

SD2025-0002

Pheasant Heights Subdivision

APPLICANT/OWNER: INFINITE REAL ESTATE GROUP

HEARING BODY: BOARD OF COUNTY COMMISSIONERS

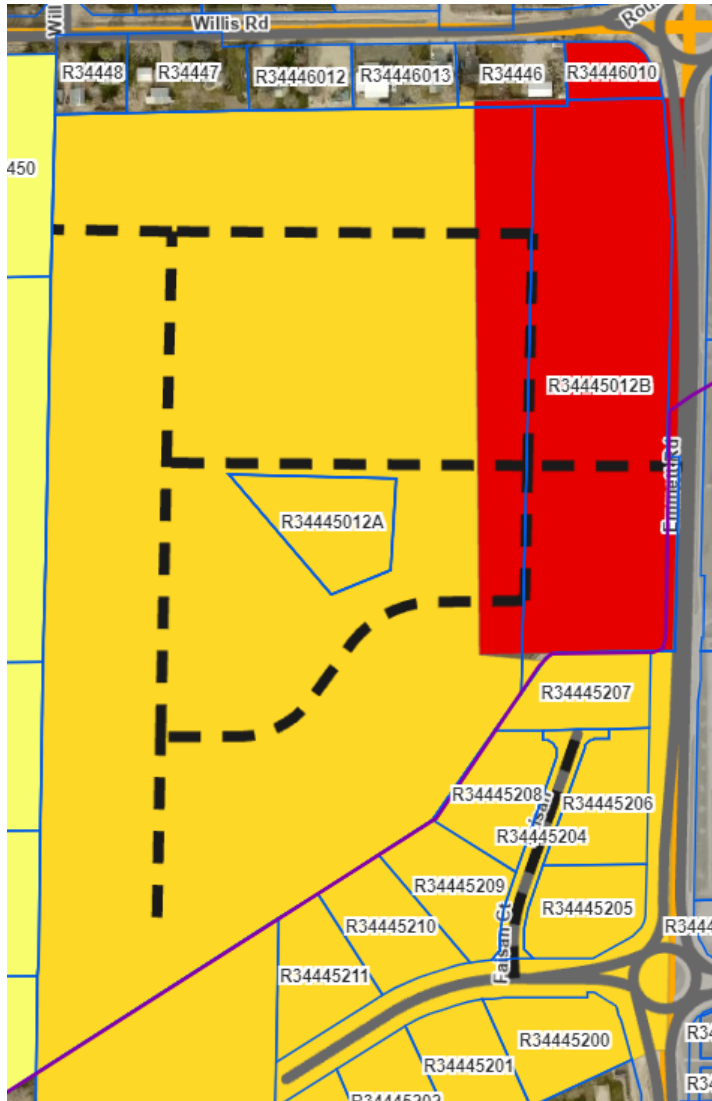


REQUEST

The applicant requests approval of the Pheasant Heights Subdivision preliminary plat consisting of 33 lots: 30 residential lots, 2 commercial lots, and 1 private road lot (**Exhibit III.3.B**).

Address: 23854 Emmett Road, Caldwell; Parcels R34445012A2, 012A, and 012B (46.96 acres)





GENERAL BACKGROUND

Parcel R34445012B was zoned to C-1 in 2009 (RZ2010-6, **Exhibit III.3.C.4**). Parcels R34445012A and 012A2 were rezoned to R-1 in 2019 (RZ2019-0011, **Exhibit III.3.C.3**).



