	ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT <input type="checkbox"/>
	PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% > <input type="checkbox"/>
	PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE <input type="checkbox"/>
	OTHER: _____

CASE NUMBER: **OR2022-0007** DATE RECEIVED: **5/26/22**
CR2022-0015

RECEIVED BY: **Maddy Vander Veen** APPLICATION FEE: **\$3,735** CK MO CASH

Revised 1/1/22

SCANNED



May 25, 2022
Project No.: 21-071

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

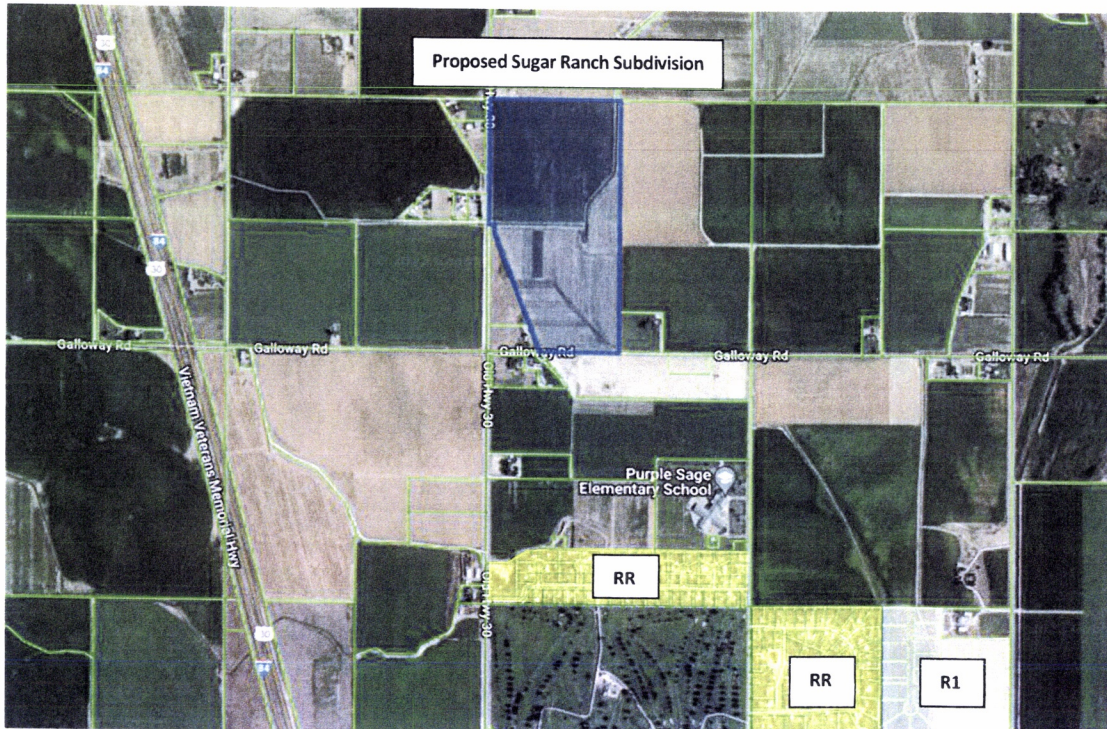
**RE: Sugar Ranch – Canyon County, ID
Comprehensive Plan Map Amendment and Zoning Map Amendment Narrative**

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.





