



## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

### ***AGENCY NOTIFICATION- RESPONSE REQUESTED***

**Case Number:** PH2016-65

**Tentative Hearing Date:** January 5, 2017

**Address:** 9640 Purple Sage Road & TBD Purple Sage

**Hearing Body:** Planning and Zoning Commission

**Applicant:** Dale & Kathy Lee/ Darin Taylor

**Transmittal Date:** December 2, 2016

Your agency is hereby notified that the Development Services Department has accepted an application from Darin Taylor on behalf of Dale and Kathy Lee have applied for a rezone of parcels R37513, R37513-013, R37513-013A and R37513-014 approximately 61 acres, from "A" (Agricultural) to "R1" (Single Family Residential). The subject property is located on north side of Purple Sage Road approximately ½ mile east of the intersection of Duff and Purple Sage Roads and is further described as a portion of SE SWSE,,SESW of Section 28, Township 5N, Range 2W, Middleton, ID 83644.

The property is not located within a floodplain.

Zone \_\_\_\_\_x\_\_\_\_\_

#### **RESPONSE DEADLINE:**

**December 30, 2016**

**Your response is critical to the evaluation of this proposal.** A copy of the intent letter and conceptual plan is enclosed for your review. In order for your response to be included in the Staff Report for this request, we need to receive it no later than the deadline noted above. Your response will be forwarded to the Canyon County Planning and Zoning Commission for review and may be incorporated into their recommendations to the Board of County Commissioners.

Please reference Case No. **PH2016-65** in responses and/or correspondence regarding this case. You may respond to DSD in any of the following formats:

- Mail: 111 North 11<sup>th</sup> Ave., Ste. 140, Caldwell, Idaho 83605
- E-mail: [kmccormick@canyonco.org](mailto:kmccormick@canyonco.org)
- Fax: 455-5958

**At a minimum, please address the questions specific to your agency listed below and any additional concerns from your agency regarding the requested use. Information submitted will be a part of the record as evidence of adequate or inadequate services.**

#### **SOUTHWEST DISTRICT HEALTH DEPARTMENT**

- ✓ ***Will adequate sewer systems be provided to accommodate the use?***

#### **IDAHO DEPARTMENT OF WATER RESOURCES**

- ✓ ***Will adequate water be provided to accommodate said 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?*