EVALUATION CRITERIA (07- 17-09(5)):

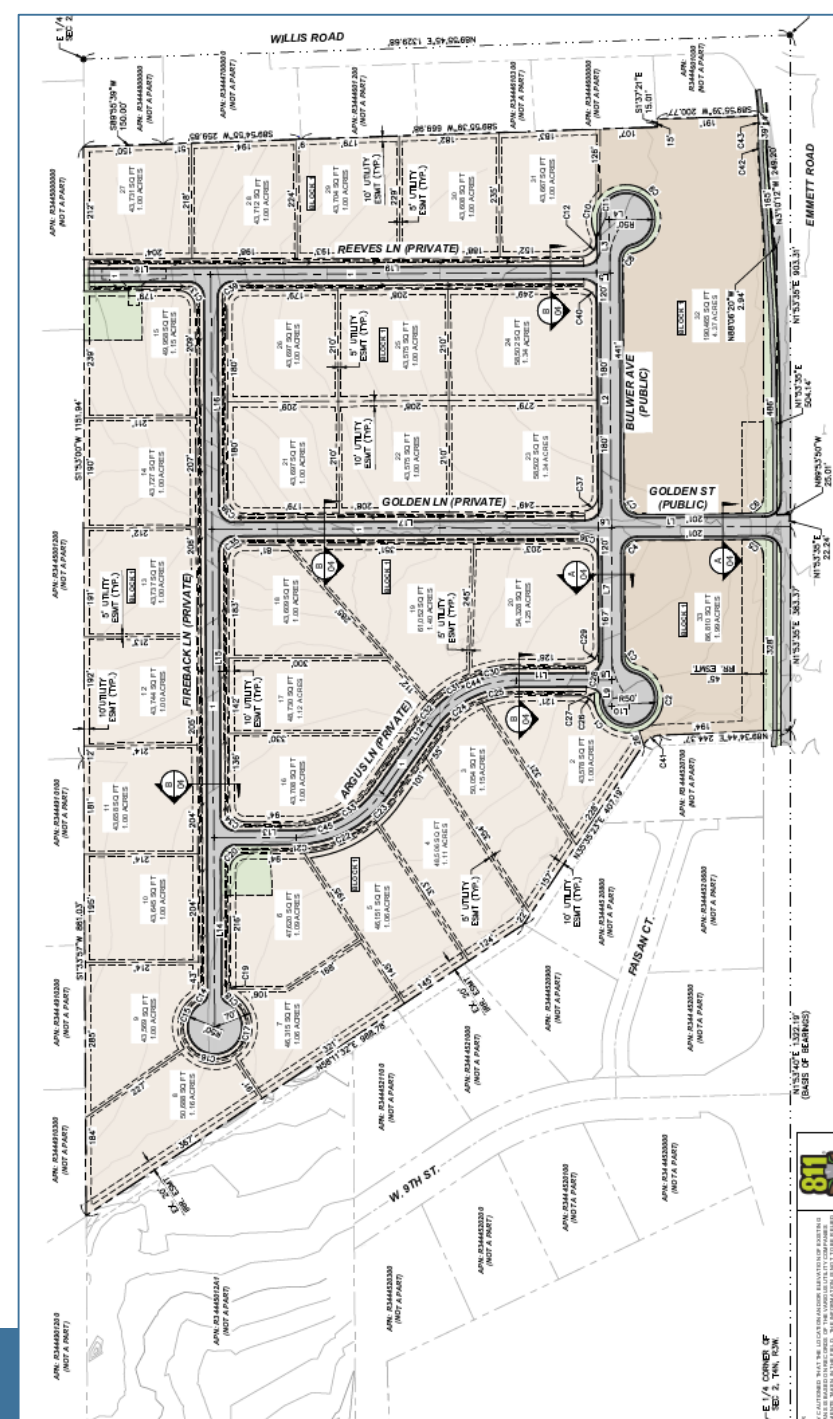
(5) Board Action:

- 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.



