

RZ2024-0002
15821 Gods Way Lane
Caldwell, ID 83607

Background

- Parcel is 4.48 acres located along a private road
- Two dwellings are currently on the parcel in adherence with current zoning
- Request is to change zoning from Rural Residential to Single-Family Residential
- Applying for rezone to construct a house for my family on an acre lot

Rezone Reasoning & Proposal

- Due to current zoning we cannot proceed with a short plat to subdivide existing lot
- Are proposing splitting the existing parcel into three lots
 - Two (2), 1-acre lots
 - One (1), 2.48-acre lot
- In August 2025, Planning and Zoning Commission recommended denial of request due to concerns about development density

Proposed Layout

- See [parcel plot](#)
- Includes three parcels with setbacks, easements overlaid on an aerial image

Lot Size Concerns

- R-1 Zoning allows for 12,000 square foot lot sizes if connected to city services
- City of Caldwell sewer and water facilities do not exist near the parcel
- Typically, City of Caldwell does not allow county parcels to be connected to city services without being annexed into the City limits
- To annex into any City in Idaho the parcel must be contiguous to that City's limit boundary, Idaho State Statute 50-222
- Nearest City limit is approximately a quarter mile east of the parcel

Site Limitations

- Number of lots are inherently reduced due to requirements associated with the separation requirements from domestic wells and septic systems
- Subsurface disposal systems requirements are governed by the Department of Environmental Quality Technical Guidance Manual
- Canyon County setback requirements

	Front	Side	Rear	Corner
R-1 Zone	20'	10'	20'	20'

- Existing on site infrastructure

Technical Guidance Manual

- Horizontal separation requirements for a drainfield

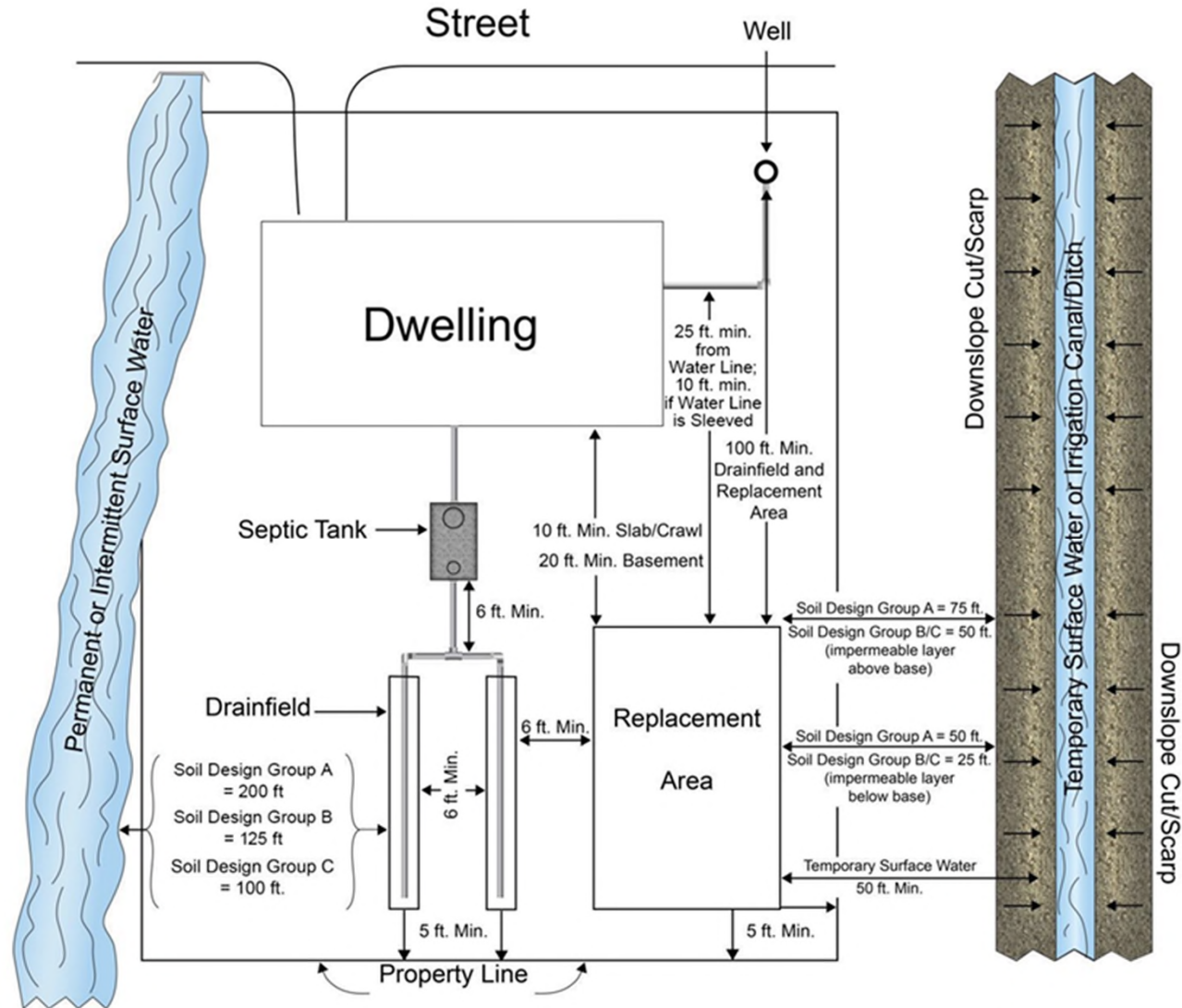


Figure 3-1. Horizontal separation distance requirements for a standard drainfield (IDAPA 58.01.03.008.01.d and 58.01.03.008.03).

