



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Ave., Ste. 140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

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

AGENCY NOTIFICATION- RESPONSE REQUESTED

Case Number: CR-PH2016-30

Tentative Hearing Date: July 7, 2016

Address: adjacent to 11958 Riverside Road

Hearing Body: Planning and Zoning Commission

Applicant: Tony Elordi

Transmittal Date: May 19, 2016

Your agency is hereby notified that the Development Services Department has accepted an application from Tony Elordi requesting, Case No. CR-PH2016-30, to complete a conditional rezone of parcels R30262 and R30018, approximately 68.66 acres, from Agricultural to Rural Residential with a Development Agreement for the purpose developing a seven residential lot subdivision. The subject properties are located on Riverside Road approximately 1460 feet south of the intersection of Riverside and Marsing Roads and further described as being a portion of 01-2N-4W-NE and 06-2N-3W-NW, BM, Canyon County.

The property is not located within a floodplain.

Zone _____ x _____

RESPONSE DEADLINE :

June 15, 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. **CR-PH2016-30** in responses and/or correspondence regarding this case. You may respond to DSD in any of the following formats:

- Mail: 111 North 11th Ave., Ste. 140, Caldwell, Idaho 83605
- E-mail: droot@canyonco.org
- Fax: 454-6633

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

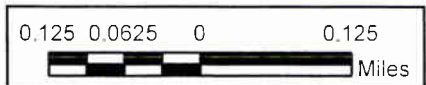
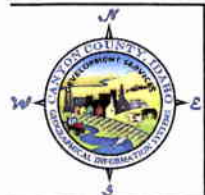
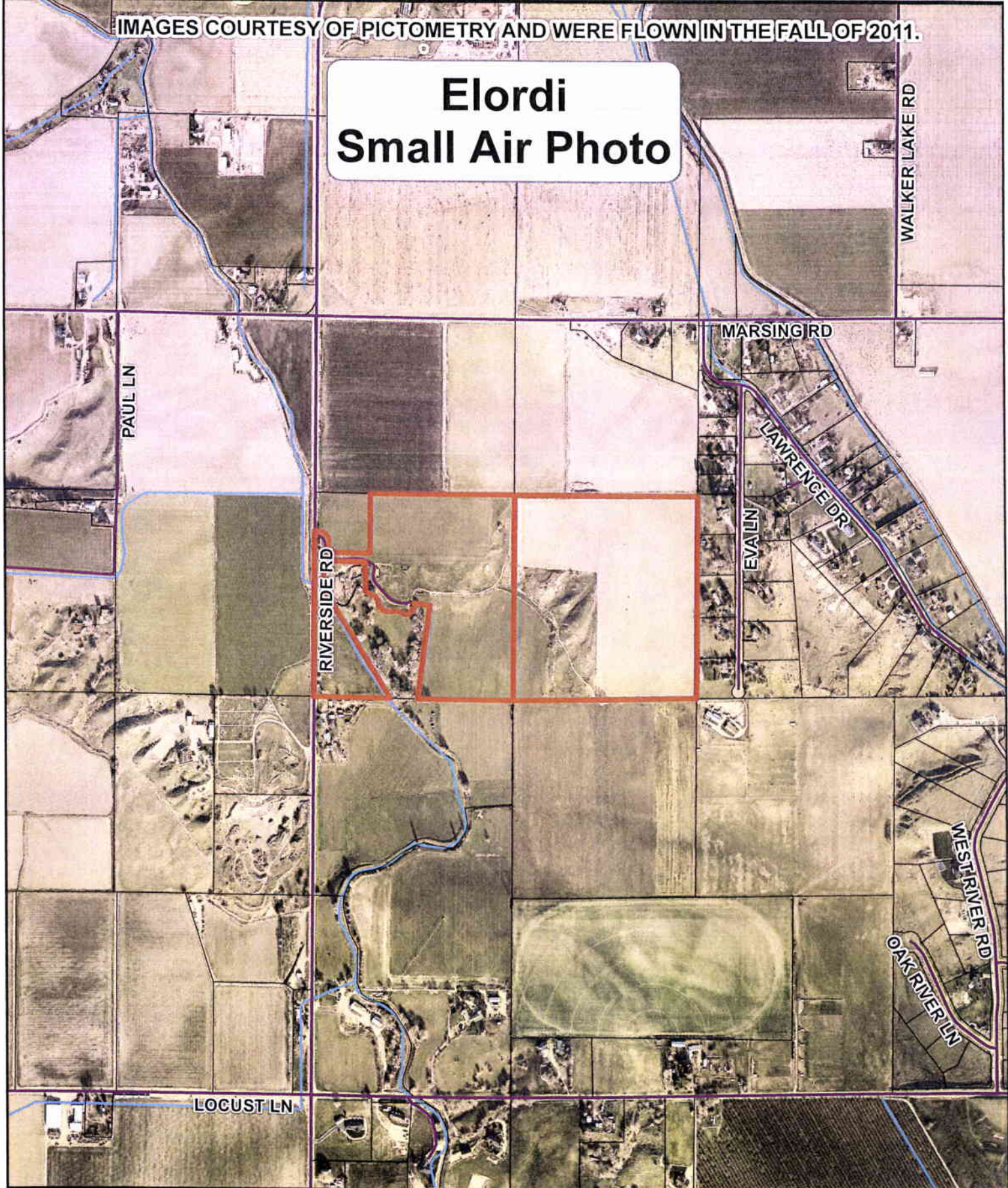
- ✓ *Will the use negatively impact ground water?*
- ✓ *Is there a hazardous waste concern?*

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 droot@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 2011.

