

Commissioners Minutes

December 11, 2024 – 1:30 p.m. to 1:50 p.m.

PUBLIC HEARING – SHORT PLAT FOR SLEEPY HOLLOW SUBDIVISION NO. 2, CASE NO. SD2023-0008

Commissioners Brad Holton, Zach Brooks and Leslie Van Beek

Interim DSD Director Jay Gibbons

Kathryn Phoenix

Other interested citizens

Deputy Clerk Monica Reeves

A handwritten signature in blue ink, appearing to read 'Monica Reeves', is written over a horizontal line.

PUBLIC HEARING – SHORT PLAT FOR SLEEPY HOLLOW SUBDIVISION NO. 2, CASE NO. SD2023-0008

The Board met today at 1:30 p.m. to conduct a public hearing in the matter of a request by Kathryn and Christopher Phoenix for approval of a short plat for Sleepy Hollow Subdivision, Phase 2, Case No. SD2023-0008. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Interim DSD Director Jay Gibbons, Kathryn Phoenix, other interested citizens, and Deputy Clerk Monica Reeves. Kathryn Phoenix testified in favor of the request, which is a simple split, one acre +/- off the entire 2.27 acres. The empty lot does not have any buildings on it, and they are not sure if they will sell it or build on it. They have completed all requirements done everything that was asked of them. Interim DSD Director Jay Gibbons gave the oral staff report. The project is a 3-lot subdivision where the proposed building lot consists of 1.02 acres; the second lot consists of 1.377 acres and has an existing home on it; and the third lot is the road lot. The public road takes access via White Oak Drive off Shannon Circle. On the southeast side there is an easement for a driveway that will provide access to Lot No. 1, and it currently provides access to the neighbor's accessory structure. The property is located at 23117 White Oak Drive in Caldwell and was rezoned to "CR-R1" (Conditional Rezone – Single Family Residential) on May 19, 2022. There were three conditions and they have met all the conditions. There is a note on the plat which states the proposed Lot No. 1 is not allowed to have a secondary dwelling unit. The property is within Middleton's area of city impact; the fire district did not comment but they will have to approve the driveway access. Both lots will have individual domestic wells and septic systems and there is existing irrigation to Lot No. 2. The plat complies with the County code and Idaho Code, and the County engineer recommends approval of the plat. All improvements will be bonded for or completed. The Board had follow-up questions regarding the rezone from 2022, and so Interim Director Gibbons reviewed the conditions for the rezone which are listed in the development agreement. Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek, the Board voted unanimously to conclude public testimony. Commissioner Brooks said he is in favor of the request because it has met all the requirements as well as the conditions approval that were imposed on the conditional rezone. Commissioner Holton said although he is frustrated that a prior Board approved this, the applicants have met all the conditions. Commissioner Van Beek supports the comments. Upon the motion of Commissioner Brooks and the second by

Commissioner Van Beek, the Board voted unanimously to approve the preliminary plat for Sleepy Hollow Subdivision No. 2, Case No. SD2023-0008, subject to the conditions of approval. Interim DSD Director Gibbons said DSD will do one last review of the final plat mylars and schedule it for Board approval. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 1:50 p.m. An audio recording is on file in the Commissioners' Office.