



Boise County Planning and Zoning Commission
HARRIS CREEK HEIGHTS SUBDIVISION PRELIMINARY PLAT SPP 2026-001
Findings of Fact, Conclusions of Law, Conditions of Approval and Recommendation

November 20, 2025

The Boise County Planning and Zoning Commission ("Commission") held a public hearing on November 20, 2025 to consider Harris Creek Ventures ("Applicant") application for a Preliminary Subdivision, application number SPP #2026-001 ("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. Preliminary Subdivision Application #2026-001.
 - b. Exhibits 1-29.
 - c. Planning and Zoning Staff Report dated November 20, 2025.

B. Procedural History

1. The Board of County Commissioners approved a preliminary plat for a 22 lot subdivision on these parcels for this Applicant on June 18, 2024 (SPP#2024-001). Because the Applicant is adding lots (which is not permitted between preliminary and final plat stages of development), a new Preliminary Plat was required.
2. On October 7, 2025 the Department accepted the Application and necessary fees.
3. On October 15, 2025, the Department sent notice of the Preliminary Full Subdivision application and public hearing to agencies and surrounding properties in accordance with the ULO and applicable law.
4. On October 29, 2025 and November 5, 2025, notice of the Full Subdivision application and public hearing was published in The Idaho World in accordance with the ULO and applicable law.
5. On November 8, 2025, notice of the Full Subdivision application and public hearing was posted on the subject property in accordance with the ULO and applicable law.
6. The Planning and Zoning Administrator made a site visit on November 7, 2025.
7. The Commission held a public hearing on November 20, 2025. Applicant and the public provided testimony regarding the Minor Subdivision.
8. 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 November 20, 2025 public hearing. No member of the public was prevented from testifying.
2. The property subject to this Subdivision is located approximately 4 miles southeast of Placerville, southeast of Star Ranch, and is comprised of parcel numbers RP07N04E333002 and RP07N04E332402.
3. The property consists of 144.90 acres.

4. Applicant seeks to subdivide the property into 34 total lots.
5. Applicant has completed all required studies and reports 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, including but not limited to the variance for the road grade.
6. No public services or emergency services commented that they could not provide service to the proposed lots.
7. The proposed subdivision will be subject to the Declaration of Covenants, Conditions, and Restrictions for the Harris Creek Heights 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 Subdivision Preliminary 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 5.17:

All subdivision applications shall be subject to preliminary approval, typically yielding conditions that must be met prior to final plat approval. Preliminary approval requires at least two (2) public hearings.

Chapter 5, Section 5.17.A.1:

Review by the Planning and Zoning Commission: The application shall come before the Planning and Zoning Commission for review. If upon completion of the review the Commission determines that all conditions set forth in Chapter 5 of the ULO have been substantially met, the Commission will send the application to the Board of County Commissioners with their recommendations.

Conclusion: The Applicant appeared before the Planning and Zoning Commission and has made proper application for the Harris Creek Heights Subdivision Preliminary Plat and has met all conditions set forth in the ULO with the recommended conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL

1. The subdivision shall comply with Boise County Solid Waste and Noxious Weeds letter dated February 29, 2024 from the previous application (SPP#2024-001).
2. An amendment to that certain Consolidated Development Agreement by and among Boise County, an Idaho government entity, Trail Creek Ventures LLC, an Idaho limited liability company, and Harris Creek Ventures LLC, an Idaho limited liability company, dated November 26, 2024, shall be signed by all parties acknowledging the changes to the Harris Creek Heights plat.
3. Respond to and correct any errors identified by Boise County Surveyor and Engineer, currently or in the future.
4. The applicant shall have the final fire protection plan signed by the fire chief prior to final

plat approval.

5. Applicant shall apply for and be granted a variance for roadways and driveways that do not meet county specifications, including those that exceed the county 10% grade maximum, or shall construct all roads in accordance with county specifications.
6. 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.

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 SPP 2026-001, Harris Creek Heights Subdivision Preliminary Plat.

APPROVED this 20th day of November, 2025.

PLANNING AND ZONING COMMISSION
BOISE COUNTY, IDAHO



Douglas Bergey, Commissioner