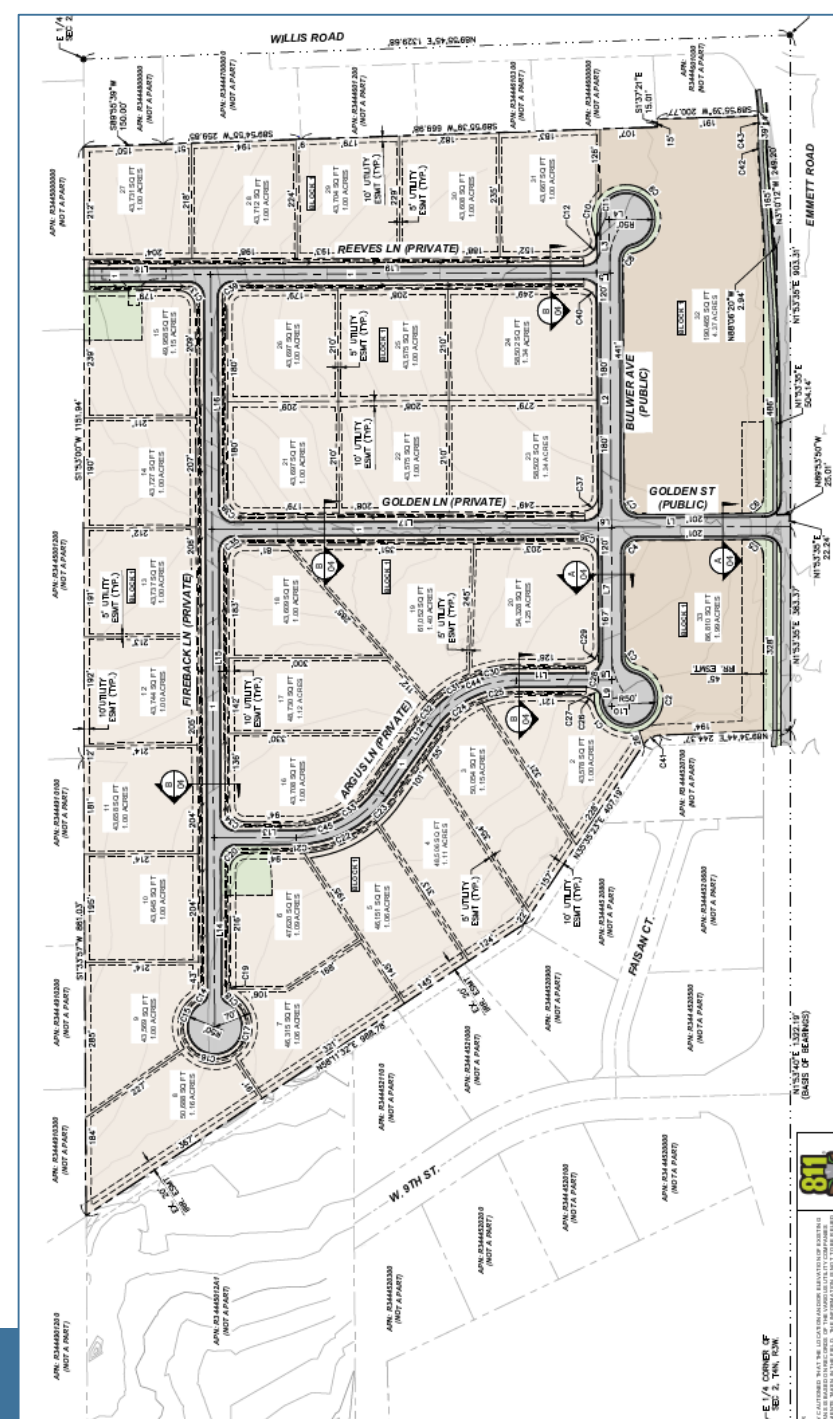
Pheasant Heights Subdivision (Exhibit III.3.B.2)

- Total Acreage: 46.96 acres (38.59 acres after public road dedication and private road lot).
- Total Number of Lots: 30 residential lots, 2 commercial lots, and one (1) road lot.
- Water/ Sewage Disposal: Per plat note #6, individual private wells will be installed. Per plat note #7, individual septic systems will be installed. *See condition 5.*
- Drainage: Per plat note #4, stormwater runoff shall be contained on-site by means of drainage swales and retention facilities. Per plat note #5, the Homeowners Association, the 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.
 - DSD Engineering requires construction drawings at the time of the final plat and a facility maintenance plan to be included in the CC&Rs before final plat approval (**Exhibit III.3.C.5**). *See Plat Note #15 of and Condition 1b.*



