



## ***Canyon County Planning & Zoning Commission***

### ***Kachupa Ridge Estates, Preliminary Plat, Irrigation Plan, & Drainage Plan- SD2018-0005***

*Development Services Department*

#### **Findings**

1. The property is currently zoned "R-R" (Rural Residential).
2. The subdivision contains six (6) residential lots.
3. The average residential lot size in an "R-R" zone is two (2) acres, and the proposed lots meet the lot size requirement.
4. The proposed preliminary plat is in conformance with CCZO Article 17, Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions, and Idaho Code, Sections 50-1301 through 50-1329 (Platting) and Idaho Code, Section 31-3805 (Irrigation).
5. The property is not located within an area of city impact.
6. The development lots will be served by individual domestic wells and individual septic systems.
7. The internal roadway will be public (Kenridge Road).
8. The subject property is located within Middleton School District, Middleton Fire District, Canyon Highway District No. 4, and Black Canyon Irrigation District.
9. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 3/12/19, Newspaper notice was provided on 4/2/19, property owners within 300' were notified by mail on 3/18/19 and the property was posted on or before 4/7/19.
10. The record includes all testimony, the staff report, exhibits, and documents in case file No. SD2018-0005.

#### **Conclusions of Law**

The Planning and Zoning Commission has the authority to hear this case and recommend that it be approved, denied or modified. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and County Ordinances.

#### **Conditions of Approval**

1. All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
4. Prior to final plat approval, provide a short-term plan that will protect the roadside swales from disturbance as a result of new home construction on individual lots.
5. Prior to final plat approval, provide a long-term plan for protection and maintenance of roadside swales (i.e. planting of trees, filling/regrading soil, and damage as a result of roadside parking).
6. Each lot shall utilize a nitrate reducing septic system that meets IDEQ and SWDH requirements as noted in Exhibit 6.
7. The development shall comply with Black Canyon Irrigation District requirements.
8. The development shall comply with Southwest District Health requirements.
9. The development shall comply with requirements of Canyon Highway District #4.
10. The development shall comply with the requirements of Middleton Rural Fire.



