

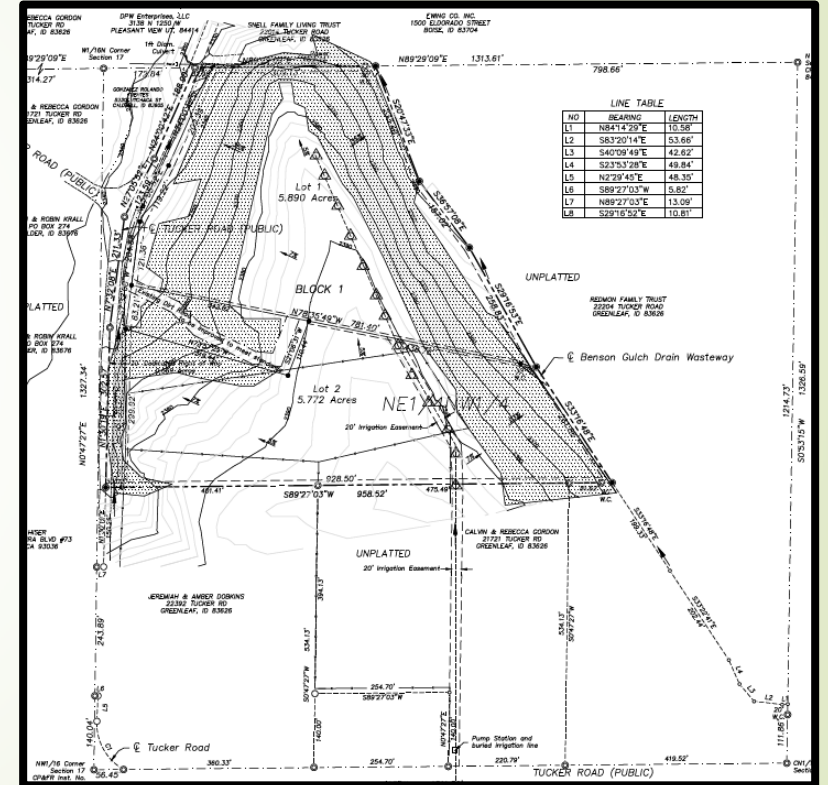
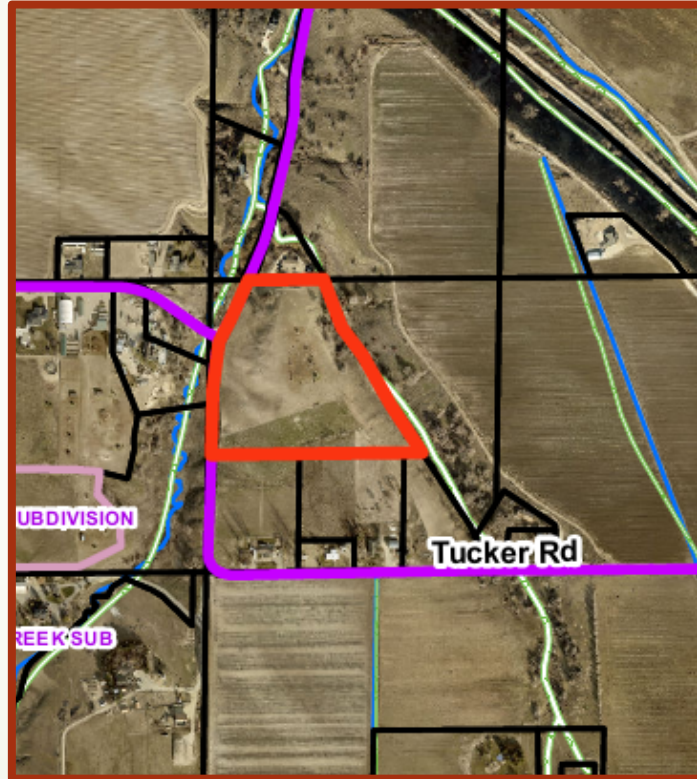
Tucker Hill Sub.
SD2024-0010

