



**Boise County Planning and Zoning Commission**  
**ADAMS MILLER PLACE MINOR SUBDIVISION SMP 2025-005**  
**Findings of Fact, Conclusions of Law, Conditions of Approval and Recommendation**

October 7, 2025

The Boise County Planning and Zoning Commission (Commission”) held a public hearing on September 18, 2025 to consider Cliff & Kristi Miller’s (“Applicant”) application for a Minor Subdivision, application number SMP #2025-005 (“Application”), pursuant to Boise County Amended Unified Land Use Ordinance #2024-002 (ULO) Section 2.5.

**FINDINGS OF FACT**

Based upon the file, hearing, and evidence received in the above-noted matter, the Commission issues the following Findings of Fact and Conclusions:

**A. Documents Received Into the Record**

1. The Planning and Zoning Department’s (“Department”) file and record in this matter:
  - a. Minor Subdivision Application #2025-005.
  - b. Exhibits 1-25.
  - c. Planning and Zoning Staff Report dated September 18, 2025.

**B. Procedural History**

1. On August 11, 2025, the Department accepted the Application and necessary fees.
2. On August 14, 2025, the Department sent notice of the Minor Subdivision application and public hearing to agencies and surrounding properties in accordance with the ULO and applicable law.
3. On August 27, 2025 and September 3 2025, notice of the Minor Subdivision application and public hearing was published in The Idaho World in accordance with the ULO and applicable law.
4. On September 7, 2025, notice of the Minor Subdivision application and public hearing was posted on the subject property in accordance with the ULO and applicable law.
5. The Planning and Zoning Administrator made a site visit on August 22, 2025.
6. The Commission held a public hearing on September 18, 2025. Applicant and the public provided testimony regarding the Minor Subdivision.
7. After hearing all testimony from Applicant and the public, the Commission deliberated the application and recommended approval with site-specific conditions.

**C. Facts**

1. The public had the opportunity to provide testimony at the September 18, 2025 public hearing. No member of the public was prevented from testifying.
2. The property subject to this Minor Subdivision is located at 11 Jerusalem Road in Horseshoe Bend commonly known as parcel number RP07N03E072410.
3. The property consists of 79.15 acres.
4. Applicant seeks to subdivide the parcel into 4 total lots for use as residential lots.
5. Applicant has completed all required studies and reports (provided, however, that a portion of the property is unbuildable unless further hillside construction studies are conducted), and there are no adverse conditions found that would inhibit the development of the parcel as envisioned so long as conditions and recommendations are complied with.
6. No public services or emergency services commented that they could not provide service to the proposed lots.
7. The proposed minor subdivision will be subject to the Declaration of Covenants, Conditions, and

Restrictions for the Adams Miller Minor Subdivision.

8. The use is compatible with surrounding uses, which consist of vacant land, agricultural land, and rural residential uses.

### **CONCLUSIONS OF LAW**

For this request the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Minor Plat application:

**Chapter 5, Section 5.1, Purpose:**

To provide a process for land owners to legally modify, adjust, consolidate, combine, or divide their real property to improve its usefulness, while simultaneously permitting Boise County to protect the rights and lifestyles of all of Boise County's residents.

**Chapter 5, Section 5.16, Minor Plat Review:**

Division of a parcel of land into four (4) or fewer parcels, each with a minimum of two (2) acres for the purpose of sale, lease or transfer of ownership.

**Chapter 5, Section 5.16.A.1, Minor Review by The Commission:**

After all Application requirements have been met, the Administrator shall so notify the applicant and shall schedule the matter for a public hearing before the Commission per policies and procedures. Following the Commission public hearing and all required comment and review periods, the Commission shall provide the Board with a written recommendation for approval as presented, or approval with additional conditions, or disapprove the minor subdivision plat. Copies of the Commission's determination shall be promptly furnished to the applicant and to the project surveyor or engineer of record.

**Conclusion:** The applicant has made proper application for the Adams Miller Place Minor Subdivision, and, with the recommended conditions of approval, the application meets the requirements in the ULO.

### **RECOMMENDED CONDITIONS OF APPROVAL**

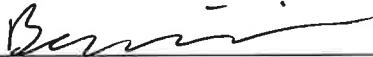
1. Plat shall include requirements contained in the County Surveyor's letter dated September 9, 2025.
2. Applicant shall have obtained CDH sign off on the Plat or shall have provided proper notice acceptable to CDH that sanitary restrictions remain in effect in accordance with ULO 5.2.B.2.t.
3. Applicant shall have constructed the driveway and provided power to each lot prior to recording final plat, or shall post a bond or form of surety with the county to cover such improvements in accordance with the ULO.
4. Applicant shall have the fire protection plan approved by the Horseshoe Bend fire chief.
5. Plat shall increase the Idaho Power easement to 20' wide, and shall include public utilities in the ingress and egress easement.
6. Applicant shall include a provision in the CC&Rs that exterior lighting shall be dark sky compliant.
7. Applicant shall enter into an agreement with Horseshoe Bend Fire to cover the costs of development that addresses the fire department's needs and provides for water to fight fires in the subdivision.

**RECOMMENDATION:**

Based upon the Findings of Fact, Conclusions of Law and Recommended Conditions of Approval contained herein the Planning and Zoning Commission recommends to the Board of County Commissioners approval, with the above conditions, of SMP 2025-005, Adams Miller Place Minor Subdivision.

APPROVED this 7<sup>th</sup> day of October, 2025.

PLANNING AND ZONING COMMISSION  
BOISE COUNTY, IDAHO

A handwritten signature in black ink, appearing to read "Ben Williams", is written over a horizontal line.

Ben Williams, Commissioner