



Boise County Planning and Zoning Commission
Trail Creek Meadows Subdivision Preliminary Plat Application SPP 2023-001

Planning and Zoning Department

March 28, 2023

Findings of Fact, Conclusions of Law, Conditions of Approval and Recommendation

SPP 2023-001, Trail Creek Meadows Subdivision Preliminary Plat Application.

Findings of Fact

1. Because the Applicant is seeking a subdivision of more than 4 lots, the CHG Holdings LLC (the "Applicant") must follow the subdivision requirements for a subdivision with 36 proposed lots over parcel RP07N04E276802.
2. Pre-application meetings for the subdivision application were held numerous times including January 20, 2022, February 14, 2022, and November 15, 2022.
3. The Subdivision Preliminary Plat application was received on December 22, 2022 and accepted by Boise County P&Z Administrator on January 3, 2023.
4. Notice of the public hearing was provided to agencies and surrounding property owner in accordance with the ULO on January 10, 2023.
5. Notice of the Board's public hearing on this application was published in the Idaho World, per the ULO on January 18, 2023 and January 25, 2023.
6. The Applicant posted the notice of public hearing on the property listed in the application, per the ULO, on February 6, 2023.
7. The Applicant requested that the hearing be tabled until a date certain of March 14, 2023 on Tuesday February 14, 2023.
8. The Planning and Zoning Commission opened the public hearing on February 16, 2023, and tabled it to the date certain of March 14, 2023 in the Boise County Courthouse at 6:00 pm.
9. The Planning and Zoning Commission re-opened the public hearing on March 14, 2023 at 6:00 pm.
10. The Commission received public testimony from the Applicant and its representatives, and 7 members of the public. No member of the public was prevented from testifying.

Conclusions of Law

For this request the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Subdivision Preliminary Plat application (**Chapter 5, Section 5.17**):

Review by the Planning and Zoning Commission: The application shall come before the Planning and Zoning Commission for review. If upon completion of the review the Commission determines that all conditions set forth in Chapter 5 of the ULO have been substantially met, the Commission will send the application to the Board of County Commissioners with their recommendations.

Conclusion: The Applicant appeared before the Planning and Zoning Commission and has made proper application for the Trail Creek Meadows Preliminary Subdivision plat and has met all conditions set forth in the ULO.

Recommended Conditions of Approval:

1. The subdivision shall comply with Boise County Solid Waste and Noxious Weeds letter dated January 23, 2023.
2. A development agreement, including improvements to Harris Creek Road, a medical helicopter landing zone, and new fire station, shall be finalized with the County and signed by the Developer and Board of County Commissioners prior to final plat approval.
3. Respond to and correct any errors identified by Boise County Surveyor and Engineer, currently or in the future, including but not limited to those contained in the engineer's letter dated January 31, 2023.
4. The applicant shall complete a final fire protection plan prior to final plat approval and have signed by the applicable fire official.
5. The Subdivision shall be in the official coverage area of a fire district or fire department.
6. The roadway on the northern portion of the subdivision (currently called Star Creek Court) shall be relocated from the location presented in the original application as proposed by the applicant during the P&Z Commission Preliminary Plat hearing on March 14, 2023. No structures shall be constructed north of this roadway; provided, this is not a prohibition on the installation of septic systems or water wells.
7. An easement shall be provided through the Trail Creek Meadows Subdivision for the benefit of the Dougherty's or the owners of parcels RP069050050320 and RP069050050340 that connects Woodpecker Lane to Harris Creek Road.

Recommendation:

Based upon the Findings of Fact, Conclusions of Law and Recommended Conditions of Approval contained herein the Planning and Zoning Commission recommends to the Board of County Commissioners approval, with the above conditions, of Case # SPP 2023-001, the Subdivision Preliminary Plat Application for Trail Creek Meadows Subdivision

APPROVED this 28 day of March, 2023.

PLANNING AND ZONING COMMISSION



Steve Moore, Commissioner