Technical Guidance Manual

- Horizontal separation requirements for a septic tank

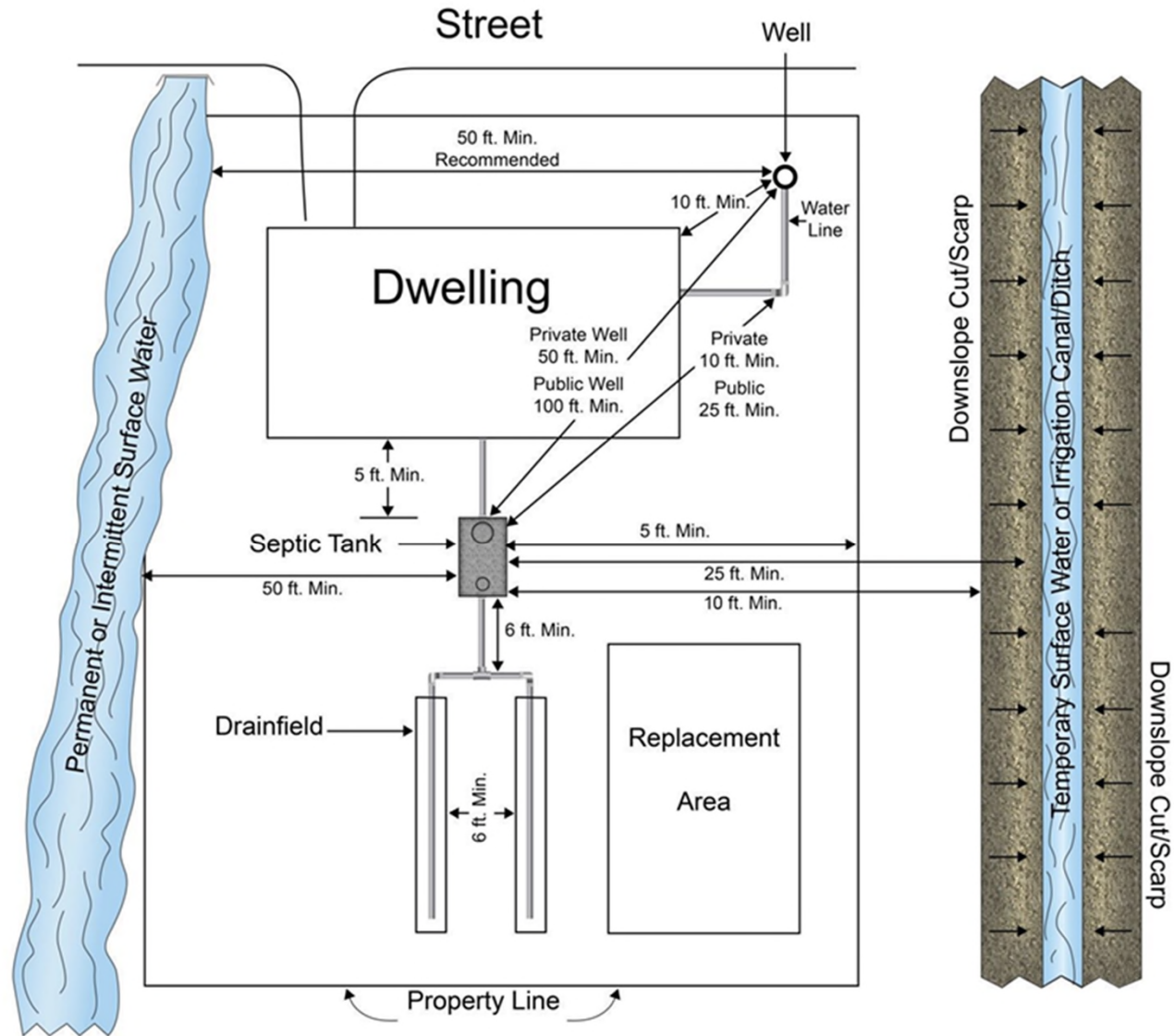


Figure 3-2. Horizontal separation distance requirements for a septic tank (IDAPA 58.01.03.007.17).

Well & Septic Separation Assumptions

- Each proposed lot will have individual well and septic systems
- Each septic system is a traditional septic system
- Soil conditions are a Type A soil based on existing drain fields on site

Separation Evaluation

- See [Separation Plot](#)
- Includes proposed dwelling on center lot
- Proposed dwelling is a four bedroom home approximately 2500 SF

Well & Septic Separation Conclusions

- Based on separation requirements, west and center lots can not add a secondary dwelling due to separation requirements
- Due to configuration of existing dwelling on east lot it is unlikely that a secondary dwelling would meet separation requirements due to adjacent parcels

Request

- Planning and Zoning staff recommended approval prior to Planning and Zoning meetings
- Have shown that the concerns raised by Planning and Zoning Commission are not necessarily a concern due to other restrictions associated with wells and septic and connection to city services
- Request that Board of Canyon County Commissioners consider and approve rezone