

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300

Idaho City, Idaho 83631

Phone: 208-392-2293

www.boisecounty.us



MASTER PUBLIC HEARING APPLICATION

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- | | | |
|---|--|---|
| ☐ APPEAL | ☐ DEVELOPMENT AGREEMENT | ☐ SUBDIVISION, FINAL |
| ☐ COMPREHENSIVE PLAN
TEXT AMENDMENT | ☐ PLANNED UNIT
DEVELOPMENT | ☐ SUBDIVISION, VACATION |
| ☐ COMPREHENSIVE PLAN
MAP AMENDMENT | ☐ PLANNED COMMUNITY | ☐ SUBDIVISION, AMENDED
PLAT |
| ☐ ROAD NAME CHANGE | ☐ CONDITIONAL USE PERMIT | ☐ VARIANCE |
| | ☒ SUBDIVISION, PRELIMINARY | ☐ OTHER _____ |

HEARING BEFORE: ☐ BOARD OF COUNTY COMMISSIONERS ☐ P&Z COMMISSION

PROJECT NAME: Harris Creek Heights

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: W & NW Section: 33 Township: 7N Range: 4E Total Acres: 144.90

Subdivision Name (if applicable): Harris Creek Heights Subdivision

Lot: _____ Block: _____

Site Address: TBD Harris Creek Road

City: Placerville

Tax Parcel Number(s): RP07N04E333002 & RP07N04E332402

Current Land Use: Natural Resource Area

PROPERTY OWNER:

Name: CHG Holdings LLC c/o Exceed Legal PLLC Attn: Ian Gee

Address: 421 S 8th Street

City: Boise

State: ID

Zip: 83702

Telephone: 208 297 5959

Fax: _____

Email: igee@exceed legal

APPLICANT:

Name: Harris Creek Ventures LLC (Managing Member - Ian Gee)

Address: 421 S 8th Street

City: Boise

State: ID

Zip: 83702

Telephone: 208-297-5959

Fax: _____

Email: igee@exceed legal

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Signature: All Owner(s) of
Record

Date

9/10/25

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Signature: Applicant

Date

9/10/25

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPROPRIATE APPLICATION FORM

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AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

CHG Holdings LLC _____ "Owner" whose address is 421 S 8th Street

City Boise State ID Zip 83702

As owner of property more specifically described as:

HEREBY AUTHORIZES Ian Gee / Harris Creek Ventures LLC as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Boise County Board of Commissioners, Boise County Planning and Zoning Commission, Boise County Planning and Zoning Staff, and or other Boise County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Boise County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Boise County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and , if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

<u></u> (Signature of Owner)	<u>Ian W. Gee</u> (Print Name)	<u>Member</u> (Title)
_____ (Signature of Owner)	_____ (Print Name)	_____ (Title)
_____ (Signature of Owner)	_____ (Print Name)	_____ (Title)
_____ (Secretary or Corporate Owner)	_____ (Print Name)	

NOTARY STATE OF IDAHO) ss
COUNTY OF ADA)

SUBSCRIBED and sworn to before me by Ian W. Gee
on this 22 day of JANUARY, 2024

Notary Public
My Commission expires on: 9.20.28

1/22/2024
Date



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PRELIMINARY PLAT SUBDIVISION APPLICATION

SUB-P-P # _____

The Planning and Zoning staff is available to discuss this application and answer questions. The Preliminary Plat is the first of two steps in the development process. Upon receipt of the required materials the Planning & Zoning Administrator will stamp the application received and review the application for completeness. Once the application is deemed complete a public hearing will be scheduled with the Planning & Zoning Commission. It is recommended that the Applicant review the Unified Land Use Ordinance #2024-01 (ULO) prior to submittal. This Ordinance along with application materials are located on the County website at www.boisecounty.us.

