



REGULAR MEETING OF THE BOISE COUNTY PLANNING & ZONING COMMISSION

October 16, 2025

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

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

Staff Present: P & Z Administrator Gross, P & Z Asst. Malynda Turner-Danes, P & Z Asst. Arla Barnhill, and Attorney Landon Brown.

Roll Call: Chairman Bergey requested the roll call; five commissioners were present.

Establish a Quorum and Call the Meeting to Order: Chairman Bergey declared a quorum was present and called the regular meeting to order at 6:30 p.m.

Approve Minutes: The Commission reviewed the minutes from the previous meetings; Commissioner Moore made a motion to accept and approve the minutes from the September 18, 2025 regular meeting as presented by staff; seconded by Commissioner Williams. 5 ayes, motion carried.

Commissioner Mills made a motion to accept and approve the minutes from the October 7, 2025 special meeting as presented by staff; seconded by Commissioner Esposito. 4 ayes, 1 abstain, motion carried.

Public Hearing: SMP 2025-006 North Shore Minor Subdivision: Chairman Bergey reviewed the process for the hearing, and opened the public hearing at 6:35 pm. Chairman Bergey then called upon Administrator Gross to present the Planning and Zoning staff report. Gross presented and submitted the Power Point presentation and staff report into the record, noting that ITD had withdrawn their request for permitting and noted that the condition for an ITD permit in the staff report should be omitted from the FCRs, and stood for questions. Chairman Bergey then called upon the applicant, Rich Davis, to give his presentation. The commissioners asked questions of the applicant. Chairman Bergey asked Attorney Brown to swear in any members of the public that wished to give testimony for this application. There were 7 members of the public in attendance, 1 member in support, 5 members neutral, and 1 opposed to the application. 3 people spoke, and no member of the public was denied the opportunity to testify. The Applicant was afforded the opportunity to rebut the testimony. The Commission had no further questions of the Applicant. Chairman Bergey closed the public hearing and moved to deliberations at 7:18 pm. One additional condition was deliberation and agreed upon. After deliberations, Commissioner Mills made a motion to recommend approval of SMP 2025-006 North Shore Minor Subdivision as set forth by P & Z Staff with the previously discussed addition to the Recommended Conditions of Approval, and the deletion of the condition for the ITD Permit; Seconded by Commissioner Esposito. 5 ayes. SMP 2025-006 North Shore Minor Subdivision is approved for recommendation to the Boise County Board of County Commissioners.

Commissioner Mills made a motion approve the FCR's with the additional changes; Seconded by Commissioner Esposito. 5 ayes motion carried

Public Hearing: CUP 2025-003 Roots and Ridges Retreat: Chairman Bergey advised the public that the commission would be deliberating CUP 2025-003 Roots and Ridges Retreat tabled from September 18, 2025 public hearing, noting that there would be no additional testimony heard on the application. Deliberations were

opened at 7:32 PM. There were 11 members of the public in attendance, 5 members of the public in favor, 1 member was neutral, and 5 opposed. No members of the public spoke or made comment (as the public comment portion closed on September 18, 2025). After thorough deliberations Commissioner Bergey motioned to Approve CUP 2025-003 Roots and Ridges Retreat with the amended conditions as deliberated by the commission on the record. Seconded by Commissioner Mills. CUP 2025-003 Roots and Ridges Retreat is approved with conditions, and an FCO is to be prepared by staff reflecting the findings.

Roll call vote: Commissioner Bergey ~ yes, Commissioner Esposito ~ yes, Commissioner Moore ~ yes, Commissioner Mills ~ yes, Commissioner Williams ~ yes. 5 Ayes motion passes.

There will be a special meeting scheduled and noticed once the FCO's have been prepared.

General Discussion: Commissioner Esposito inquired as to how the Commission is assured that once they approve an application the conditions are met. Administrator Gross explained the process, stating that conditions need to be met, verified and checked off of the list before the Certificate of Completion is sent and the applicant is able to open for business. Mr. Gross usually visits the property, proof is sent in for the file, and at times, the county engineer is dispatched (at the Applicant's expense). Enforcement is a different story, which Mr. Gross also elaborated on.

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

Chairman Bergey adjourned the regular meeting at 9:08 P.M.

Approved by the Commission this 20 day of November, 2025



Chair Doug Bergey

Attest:



Arla K. Barnhill, P&Z Administrative Assistant