Board of County Commissioners
May 13, 2026



REQUEST

- The applicant request approval of the Tucker Hill Subdivision preliminary plat, which consists of two residential lots.
- The 12.232-acre subject property is located adjacent to 22014 Tucker Road, Greenleaf, also referenced as Parcel R36131012,



CRITERIA: CCCO SECTION 07-17-09(5)

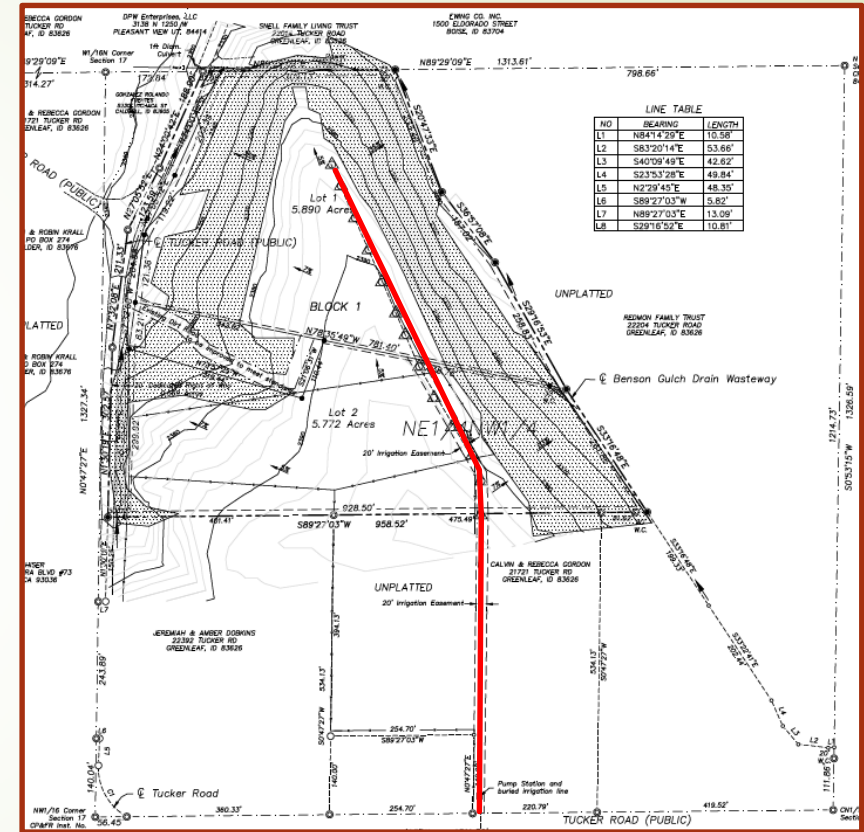
Board Action:

- A. The board shall consider the commission's recommendation at a noticed public hearing.
- B. The board shall base its findings upon the evidence presented at the board's public hearing, and within thirty (30) calendar days, declare its findings. It may sustain, modify, or reject the recommendations of the commission and make such findings as are consistent with the provisions of this chapter and the Idaho Code. The findings shall specify:
 1. The ordinance and standards used in evaluating the application;
 2. The reasons for approval or denial, and
 3. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.