To expedite the review of your application, please be sure to address each of the following items:

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: CHG Holdings LLC
Email: igee@exceed.legal
Phone: (208)297-5959 **Mailing Address:** 421 S 8th Street
City: Boise **State:** ID **Zip Code:** 83702

Applicant (if different): Harris Creek Ventures LLC c/o Ian Gee
Email: igee@exceed.legal
Phone: (208)297.5959 **Mailing Address:** _____
City: _____ **State:** _____ **Zip Code:** _____

Engineering Firm: Ardurra Group
Contact Person: Patrick Colwell, PE **Phone:** (208)442.6300
Address: 332 N Broadmore Way Nampa, ID 83687 **Email:** PColwell@ardurra.com
Surveyor: Rob O'Malley **Phone:** (208) 442.6300

Location and size:Property Address: 1619 Harris Creek Road, Placerville, ID 83666Parcel Number(s): RP07N04E333002 & RP07N04E332402Section: 37 Township: 7N Range: 4E Total Acreage of Parcel(s): 144.90Assessor Exemptions (i.e. agriculture, timber, etc.): No: _____ Yes: X list: _____
Agriculture and forest exemptionsProposed Units/ Lots: 34 Proposed Open Space Acres: 0Proposed Subdivision name: Harris Creek Heights SubdivisionIs property currently mortgaged? Y/N (If yes, Certificate of Acceptance of Mortgagee is required on survey)

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and/or a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Applicant Signature: [Signature]
Date: 9/10/25

I, the undersigned, am the owner of the referenced property and do hereby give my permission to _____ to be my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and/or a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Owner Signature: _____
Date: _____

SECTION II: PRELIMINARY PLAT SUBDIVISION APPLICATION

1. TYPE OF DEVELOPMENT:

- 1.1. ☒ Single Family Residential ___ Commercial, ___
 ___ Industrial, ___ ___ Other, ___

Please check the appropriate classification(s) below if the proposed development falls within the definitions and criteria of Special Development Subdivision (ULO #2024-01, Chapter 5, Section 5.14)

1.2. ___ Cemetery Subdivision, Section 5.14.A

1.3. ☒ Hillside Construction, Section 5.14B

2. GENERAL INFORMATION:

- 2.1. Attach copies of applicable deed(s), with the instrument number(s)
2.2. Describe and attach copies of liens and/or encumbrances filed against this property:

3. LAND CHARACTERISTICS/SITE FEATURES:

3.1. Present Ground Cover (in %): ___ Timber, 65 Trees, 20 Brush, 15 Grass,
 ___ Bare, ___ Agriculture, 5 Other.

3.2. Type of Soil(s): ☒ Rocky, ☒ Sandy, ___ Silty, ___ Clay.

3.2.a Central District Health Department (CDHD) Classification: _____

3.3. Present ground slope (% of each category):

4% 0-10%, 14% 10-20%, 82% Over 20%

3.4. Describe any streams, ditches, drainages, or water bodies that are on this property or adjacent properties: **Attach a topographic vicinity map (scale 1" = ¼ mile) within 600 feet of proposed subdivision showing all streams, ditches, drainages, or bodies of water:**

An unnamed creek flows west to east (from hillside toward Harris Creek Road) through the property.

3.5. Is any part of the proposed subdivision located in a floodplain? ___ Yes, ☒ No.

1. **If yes include a copy of the NFIP panel with the parcel location outlined.**

3.6. Have you submitted a FEMA/NFIP request for a LOMA and/or LOMR?

___ Yes ☒ No

4. LAND DEVELOPMENT DESIGN.

4.1. Describe the current and past land use:

Past and current land use was as a natural resource area.
Proposed use is residential.

4.2. Describe surrounding land uses:

Surrounding land is residential and natural resource area.

