



REGULAR MEETING OF THE BOISE COUNTY
PLANNING & ZONING COMMISSION

November 20, 2025

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

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

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

Roll Call: Chairman Bergey requested the roll call, all 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 6:31 p.m.

Approve Minutes: The Commission reviewed the minutes from the previous meeting; Commissioner Mills made a motion to accept and approve the minutes from the October 16, 2025 regular meeting as presented by staff; seconded by Commissioner Moore. 4 ayes, motion carried.

P & Z Administrator Gross stated for the record CUP 2025-003 Roots and Ridges has officially withdrawn their application, and no FCOs would be provided to the Commission for signature.

Public Hearing: SPP 2026-001 Harris Creek Heights Subdivision Preliminary Plat: 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, and stood for questions. Chairman Bergey asked Attorney Brown to swear in the applicant, there were no members of the public present. Chairman Bergey then called upon the applicant, Derek Cooper, to give his presentation. The commissioners asked questions of the applicant. The Commission had no further questions of the Applicant. After ensuring no public was there to provide testimony, Chairman Bergey closed the public hearing and moved to deliberations at 7:11 pm. Commissioner Moore made a motion to recommend approval of SMP 2026-001 Harris Creek Heights Subdivision Preliminary Plat as set forth by P & Z Staff; and to sign the FCRs as prepared by staff, Seconded by Commissioner Mills. 4 ayes. SMP 2026-001 Harris Creek Heights Subdivision Preliminary Plat is approved for recommendation to the Boise County Board of County Commissioners.

Public Hearing: CUP 2026-001 Valleywide Co-op Propane Storage: Chairman Bergey opened the public hearing at 7:13 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 and stood for questions. Chairman Bergey then called upon Dillion Sorenana on behalf of the applicant to give his presentation. Joe Carson, Project Manager for the Applicant, added additional information. The commissioners asked questions of the applicant. There were no members of the public present. Bergey closed the public hearing and moved to deliberations at 7:34 PM. Commissioner Moore made a motion to approve CUP 2026-001 Valleywide Co-op Propane Storage with conditions as presented by staff, and to sign the prepared FCOs as presented; motion seconded by Commissioner Esposito. Vote taken; 4 ayes. Motion passed, CUP 2026-001 Valleywide Co-op Propane Storage is approved.

General Discussion: Administrator Gross asked if the commission had any additional questions from the October meeting regarding Code Enforcement. There was further discussion regarding how impact fees could be implemented and the process for implementing such fees.

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

Chairman Bergey adjourned the regular meeting at 7:59 P.M.

Approved by the Commission this 18 day of December 2025

Doug Bergey
Chair Doug Bergey

Attest:

Arla K. Barnhill
Arla K. Barnhill, P&Z Administrative Assistant