

Commissioners Minutes

February 22, 2023 – 10:01 a.m. to 10:07 a.m.

CONSIDER FINAL PLAT FOR HORIZON RIDGE SUBDIVISION, CASE NO. SD2021-0069

Commissioners Brad Holton, Zach Brooks and Leslie Van Beek

Engineering Coordinator Stephanie Hailey

County Engineer Devin Krasowski

Blake Wolfe

Deputy Clerk Monica Reeves

A handwritten signature in black ink, appearing to read "Monica Reeves", is written over the printed name of the Deputy Clerk.

CONSIDER FINAL PLAT FOR HORIZON RIDGE SUBDIVISION, CASE NO. SD2021-0069

The Board met today at 10:01 a.m. to consider the final plat for Horizon Ridge Subdivision, Case No. SD2021-0069. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, Engineering Coordinator Stephanie Hailey, County Engineer Devin Krasowski, Blake Wolfe, and Deputy Clerk Monica Reeves. Stephanie Hailey gave a brief summary of the final plat, a copy of which is on file with this day's minute entry. Staff noted that all conditions of approval have been met. Blake Wolfe offered comments in support of the plat. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to approve the final plat for Horizon Ridge Subdivision, Case No. SD2021-0069, as presented by staff. The meeting concluded at 10:07 a.m. An audio recording is on file in the Commissioners' Office.



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, Suite 310 ▪ Caldwell, Idaho ▪ 83605 ▪ (208) 454-7458

Horizon Ridge - Case No. SD2021-0069

Staff: Stephanie Hailey – Engineering Coordinator

Request:

BOCC signature on the **Final Plat** for Horizon Ridge.

Recommendation:

The Final Plat is in compliance with CCZO § 07-17-13. Development Services has accepted the following as evidence for compliance with Canyon County Zoning Ordinances and all applicable conditions of approval. Staff recommends that the Board of County Commissioners sign the Final Plat for Horizon Ridge.

Development Data:

- Zoned “CR-R-1” (Conditional Rezone/Single Family Residential)
- 29 residential lots, 3 common lots
- Internal public roads
- Individual septic systems
- Public drinking water system

Project Background:

The preliminary plat for Horizon Ridge was approved by the Board of County Commissioners on October 25th, 2021 subject to five (5) conditions of approval (Exhibit A). All conditions of approval have been met, as follows:

- **Condition #1:** All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner’s signature on the final plat. This condition has been met as shown in exhibits B & H.
- **Condition #2:** Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company. This condition has been met as shown in exhibit F.
- **Condition #3:** Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved. This condition has been met as shown in exhibits B & C.
- **Condition #4:** An approved Subdivision Engineering Report (SER) shall be provided with the application for final plat. This condition has been met as shown in exhibit G.
- **Condition #5:** The requirements of Canyon Highway District No. 4 shall be met, including, but not limited to: constructing Indiana Ave. to meet east half of ACCHD SD101-A, for a three-lane rural road, with additional pavement to provide an on-street bicycle lane per the Lake Lowell Bike/Pedestrian Plan (Oct 2016), pursuant to CHD4 comments in Exhibit 7, roadway improvements, item no.2. This condition has been met as shown in exhibit E.

County Review:

County Engineering reviewed and approved the final plat and construction drawings (Exhibit C), participated in a pre-construction meeting, performed a post construction site visit, and compiled evidence for condition compliance. The County Surveyor reviewed and signed the final plat.

Exhibits:

- **Exhibit A:** BOCC Preliminary Plat FCOs
- **Exhibit B:** Engineer Certification of Completion (improvements)
- **Exhibit C:** Keller & Associates
- **Exhibit D:** Final Plat
- **Exhibit E:** Canyon Highway District No. 4
- **Exhibit F:** Email from DSD Engineer
- **Exhibit G:** Subdivision Engineering Report (SER)
- **Exhibit H:** Department of Environmental Quality (DEQ)