4.3. Describe, **and include copies** of any easements attached to this parcel(s).

4.4. Describe and attach copies of any deed restriction attached to this parcel(s):

5. LAND DEVELOPMENT DESIGN.

5.1. Total Acreage in Subdivision: 144.90 Acreage of adjacent land held by this owner: 430AC (East of Harris Creek Road)

5.2. Number of Proposed Lots in this Subdivision: 34 Common area 0

5.3. Minimum lot area: 2.07 AC, Maximum lot area: 6.49 AC, Average lot area 4.11 AC

5.4. Will this development be complete at one time or in phases? × One Phase

Number of Phases: _____

5.5. If Phased, give phase dates and describe completion or work for each phase:

5.6. Is proposed access from a Public Right-of-Way? × Yes: ____ No. If **yes**, name of public right-of way: Harris Creek Road

If **No**, describe the easement to cross private land and **attach copies of the recorded easements** granting legal access:

6. PROPOSED STREETS and UTILITIES

- 6.1. What streets within the subdivision are currently public right-of-ways?

None

- 6.2. What streets within the subdivision are currently private common use (PCU) roads?

Vista Creek Way

- 6.3. Refer to the ULO #2024-01, Chapter 3, Section 3.3 Road Construction Specifications: attach two copies of the road profile drawings and outline of construction specifications for all private common use (PCU) roads. If the road(s) is (are) existing; please attach drawings, photos and/or specifications showing the existing condition, width, easements, and road construction material.

- 6.4. What material(s) will be used to construct the road(s)?

Crushed gravel base, and uncrushed sub-base

- 6.5. What is the maximum street gradient? 10 %.

- 6.6. What is the platted width of the streets? 60 ft.

- 6.7. Road dedication: Attach the completed Declaration of Private Common Use Roads for Subdivision per Section 5.7.C.1 of the ULO.

- 6.8. State the Public Utilities (power, telephone, natural gas, cable TV, etc.) that will serve the area and how will they be provide to each lot?

TBD. Currently gathering pricing data to compare Idaho Power extension vs. an off-grid option that could include: solar panels, batteries, inverters and Starlink (internet).

- 6.9. Utility Easements shall meet Section 5.7.B of the ULO. Will the utilities be underground?

☒ Yes, ☐ No.

- 6.10. Domestic water will be: ☒ Individual Well; ☐ Central Well.

- 6.11. Describe proposed and/or existing domestic water system:

Proposed domestic water supply system will be individual wells.

- 6.12. Has a test well been dug? ☐ Yes, ☒ No: If yes, attach a well log report from the Idaho Department of Water Resources and show depth of well, flow, and purity of water verified.

6.13. Sanitary waste shall be by: ☒ Individual Septic; ☐ Central collection/treatment. Attach a copy of the Central District Health Department application with this application.

7. STORM WATER MANAGEMENT PLAN

7.1. Attach a copy of the Storm Water Management Plan which meets the requirements of Section 5.8 of the ULO.

8. SEDIMENT/EROSION CONTROL PLAN

8.1. Attach a copy of the Sediment/Erosion Control Plan which meets the requirements of Section 5.9 of the ULO.

9. FIRE PROTECTION PLAN

9.1. Attach a copy of the Fire Protection Plan which meets the requirements of Section 5.11 of the ULO

10. PROTECTIVE COVENANTS

10.1. Attach a copy of Protective Covenants which meet the requirements of Section 5.13 of the ULO.

11. TRANSPORTATION IMPACT STUDY (for thirty (30) lots or more)

11.1. Attach a copy of the Transportation Impact Study which meets the requirements of Section 5.12 of the ULO.

12. FLOOD DAMAGE PREVENTION

12.1. If the proposed subdivision is within areas subject to a flood hazard attach a copy of the flood damage prevention plan which meets the requirements of Section 4.5 of the ULO.

SECTION III: ITEMS REQUIRED ON THE PRELIMINARY PLAT DOCUMENTS

1. Five (5) copies of the Preliminary Plat: 2 each sized 18" X 27" and 3 each sized 8 ½" x 11"; The Preliminary Plat is labeled as "Preliminary Plat of (insert Development Name)" at the top of the plat, submitted with the complete application.
2. Preliminary Plat shall also contain:
 - The Sections, Township, Range and sectional reference to the location of the proposed subdivision.
 - Name of the proposed Subdivision
 - Name and address of all owners, sponsors, designers, engineers, land surveyors and builders.
 - Size and area of subdivision, and all existing easements and deed restrictions pertinent thereto.
 - A drawing and related data showing number, depth and width of lots and dimensions of streets and their maximum gradient.
 - Legal metes and bounds description of area to be platted.
 - The date, scale, and reference to true north point.