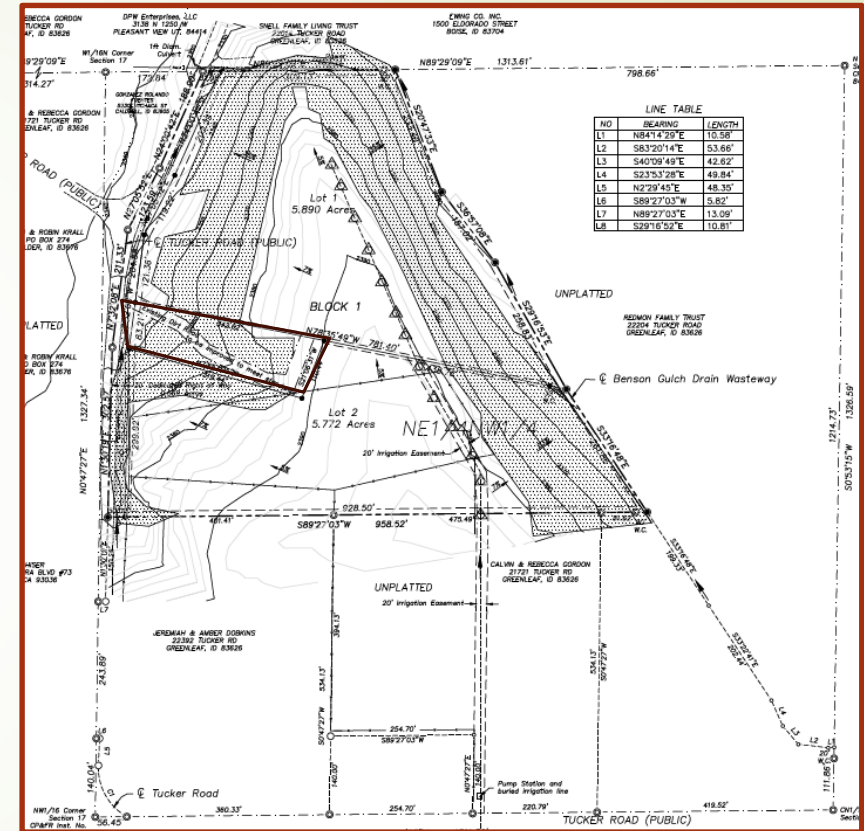
Tucker Hill Subdivision

- **Total Acreage:** 12.232 acres (11.66 acres after public road right-of-way dedication); a 5.8-acre average lot size (Exhibit 3.B.5).
- **Total Number of Lots:** Two (2) (Exhibit 3.B.5)
- **Zoning:** “CR-R-R” (Condition Rezone – Rural Residential). The zone was approved in 2021, subject to a development agreement (CR2022-0015/DA# 21-081; **Exhibit 3.C.5**).
- **Area of City Impact:** The parcel is located within the Greenleaf area of city impact. The city was notified on April 24, 2025, and January 29, 2026. No comment was received from the City of Greenleaf.
- **Water/ Sewage Disposal:** Per plat note 2 & 3, residential lots will be served by individual wells and septic systems (Exhibit 3.B.5). Southwest District Health (SWDH) approval and signature required before final plat signing by the Board of County Commissioners. See *Condition 5*.
- **Irrigation:** The subdivision will be served by Wilder Irrigation District. Existing pump station and buried line are located within a 20’ irrigation easement near Tucker Road and through parcel R36131012A owned by the applicant. Irrigation water will be provided to both lots via irrigation riser (Exhibits 3.B.4 & 3.B.5).
- **Drainage:** Per plat notes 8, 9 & 12, run-off and storm drainage facilities shall be maintained on each lot.
- **Hillside Development:** Slopes greater than 15% are identified along Tucker Road and the west and east boundaries. The plat states that development on slopes greater than 15% is prohibited (Exhibit 3.B.5). Any development on slopes will require a replat and compliance with CCCO §07-17-33. See *Condition No. 8*