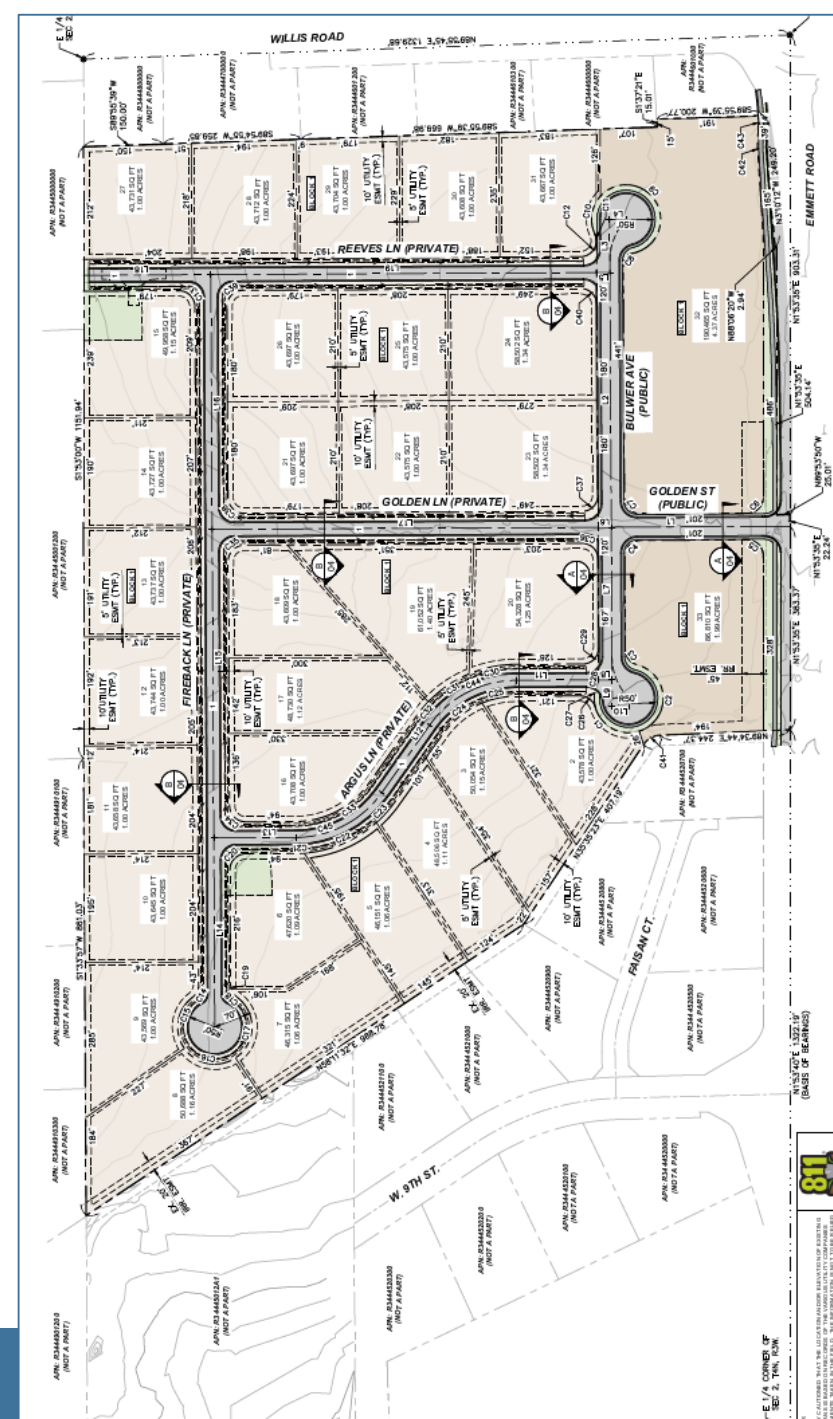
Pheasant Heights Subdivision (Exhibit III.3.B.2)