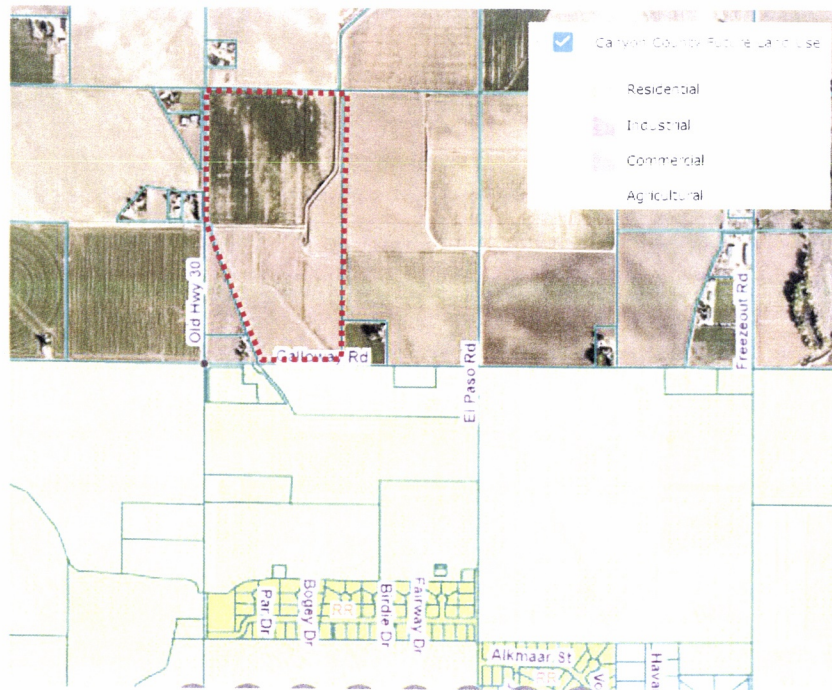
Applications for this project include a comprehensive plan map amendment from agricultural to residential; and conditional rezone from agriculture to R1, single-family residential. We have held one neighborhood meeting and participated in discussions with County staff to understand the applications and 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.

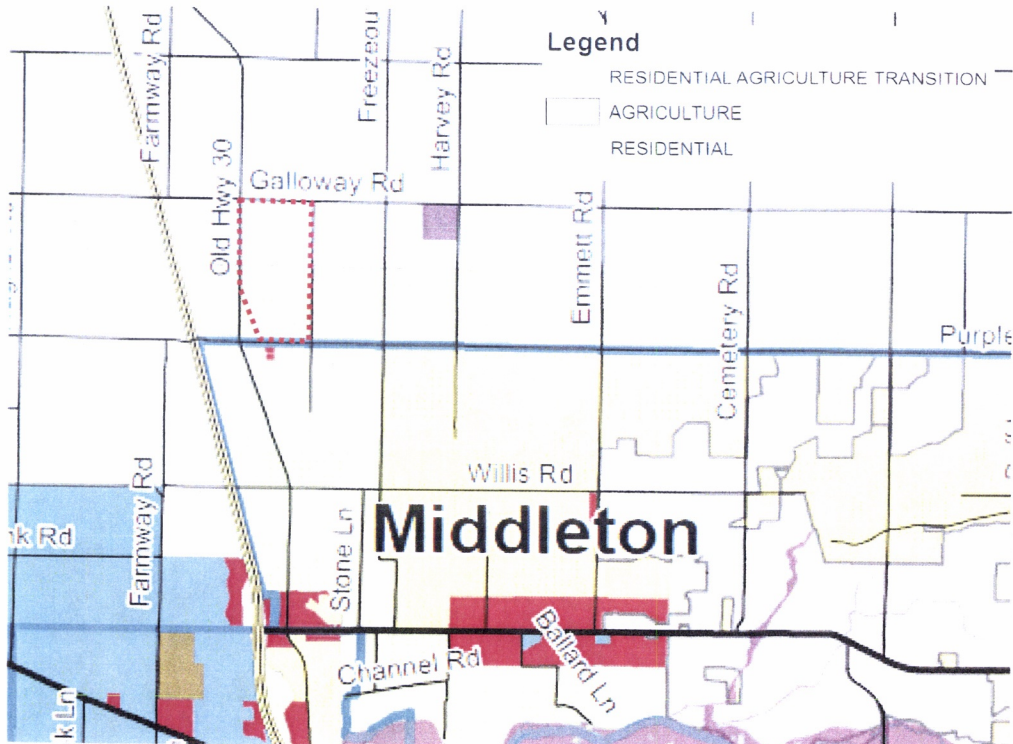
In coordinating with Canyon County Development Services, it was determined that a comprehensive plan map amendment and rezone would be required to allow for the proposed single-family residential use. As such, we are requesting to amend the Comprehensive Plan Future Land Use Map from *Agriculture* for 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:** 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)** 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 # _____

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

SCANNED



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 If so, how many? _____ 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 is a loading or unloading area? _____