Tucker Hill Subdivision

- **Roads/Access:** A shared access easement is proposed to provide access for the two lots from Tucker Road, a public road.
 - Prior to application, an email was provided by the applicant and the City of Greenleaf. The city requested that shared access be considered due to the topography and potential seasonal truck traffic (Exhibit 3.B.6a).
 - The access appears to be an existing agricultural access (Exhibit 3.C.2). Since the shared driveway exceeds 150' longer, local fire district approval is required before final plat signature by the Board of County Commissioners (CCCO Section §07-10-03(2)). See *Condition No. 6*.
 - Golden Gate Highway District #3 will require the access and approach to meet ACCHD requirements prior to any building permit issuance. The storm drainage facility note required by Golden Gate Highway District is plat note 12 (Exhibit 3.D.2).
 - The request does not propose a private road or private road lot. Therefore, the access easement can only serve two primary dwellings. Secondary dwellings are prohibited until the access meets private road standards (CCCO §07-17-31 and §07-10-03), which requires a re-plat and possibly hillside development application requirements per CCCO §07-17-33. See *Conditions No. 9*.



COMMENTS

- Affected agencies were notified on April 24, 2025 (courtesy notice), January 29, 2026 (P&Z hearing notice), and April 8, 2026. The following agency comments were received:
 - Southwest District Health (Exhibit 3.D.1):
 - Subdivision Engineering Report approved. A nutrient pathogen study is not required. The agency does not have concerns with the requested subdivision.
 - Southwest District Health approval and signature required before final plat signing by the Board of County Commissioners. *See Condition 5.*
 - Golden Gate Highway District #3 (Exhibit 3.D.2):
 - No traffic concerns. Access and approach to meet ACCHD requirements prior to any building permit issuance. The storm drainage facility note required by Golden Gate Highway District is plat note 12 (Exhibit 3.B.5).

12. The Homeowners Association, underlying property owner, or adjacent property owner is responsible for all storm drainage facilities outside of the public right-of-way, including all routine and heavy maintenance.
 - Golden Gate Highway District #3 approval and signature required before final plat signing by the Board of County Commissioners. *See Condition 3.*
 - Idaho Transportation Department (Exhibit 3.D.3): No concerns.
 - Idaho Dept. of Environmental Quality (Exhibit 3.D.4): Informational. No project-specific comments.



P&Z RECOMMENDATION - APPROVAL

Standards of review

- ▶ Idaho Code Section 67-6513 (Subdivisions),
- ▶ Idaho Code Sections 50-1301 through 50-1329 (Platting),
- ▶ Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #2),
- ▶ Idaho Code, Sections 31-3805 & 42-111 (Irrigation), and
- ▶ Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).

Conditions of Approval

1. All subdivision improvements (including but not limited to shared driveways, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Development shall comply with the requirements of the local highway district. The district signature must be on the final plat prior to the Board of County Commissioners' signature on the final plat.
4. Development shall comply with irrigation district requirements. A letter from Wilder Irrigation District approving the final plat shall be submitted prior to the Board of County Commissioners' signature on the final plat.
5. Development shall comply with Southwest District Health requirements. The district signature must be on the final plat prior to the Board of County Commissioners' signature on the final plat.
6. Development shall comply with Fire District requirements. A letter from Caldwell Rural Fire District approving the final plat shall be submitted prior to the Board of County Commissioners' signature on the final plat.
7. The recorded development agreement (DA21-081, Exhibit C.5) shall be referenced as a plat note on the final plat.
8. All development (structures, mining, dredging, filling, grading, excavation, or drilling) on slopes 15% or greater is prohibited. Any changes requiring hillside development will be reviewed per CCCO Section 07-17-33(1) through the preliminary and final plat application process.
9. The proposed easement can only serve two primary dwellings. Since a private road lot is not proposed per 07-17-31, secondary residences per CCCO 07-10-27 and 07-14-25 are prohibited. A re-plat is required to establish a private road and to allow secondary residences.
10. Before the Board signs the final plat, a road user's maintenance agreement per CCCO §07-10-03(1)B3 shall be recorded, and the instrument number shall be added as a plat note on the final plat.
11. Before the Board signs the final plat, a water user's maintenance agreement (per DA21-081, Exhibit C.5) shall be recorded, and the instrument number shall be added as a plat note on the final plat.



QUESTIONS?

