



**Boise County Planning and Zoning Commission  
Harris Creek Heights Subdivision Preliminary Plat Application SPP 2024-001**

Planning and Zoning Department

April 18, 2024

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

SPP 2024-001, Harris Creek Heights Subdivision Preliminary Plat Application.

**Findings of Fact**

1. Because the Applicant is seeking a subdivision of more than 4 lots, CHG Holdings LLC (the “Applicant”) must follow the subdivision requirements for a subdivision with 22 proposed lots over parcels RP07N04E333002 & RP07N04E332402.
2. Pre-application meeting for the subdivision application was held on December 18, 2023.
3. The Subdivision Preliminary Plat application was received on January 22, 2024 and accepted by Boise County P&Z Administrator on February 20, 2024.
4. Notice of the public hearing was provided to agencies and surrounding property owner in accordance with the ULO on February 28, 2024.
5. Notice of the Board’s public hearing on this application was published in the Idaho World, per the ULO on March 20, 2024 and March 27, 2024.
6. The Applicant posted the notice of public hearing on the property listed in the application, per the ULO, on April 2, 2024.
7. The Planning and Zoning Commission opened the public hearing on April 18, 2024.
8. The Commission received public testimony from the Applicant and its representatives, and 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 Harris Creek Heights 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 February 29, 2024.
2. A development agreement, including improvements to Harris Creek Road, a medical helicopter landing zone, either a water source or new fire apparatus storage facility, 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.
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.

**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 file # SPP 2024-001, the Subdivision Preliminary Plat Application for Harris Creek Heights Subdivision

APPROVED this 18 day of APRIL, 2024.

PLANNING AND ZONING COMMISSION



~~Doug Bergey, Chair~~

MATTHEW MILLS, VICE CHAIR