Elordi Small Air Photo



Master Application: / 'cle 6 Amendments

Canyon County Development Services Department
 1115 Albany Street, Caldwell, ID 83607
 www.canyonco.org Phone: 208-454-7458 Fax: 208-454-6633



<input type="checkbox"/> Comprehensive Plan Map Amendment (circle current & requested) Current Designation: Agricultural Residential Commercial Industrial <input type="checkbox"/> Rezone (circle current & requested zone) Current Zone: <u>A</u> RR R1 R2 C1 C2 M1 M2	<input type="checkbox"/> Comprehensive Plan Text Amendment Requested Designation: Agricultural Residential Commercial Industrial <input checked="" type="checkbox"/> Conditional Rezone (circle current & requested zone) Requested Zone: A <u>RR</u> R1 R2 C1 C2 M1 M2
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Subject Property:

Parcel #(s): R30262 - R30018 ^{30.755ac} ^{37.896} ^{68.651 acres}
 Section: Six Township: 2N Range: 3W Qtr. Section: Gov. Lot 5
 " ONE AG Acreage: 68.651 Area of Impact: Caldwell ^{SE 1/4 of the NE 1/4}
 Zoning: AG Address: Riverside Rd. - Niche Ln.
 Subdivision Name: N/A Lot #: _____ Block No: _____

Property Owner Information:

Name: Tony Ebrdi Phone: 208-880-8384
 Address: 3304 Iowa Ave.
 City: Caldwell State: ID Zip: 83605
 Email: tebrdi@msn.com Fax: _____

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 indicating the person(s) who are eligible to sign.

Owner Signature: Tony Ebrdi Date: 4/26/2016

Applicant/Representative Information:

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____ Fax: _____

I certify this information is correct to the best of my knowledge:

Signature: _____ Date: _____

Office Use Only:	Case #: <u>CR-PH2016-30</u>	Rec. by: <u>DR</u>	Date: <u>4/25/16</u> ^{input on 4/28/16}	Fees: <u>\$850.00</u>	Receipt #:
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Master Application: Article 6 Amendments

Canyon County Development Services Department
 1115 Albany Street, Caldwell, ID 83607
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Project Information Questionnaire:

1. Brief description of project request: Preliminary Plat For 63.49 Ac. +/- of Platted Lots (2) Farm (Ag) only 4.2 +/- Ac. & 4.71 +/- Ac. (1) Residential Ag. Lot 10.12 +/- Ac. (1) Rd. lot 1.714 Ac. (5) Res. lot Farm 1.25 Ac TO 2.37 Ac

Proposed use of site: Residential Commercial Industrial Agricultural
 Describe Use: Residential, Residential Ag. and Farm Ag only

2. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation? Please Explain: Considering the Topo & Amount of Irrigation Water available for strictly Ag use the proposed change is appropriate we have 57 Ac. of water right and we will still be farming 154.67 Ac

3. Is the proposed zone change compatible with the surrounding land uses? Please Explain: Yes, we are changing to any thing that is not already ~~the~~ surrounding this property - Knighton Hills Sub, Rural Residential, Cemetery, and Farm ground, Small acreages with Res.

4. Will the proposed use negatively affect the character of the area, why or why not? We are not trying to change the character of this property just adding a few nice Homes, the only changes that will be made is to enhance the Ag. property more ground being leveled, new Pivot Irrigation system. all has been installed & operating

5. What facilities and services will be provided to accommodate the proposed use:

a. Sewer	<input checked="" type="checkbox"/> Individual Septic	<input type="checkbox"/> City Services	<input type="checkbox"/> Community System	<input type="checkbox"/> NA
b. Domestic Water	<input checked="" type="checkbox"/> Individual Well	<input type="checkbox"/> City Services	<input type="checkbox"/> Community Well	<input type="checkbox"/> NA
c. Drainage/Storm Water	<input type="checkbox"/> Retain on site	<input checked="" type="checkbox"/> Historical	<input type="checkbox"/> Other	<input type="checkbox"/> NA
d. Irrigation	Water Source:	<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Surface Irrigation	<input type="checkbox"/> NA
	Delivery System:	<input checked="" type="checkbox"/> Gravity	<input checked="" type="checkbox"/> Pressurized	<input type="checkbox"/> NA
e. Utilities: (Please describe)	<u>Under Ground Power</u>			