- Monuments, consisting of the section corner, the quarter section corner of the meander corner, including historical and existing meander lines or such other makers or record as required by the county recorder.
- The boundary lines of the tract to be subdivided.
- Contours with intervals acceptable to the County Engineer.
- The tract designation of any immediate adjacent subdivision as shown in the files of the Boise County Recorder.
- All parcels of land or interests therein ordained to be dedicated or temporarily reserved for public use or to be reserved in the deeds for the common use of the property owners of the subdivision with purpose, condition, or limitations of such reservations clearly indicated; in residential plats, all parcels intended for or other than residential use to be appropriately labeled.
- The proposed street names and the number of lots and blocks, together with the layout of the proposed street right-of-way lines, lot lines, alley and easement lines, and building setback lines, including all approximate dimensions and any and all proposed extensions, and other important features, such as the general outline of the following: existing buildings, water courses, power lines, telephone lines, railroad lines, and existing easements, municipal boundaries, and section lines.
- Typical cross section and profiles of streets and/or drainage easements showing grades approved by the County Engineer. The profiles shall be drawn to county standard scales and elevations and shall be based on a datum plane approved by the County Engineer.
- Right of Way widths for both public and private-common use streets shall be in accordance with those standards adopted by the Boise County Road Standards Ordinance, or its successor.
- For subdivision with community water and/or sewer systems, a rough layout showing the proposed location, length and approximate size and grade or pressures at various locations, of water distribution systems, pipes, valves and hydrants, type and size of services, source of water supply shortage, and so on.
- A rough layout showing the proposed location, length and grades of sewer lines, catch basins, pumps and other drainage and sewer structures, types and sizes of service, treatment and disposal facilities and so on.

SECTION IV: OTHER REQUIRED ITEMS FOR PRELIMINARY PLAT

This section contains the checklist of items necessary to fulfill the requirements for approval of the subdivision application.

- Draft Letter of Credit or Bond for financial guarantee of public improvements
- Engineers cost of public improvements
- Three (3) Sets of "Final Stamped" construction drawings for public improvements
- Preliminary approval letter from Central District Health Department
- Preliminary approval letter from Fire District

SECTION V: STAFF SUMMARY

This section contains other items necessary to fulfill the requirements for approval of the subdivision preliminary plat application.

- Draft letter of Credit or Bond for financial guarantee of public improvements
- Engineer cost of public improvements
- Three (3) sets of "Final Stamped" construction drawings for public improvements
- Preliminary approval letter from Fire District

SECTION VI: PUBLIC HEARING AND NOTICE

The public hearing for this subdivision preliminary plat application shall be duly noticed in the Idaho World and notification shall be sent via mail or email to agencies and surrounding property owners in accordance with the ULO Section 2.4.D.3.

PUBLIC HEARING DATE SET: November 20, 2025

PUBLIC HEARING TIME: 6:30 LOCATION: Idaho City, ID
Miners Exchange

SECTION VII: PLANNING AND ZONING COMMISSION ACTION

The Commission shall consider all public comments. After thorough consideration the Commission shall recommend approval, approval with conditions, or denial, to the Board of the Preliminary Plat application.

SECTION VIII: BOARD OF COUNTY COMMISSIONERS ACTION

If the Commission recommends approval or approval with conditions the preliminary plat subdivision application shall be scheduled for a public hearing before the Board.

THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>SPP 2024-001</u>	Rec'd Date: _____
Fee paid: <u>\$11,500</u>	Date: _____
Payment type: <u>check</u>	Number: <u>10002</u>
Receipt #: <u>178730</u>	Are application materials attached? Yes <u>X</u> No _____
ACCEPTED BY <u>[Signature]</u>	Date: <u>7 Oct 25</u>