



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

December 19, 2024
Miners Exchange, Commissioners Room
420 Main St.
Idaho City, ID 83631

Present for the Hearing: Commissioner Bergey, Commissioner Mills, Commissioner Moore and Commissioner Williams were present, Commissioner Esposito was absent.

Staff Present: P & Z Administrator Alex Gross, P & Z Asst. Alysa Morrison, P & Z Asst. Malynda Turner Danes, and Attorney Landon Brown.

Roll Call: Chairman Bergey requested the roll call; four commissioners were present and one commissioner was absent.

Establish a Quorum and Call the Meeting to Order: Chairman Bergey declared a quorum was present and called the regular meeting to order at 6:32 p.m.

Introduction of New Commissioner: Administrator Gross introduced Ben Williams as the new Commissioner appointed by the Board of County Commissioners.

Approve Minutes: The Commission reviewed the minutes from the previous meetings; Commissioner Mills made a motion to accept and approve the minutes from the November 19, 2024 regular meeting as presented by Staff; seconded by Commissioner Moore. Four ayes, motion carried. Commissioner Moore made a motion to accept and approve the minutes from the October 17, 2024 regular meeting as presented by Staff; seconded by Commissioner Bergey. Four ayes, motion carried.

Public Hearing: SMP 2025-001 Deer Ridge at Spring Valley Minor Subdivision: Chairman Bergey reviewed the process for the hearing, then called upon Attorney Brown to swear in anyone from the public that wished to speak. Chairman Bergey opened the hearing at 6:36 pm and called upon Administrator Gross to present the Planning and Zoning Staff Report. Gross noted that Trevor Howard, Engineer for the applicant, Max Nichols and Steven Yearsley, Engineers from Forsgren Associates, on behalf of the County, were present for any engineering questions. Gross presented and submitted the Power Point presentation and staff report into the record and stood for questions. The applicant Neal Vavra for the Vavra Living Trust gave his presentation. The commissioners asked questions of the applicant and Trevor Howard. Six members of the public were present for this application, 3 members chose to speak, all in favor of the application. No member of the public was denied the opportunity to speak. Steven Yearsley, County Engineer addressed the Geo Tech Report. Applicant was given the opportunity to give rebuttal. Chairman Bergey closed the public hearing and moved the hearing to deliberations at 7:11 PM. Commissioner Mills made a motion to recommend approval of SMP 2025-001 Deer Ridge at Spring Valley Minor Subdivision with conditions as presented by staff; motion seconded by Commissioner Bergey. SMP 2025-001, Deer Ridge at Spring Valley Minor Subdivision is approved for recommendation to the Boise County Board of County Commissioners by 4 ayes. The Administrator will advise the P & Z Commissioners when the FCR's are ready and a special meeting will be called for final approval and signature.

General Discussion: Administrator Gross will plan a general training in the near future as we have a new commissioner.

Adjourn: Having no further business on the agenda, Commissioner Mills motioned to adjourn, seconded by Commissioner Bergey, four ayes, motion carried.

Chairman Bergey adjourned the regular meeting at 7:18 P.M.

Approved by the Commission this 16 day of Jan., 2024


Chair Doug Bergey

Attest:


Arla K. Barnhill, P&Z Administrative Assistant