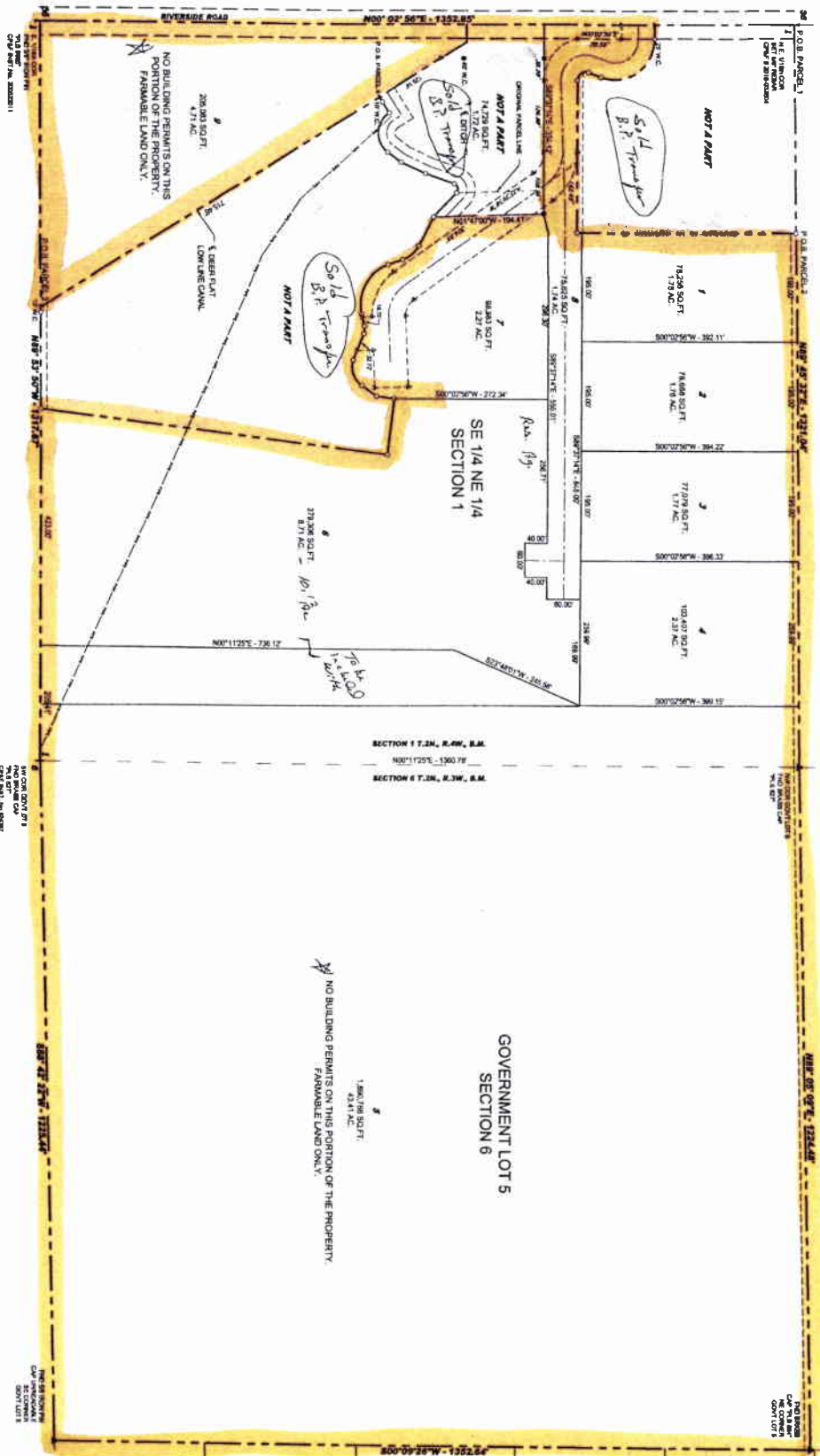
6. Does legal access exist to the site? Yes No
 Road Frontage Existing Approach New NA

7. Are road improvements/mitigation measures required for development? (Describe) Existing all Weather Road as per County Code. To be upgraded and paved as per County Code & Specs

8. Will the proposed zone change impact essential public services and facilities? Mitigation measures?
None that are known by Applicant S.W. Dist. Health, Marsing Fire, andampa Hwy. Dist. To be notified as per application process

PRELIMINARY LAYOUT RIVERSIDE SUBDIVISION

GOVERNMENT LOT 5 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 3 WEST, B.M.,
AND THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 4 WEST, B.M.,
CANYON COUNTY, IDAHO
-2018-



**BLOCK 1
KNIGHTEN HILLS SUBDIVISION**



WETLANDS Delineation and Mapping
 2008-001-0001

1" = 50'
 1 OF 1