- Roads/Access: The request proposes public roads (Golden Street & Bulwer Avenue) to serve the main entrance from Emmett Road to the commercial development and provides access to the private road network proposed to serve the residential development (Argus Lane, Golden Lane, Reeves Lane, and Fireback Lane).
- The public roads will be required to meet Highway District #4 requirements (**Exhibit III.3.D.3**). The private road must meet county code. The private roads are in a 60-foot-wide road lot consistent with CCCO §07-17-31. Private road construction and road users' maintenance agreement must comply with the county code before the final plat signature by the Board of County Commissioners, per CCCO §07-10-03 (*See Conditions 1 & 10*).
- Area of City Impact: At the time of submittal, the subject parcels were located in the Middleton area of city impact (AOCI). However, as of December 30, 2025, the subject parcels are no longer in the Middleton AOI.



Pheasant Heights Subdivision (Exhibit III.3.B.2)

- Irrigation: Per plat note #8, individual pressure irrigation services will be installed. Per plat note #9, the subdivision will receive pressure irrigation from the C.E. 18.1, owned and maintained by the Black Canyon Irrigation District. See *conditions 1 & 7*.
 - Existing C.E. 18.1 Lateral will be piped and will be constructed to ensure existing users will not be impacted (**Exhibits III.3.B.2, 3.E.1 & 3.E.2**). The proposed pressurized irrigation pumphouse is located within an easement on Lot 2. Irrigation easements will ensure each lot is served by pressurized irrigation.



NOTIFICATION (07-05-01) & COMMENTS:

Agency Comments:

§ HD4 (Exhibit III.3.D.3):

- § Access: The development's only access/frontage is Emmett Road, a principal arterial. The approach will be a right-in-right-out approach. The Emmett Road frontage will be widened with two southbound lanes, a center median, and a right-turn taper to allow right-turn movements into the subdivision. Sidewalks will be extended and connected to existing sidewalk improvements.
- § The residential and commercial uses are estimated to generate 3,652 daily trips with 107 AM peak hour trips and 287 PM peak hour trips.
- § A traffic impact study was provided, which reviews present-day conditions, conditions at buildout (projected in 2029 and horizon year conditions, which are 5 years after buildout. The Hartley/Willis and Emmett and SH-44 intersections are identified to fall below acceptable levels of service by 2029 and worsen. HD4 approved the preliminary plat, subject to construction drawing and final plat conditions (See Option 4 in **Exhibit III.3.D.3** for conditions). *See condition #3.*
- § Idaho Transportation Department (ITD) does not have any concerns regarding the development. However, ITD supports HD4/Middleton in collecting a proportionate share of funding for the signal at SH-44 & Emmett Road (**Exhibits III.3.D.4 & 4**). On August 10th, ITD provided more information regarding the proportionate share based on site-generated traffic at the Sh-44 and Emmett Road intersection.
- § City of Middleton requests that frontage along Emmett Road comply with the city's 3-lane arterial standards (including an asphalt pathway and providing spacing for bike lanes) and that internal public roads comply with the city's local road standards (including concrete sidewalks. This will promote conformity, attractiveness, and compliance if the development is ever annexed into the city (**Exhibit III.3.D.5**).



NOTIFICATION (07-05-01) & COMMENTS:

Agency Comments:

- § SWHD (Exhibit III.3.D.1): A nutrient pathogen study for development on September 30, 2024. Test holes were conducted on September 23, 2024, and septic systems have been proposed on each lot. SWDH does not have concerns with the requested preliminary plat. *See condition 5.*
- § Middleton School District (Exhibit III.3.D.2): MSD requests that the developer work with the school district regarding planned bus stop locations/spacing and collaborate on a signaled crosswalk between the development and Middleton High School. *See condition 9.*
- § Idaho Department of Environmental Quality – DEQ (Exhibit III.3.D.8): The letter from DEQ is informational, not project-specific.
- § DSD GIS/Addressing (Exhibit III.3.D.7): The subdivision name, Quail Run, could not be used. The revision to the subdivision name Pheasant Heights complies with state law (Idaho Code 50-1307). The street names are found to be consistent with CCCO §06-05-13.
- § BCID (Exhibit III.3.D.6). Final plat comments have been included as conditions of approval, which require review of construction drawings, a recorded easement for laterals and canals, review of the irrigation system/delivery, and individual lot water allocation. *See Condition 4.*



