



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.:	<u>RZ2018-0021</u>	Hearing Date:	<u>10/18/2018</u>
Address:	<u>0 Purple Sage Road, Middleton</u>	Hearing Body:	<u>Planning & Zoning Commission</u>
Applicant:	<u>Caleb LaClair, T-O Engineers</u>	Transmission Date:	<u>September 7, 2018</u>
Planner:	<u>Dan Lister, Planner II</u>	Phone :	<u>(208) 455-5959</u>

RESPONSE DEADLINE:

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

The applicant is requesting the rezone of parcel R38195 from "A" (Agricultural) to "R1" (Single Family Residential, 1 acre average minimum lot size). The vacant 57.4 acre parcel is located off Purple Sage Road, Middleton; also referenced as the NW ¼ of Section 35, Township 5N, Range 3W; Canyon County, Boise-Meridian, Idaho.

Pursuant to FIRM Panel No. 16027C0235F, the parcel is not located within a mapped floodplain.

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: dlister@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

- ✓ Based on the property being located within the purple sage nitrate priority area, will rezone to a residential zoning district for the future purpose of subdivision (SD2018-0019) be impactful to the area/use?
- ✓ Can wastewater services be adequately accommodated?
- ✓ If impacts are identified, are there any conditions/mitigation measures to reduce identified impacts?

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

- ✓ Can adequate water be provided to accommodate the rezone? The intent of the rezone is to allow for a future subdivision (SD2018-0019).

- During the neighborhood meeting, neighbors were concerned about arsenic problem and groundwater long-term sustainable water supply.
- If impacts are identified, are there any conditions/mitigation measures to reduce identified impacts?

SCHOOL FACILITIES

- ✓ Will essential services be provided to accommodate the requested rezone?
- ✓ 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, Dan Lister at dlister@canyonco.org or by phone (208) 455-5959.

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.

R38195

PARCEL INFORMATION REPORT

9/7/2018 11:06:39 AM

PARCEL NUMBER: R38195

OWNER NAME: DOORNENBAL RIEN AND LIESKE TRUST

CO-OWNER:

MAILING ADDRESS: 19116 E LONE TREE RD ESCALON CA 95320

SITE ADDRESS: 0 PURPLE SAGE RD CA

TAX CODE: 0320000

TWP: 5N

RNG: 3W

SECTION: 35

ACRES: 57.38

DRAIN DISTRICT: NOT In Drain Dist

ZONING DISCRPTION: AG /

HIGHWAY DISTRICT: CANYON HWY #4

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134

IMPACT AREA: MIDDLETON

FUTURE LAND USE: Res

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X

FEMA FLOODWAY: NOT In Floodway

FIRM PANEL NUMBER: 16027C0235F

WETLAND: NOT In Wetlands

NITRATE PRIORITY: PURPLE SAGE

PRINCIPAL ARTERIAL: NOT In Principal Art

COLLECTOR: NOT In Collector

INSTRUMENT NO. : 2010056914

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 35-5N-3W NW

N1/2 NW LS TX 1,6,7,8,14 & 18

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.

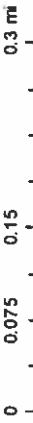
Canyon County DSD Web Map



September 7, 2018

- Parcel Tool
- Subdivisions
- Canyon County Roads
- Hydro
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Canyon County Boundary

1:9,028



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T-O ENGINEERS

August 30, 2018

Canyon County Development Services
1115 Albany St.
Caldwell, ID 83605

Re: Vista Valley Estates Preliminary Plat and Rezone

Dear Development Services:

This letter accompanies the application for the Rezone and Preliminary Plat for a 40-lot single-family residential subdivision on approximately 57 acres located south of Purple Sage Road.

GENERAL:

Property Location: (See attached Vicinity Map)

- 0.5 mile from Emmett Road and Purple Sage Intersection (west, driving distance)
- 0.75 miles from current Middleton city limits (northwest, direct distance)
- 1.5 miles from Middleton High School (north and west, driving distance)
- 2.5 miles from Highway 44 (north and west, driving distance)
- 4 miles from I-84 onramp at Highway 44 (north and east, driving distance)

The property is bordered by Drake Subdivision on the south, Vavold Subdivision on the west side, as well as unplatted parcels on all sides. The development will include common lots to be owned and maintained by the Homeowners' Association, which will provide open space and contain storm drainage storage.

ZONING:

Currently the property is zoned as Agricultural. Proposed Zoning for the property is R-1, single family residential. The property is located in the City of Middleton Impact area and is shown on both the **Canyon County 2020 Comprehensive Plan** and the **City of Middleton Future Land Use Map** as Residential. The **Canyon County 2020 Comprehensive Plan** also states that "Residential development should be encouraged in Areas of City Impact".