## HIGHWAY DISTRICTS

- ✓ *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?*

## 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

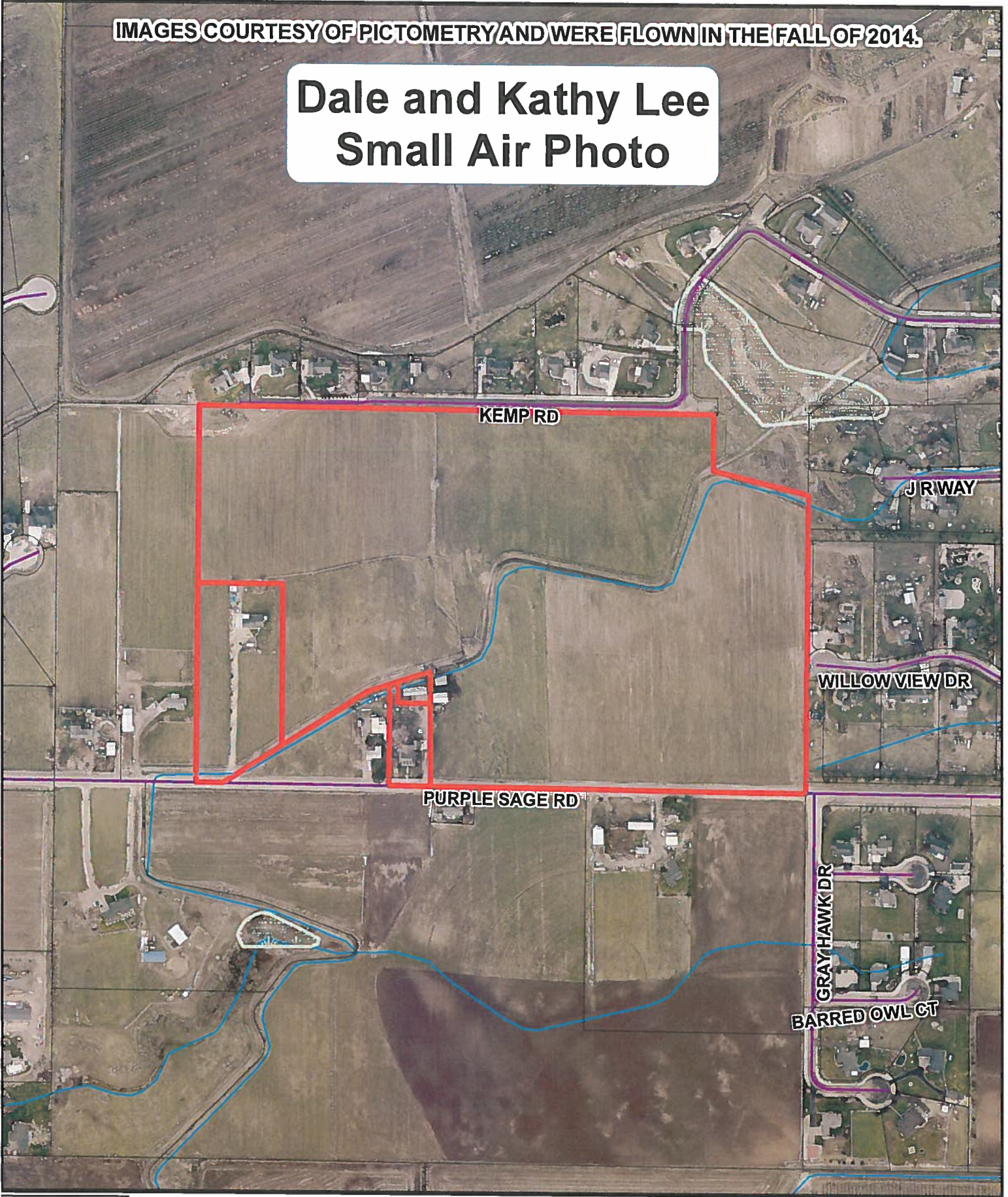
- ✓ *Will the use negatively impact ground water?*
- ✓ *Is there a hazardous waste concern?*

If you have questions regarding the application and/or materials received, you can contact Deb Root, the planner assigned to the case at 454-7340 or [kmccormick@canyonco.org](mailto:kmccormick@canyonco.org).

Idaho Code 67-6509(a) requires notice of a public hearing to be sent to political subdivisions of the state that provide services within the planning jurisdiction at least fifteen (15) days prior to the public hearing scheduled by the Planning and Zoning Commission or Hearing Examiner.

IMAGES COURTESY OF PICTOMETRY AND WERE FLOWN IN THE FALL OF 2014.

# Dale and Kathy Lee Small Air Photo



## LETTER OF INTENT

### REQUEST

Dale and Kathi Lee are requesting to rezone four parcels totaling approximately 53 acres from "A" (Agricultural) to "R-1" (Single Family Residential).

### LOCATION

The subject property is one-half mile east of Duff Lane bordered on the south by Purple Sage Road and on the north by Kemp Rd. (Assessor's Parcel Nos. R37513, 37513-013, R37513-013A, R37513-014).

### SURROUNDING LAND USES

Willow Creek Ranch Estates Subdivisions border the subject property on the east and north. Thoroughbred and Moon Shadow subdivisions border the subject property on the west. Vacant land and Grayhawk Subdivision border the subject property on the south.

*DT 11/14/2016*

### ACCESS

Primary access to the property will be from Purple Sage Road.

### UTILITIES

Middleton City water and wastewater systems are at Duff and 9<sup>th</sup> Street, approximately two miles to the southwest of the subject property, so individual well and septic systems will provide water and wastewater services to the property.

### LOT CONFIGURATION

Lot locations, number and sizes will be determined, if zoning is approved, based on test-pit soil results, and separation distances required between the C-Line Canal, wells, drain fields, and back-up drain fields.