NOTIFICATION (07-05-01) & COMMENTS:

Public Comments:

Staff received two written public comments by the materials deadline. Generally, the comments were concerns/questions regarding existing irrigation service access, future commercial uses, and bike path extension. (**Exhibits III.3.E.1 & 2**)



RECOMMENDED CONDITIONS:

1. All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
 - a. Construction plans/drawings shall be submitted per CCCO §07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
 - b. A stormwater and irrigation facility maintenance plan shall be prepared by a licensed engineer and provided in the subdivision's recorded CC&Rs.
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 and all applicable traffic study conditions (**Exhibit 3.D.3**). Evidence shall include the highway district's signature on the final plat.
4. Development shall comply with irrigation district requirements (**Exhibit 3.D.6**). Evidence shall include written correspondence from the irrigation district approving the final plat before the Board of County Commissioners' signature on the final plat.



RECOMMENDED CONDITIONS:

5. Development shall comply with Southwest District Health requirements. Evidence shall include Southwest District Health's signature on the final plat.
6. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District approving the final plat before the Board of County Commissioners' signature on the final plat.
7. A water user's maintenance agreement for the pressurized irrigation system shall be provided with the application for the final plat and recorded concurrently with the final plat (separately or as part of the CC&Rs). The instrument number shall be added as a note on the final plat.
8. Prior to the Board signing the final plat, a location on the common lot shall be provided for a United States Postal Service community mailbox unless waived by the United States Postal Service.
9. The applicant/developer shall work with Middleton School District regarding providing an adequate bus stop and coordinate road crossing between the development and Middleton High School. Evidence of the coordination between the developer and the school district shall be submitted, and the final plat shall include the location/note regarding the bus stop spacing.
10. A road user's maintenance agreement for the private road shall be provided with the application for the final plat. The agreement shall be recorded as part of the subdivision CC&Rs or separately. The instrument number shall be added as a note on the final plat.
11. No building permits shall be issued until the Emmett Road and SH-44 intersection is improved from a level of service (LOS) F to LOS B.



P&Z: August 20th & June 4th, 2026

The P&Z Commission continued the hearing until December 3, 2026, to allow the applicant time to provide the following (Exhibit 1):

- Irrigation: An updated letter from Black Canyon Irrigation and information regarding piping of the lateral.
- Traffic impacts: Right-in, right-out plan for the subdivision and plan to address the failed intersection/segments - Willis Road and Emmett Road - until planned improvements are completed.
- School impacts: Provide the location of the bus stop, a school crossing plan, and plans that address impacts to the school district until planned improvements are completed.

On July 7, 2026, the applicant requested an earlier hearing and stated that no additional information would be provided because the applicant finds that the record adequately addresses irrigation, traffic, and school impacts (Exhibit 2).

- Irrigation: The irrigation plan meets CCCO 07-17-09(E)1, and conditions are recommended to ensure compliance with BCID before final plat signature by BOCC.
- Traffic: HD4 and ITD have jurisdiction and have approved the traffic impact study and preliminary plat. Conditions are recommended to ensure compliance with HD4 & ITD requirements, comments, and conditions before final plat signature by BOCC.
- School: School does not oppose the preliminary plat. Conditions are recommended to ensure compliance with Middleton School District comments before final plat signature by BOCC.

RECOMMENDATION

The P&Z Commission recommended approval, subject to the recommended conditions (Exhibit I).

Decision Options:

- Approval SD2025-0002 with conditions as recommended or as modified.
- Deny SD2025-0002 and include reasoning and actions the applicant can take to gain approval.
- Continue the hearing to request additional information.



Questions?



