



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Ave., Ste. 140, Caldwell, ID 83605 Office: 208-454-7458

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AGENCY NOTIFICATION – RESPONSE REQUESTED

Case No.: OR2019-0002 & RZ2019-0004
Address: O Sunnyslope Rd., Caldwell, ID
Applicant: Troost Family Trust
Planner: Jennifer Almeida jalmeida@canyonco.org

Hearing Date: September 19, 2019
Hearing Body: P&Z Commission
Transmission
Date: July 29, 2019
Phone : 208-455-5957

RESPONSE DEADLINE: September 3, 2019

Your agency is hereby notified that Canyon County Development Services has accepted an application: Case No. OR2019-0002 & RZ2019-0004 – Troost Family Trust is requesting a **Comprehensive Plan Map Amendment** to change the designation of parcel no. R33402010 from “Agriculture” to “Commercial” and “Residential.” Also requested is a **Rezone** of approximately 30 acres from an “A” (Agricultural) zone to an “R-1” (Single Family Residential) zone, and approximately 6 acres from an “A” (Agricultural) zone to a “C-2” (Service Commercial) zone. The average minimum lot size in an “R-1” (Single Family Residential) zone is one (1) acre. The subject property, R33402010 is located at the northwest corner of the intersection of Apricot Ln. and Sunnyslope Rd. (Hwy 55), Caldwell, Idaho in a portion of the SE ¼ of Section 15, 3N, R4W, BM, 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: 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 at 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.



Thomas J. Wellard, PLS

February 1, 2019

Troost Family Living Trust
Job No. JA1019

Letter of Intent

Canyon County Development Services,

We are requesting to do a Comprehensive Plan Map Amendment and a Zoning Ordinance Map Amendment for Parcel R3340201. The owner would like to rezone a portion of the parcel that fronts Hwy 55/Sunny Slope Road to commercial C2 approximately 6 acres and then rezone the remainder to residential R-1, approximately 30 acres. This parcel is adjacent to an existing gas station and restaurant, so we feel the commercial designation would match adjacent properties fronting the highway. The rest of the parcel is adjacent on 2 sides by residential subdivisions, containing lots smaller than 1 acre. Therefore, the residential designation would be commensurate with the surrounding use.

We appreciate your consideration of this request and hope you find our application in compliance and approve our request.

Respectfully submitted,

T.J. Wellard, PLS
Skinner Land Survey
208-454-0933
tj@skinnerlandsurvey.com

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Skinner
Land Survey