SCANNED



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: _____

SCANNED







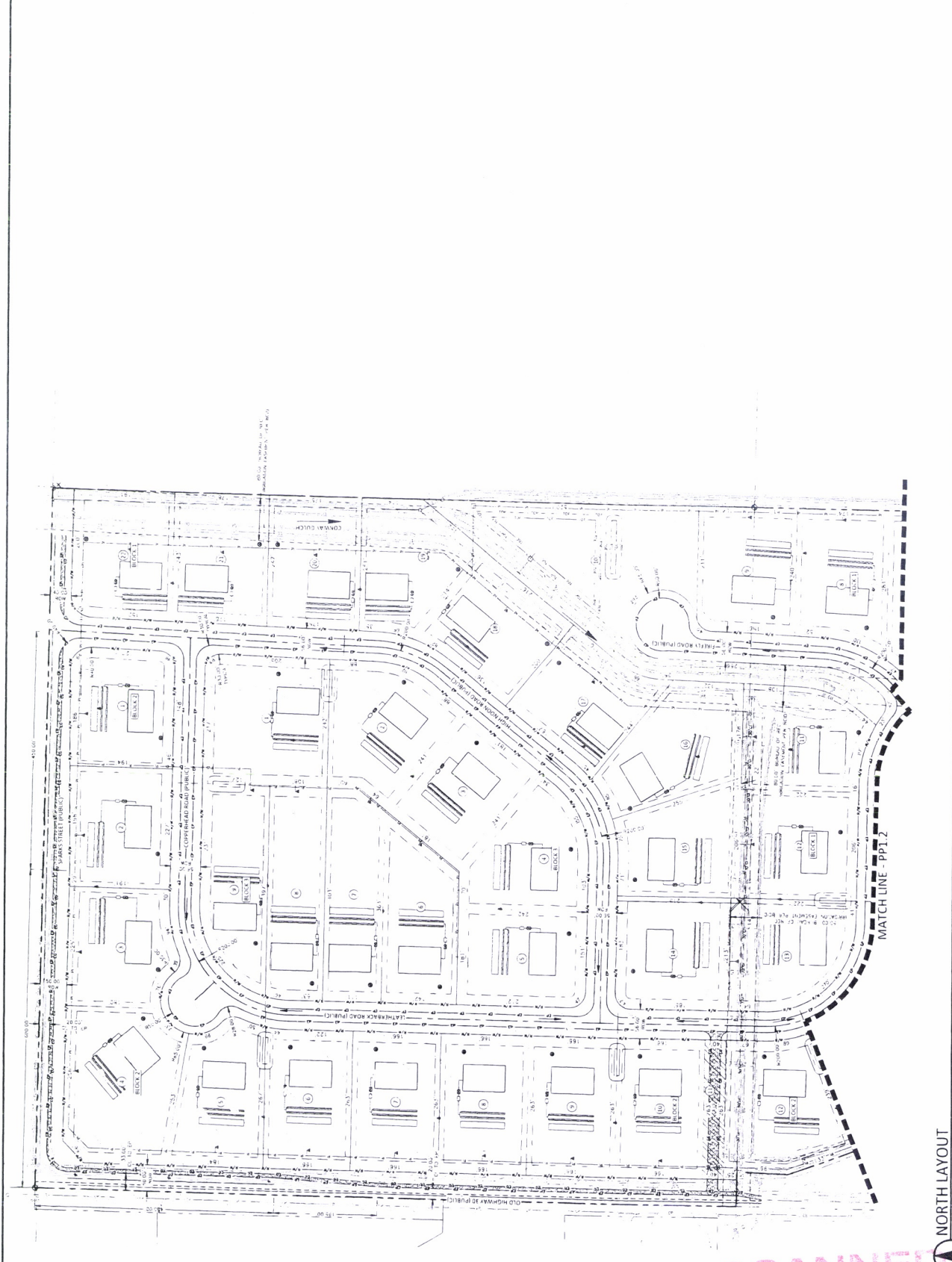
NO.	DATE	REVISIONS

SUGAR RANCH
CANYON COUNTY, IDAHO
PRELIMINARY PLAT
NORTH LAYOUT
80 SCALE



PROJECT:	SUGAR RANCH
DATE:	11.15.11
BY:	MMB/MLD
CHECKED BY:	MMB/MLD
DESIGNED BY:	MMB/MLD
DATE:	11.15.11
PROJECT:	SUGAR RANCH

SHEET NO. pp1.1



NORTH LAYOUT
Plan Scale 1" = 80'