The subdivisions adjacent to the property, Drake Subdivision and Vavold Subdivision each have average lot sizes of 0.78 acres. Due to being platted in 1973 and 2005 respectively, these subdivisions are still shown as Agriculture Zoning, although the lot sizes are smaller than what would currently be allowed in R-1 zoning. The minimum average lot size for R-1 Zone is 1 acre, and the proposed Vista Valley



T-O ENGINEERS

Estates lot layout has an average of 1.15-acre buildable lots, with no lot smaller than 1 acre. The gross density of the proposed development is 1.44 acres/lot. The sizing of the approximately 1 acre lots was determined by market need and ease of maintenance. There is high demand for lots large enough for a shop/shed but still at manageable size for maintenance. It has been found that lots that are larger in size, such as 2 acre lots which would be required in the R-2 zone, are impractical for most residents to manage. The property area is too large to maintain landscaping, but too small of an area to have a productive pasture or to support livestock. Many of these larger lots end up with half of the lot being unused. (See attached Exhibit A.)

R-1 zoning would be cohesive with existing development adjacent to the property and provide a quality product for the residents of the subdivision, and match Canyon County and the City of Middleton's goals for growth.

UTILITIES:

Domestic water and sewer service will be provided by individual wells and septic systems installed on each lot. The property is in the established Nitrate Priority Area and a Nutrient Pathogen (NP) Study has been completed by Materials Testing Inc. (MTI) for the property. The NP Study limited the number of lots allowed on this property to 40 lots and determined that alternative septic systems will be required in this development. Wells will be used for domestic service only, with pressurized irrigation provided by surface waters. Wells will generally be located at the front end of the lots near the streets, and adequate separation to septic systems will be maintained. All services will be designed in accordance with the Idaho Department of Environmental Quality and the Southwest District Health regulations.

Stormwater will be conveyed through roadside swales to Lot 5 Block 1 and Lot 5 Block 3 for detention and infiltration. Due to the existing topography, side and back lot swales will also be utilized to convey runoff to the stormwater facilities. Existing waste ditches will be used to convey historical drainage as needed.

Pressure irrigation will be provided to each lot from a pump station located in common Lot 5 Block 1, which will be owned and maintained by the Homeowners' Association. An existing surface irrigation lateral owned and maintained by Black Canyon Irrigation District is located along the west property boundary. The existing water right and headgate off of the lateral will continue to serve this property. A gravity irrigation pipe is proposed along the north boundary to convey water from the headgate to the pump station. An existing gravity irrigation pipe which conveys water through the property from a second headgate to an irrigation structure and ditch at the south boundary of this property will be rerouted along the boundary. We have met with Black Canyon Irrigation regarding this relocation and will continue to coordinate with them regarding relocation of the pipe and the required easement.



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ROADWAYS:

All roads within the subdivision will be public and will be maintained by the Canyon Highway District #4 (CHD4). Roads will be 26' wide asphalt with 2' gravel shoulder each side with roadside swales to collect and convey storm runoff. According to CHD4 policy, access onto Purple Sage Road is limited to the quarter mile collector road, Ranch Road (see Preliminary Plat Site Plan), located at the east boundary of the property. No other access to Purple Sage Road will be allowed. Half of the Ranch Road right of way will be dedicated and a two-lane section constructed with this development. There is an existing access easement on the east property boundary, which provides access to parcels south of Vista Valley. Access to these parcels will be maintained throughout development. It has been requested by the neighbors that "Dead End" signage be installed past the entrance to Vista Valley to prevent public traffic from turning around at their driveways. We will work with CHD4 to coordinate this signage.

A stub road has been provided to the west property boundary at the request of CHD4 to allow future connection to Harvey Road. The location of this stub road has been determined in order to provide productive connection to the adjacent parcel for future development.

NEIGHBOR INVOLVEMENT:

A neighborhood meeting was conducted Tuesday, August 7th. Many neighbors from surrounding properties attended and were able to discuss questions and concerns with us. There did not appear to be any strong opposition to the development at that time. We have not received any further comments or concerns from the neighbors since the meeting.

Please feel free to call me at 208-442-6300 should you have any questions or comments regarding this application.

Respectfully,

Caleb LaClair, P.E
Project Manager

GALLOWAY ROAD

VISTA VALLEY ESTATES VICINITY MAP

PURPLE SAGE
GOLF COURSE

SUBJECT
PROPOERTY

PURPLE SAGE ROAD

FREEZEOUT ROAD

HARVEY ROAD

EMMETT ROAD

MIDDLETON
HIGH SCHOOL

WILLIS ROAD

INTERSTATE
84

HIGHWAY 44

APPROX.
MIDDLETON
CITY LIMITS

1 mi



**EXAMPLE OF 2 ACRE LOTS
NEAR PROPOSED VISTA
VALLEY ESTATES**



HARTLEY LANE

FIELDSTONE PLACE

FIELDSTONE ESTATES- PLATTED 2007



700 ft