SCANNED





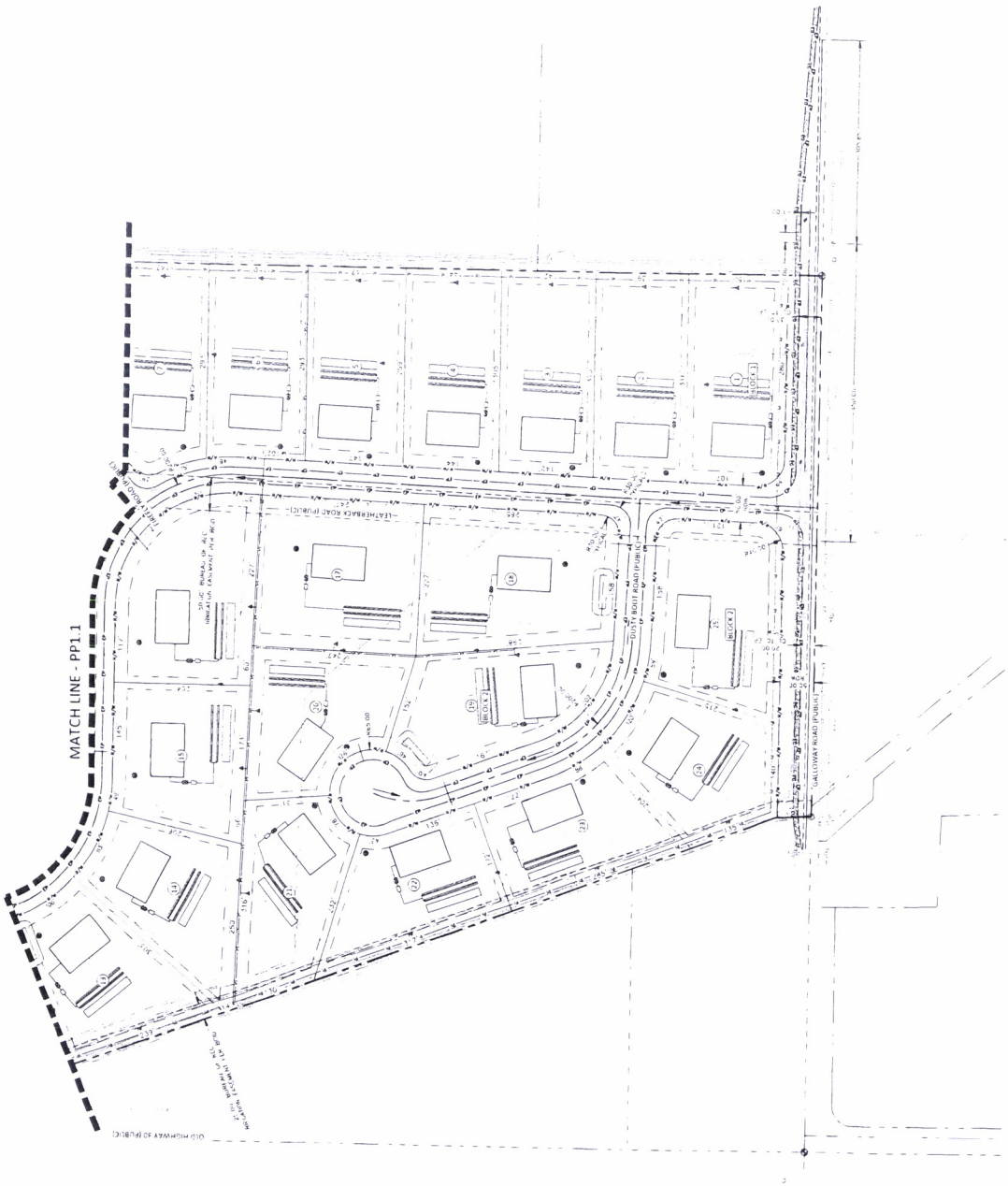
NO.	DATE	REVISIONS

SUGAR RANCH
CANYON COUNTY, IDAHO
PRELIMINARY PLAT
SOUTH LAYOUT
80 SCALE



PROJECT NO. 10278-0022
DATE 04/2022
DRAWN BY JMM
CHECKED BY JMM
PROJECT 10278-0022
DATE 04/2022
DRAWN BY JMM
CHECKED BY JMM

PP1.2



SOUTH LAYOUT
Plan Scale 1" = 80'

SCANNED

