



REGULAR MEETING OF THE BOISE COUNTY PLANNING & ZONING COMMISSION

September 18, 2025

Crouch Community Hall
329 Old Crouch Road
Crouch, ID 83622

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. Alysa Morrison, 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 6:41 p.m.

Approve Minutes: The Commission reviewed the minutes from the previous meetings; Commissioner Bergey made a motion to accept and approve the minutes from the June 17, 2025 regular meeting as presented by staff; seconded by Commissioner Moore. 4 ayes, 1 abstain, motion carried.

Commissioner Bergey made a motion to accept and approve the minutes from the July 7, 2025 special meeting as presented by staff; seconded by Commissioner Williams. 5 ayes, motion carried.

Public Hearing: SMP 2025-005 Adams Miller Place Minor Subdivision: Chairman Bergey reviewed the process for the hearing, and opened the public hearing at 6:43 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 the applicant, Cliff and Kristi Miller, to give their 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 8 members of the public in attendance, 4 members in support, 2 members neutral, and 2 opposed to the application. 2 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 asked further questions of the Applicant. Chairman Bergey closed the public hearing and moved to deliberations at 7:10 pm. After deliberations, Commissioner Bergey made a motion to approve SMP 2025-005 Adams Miller Place Minor Subdivision as set forth by P & Z Staff with the addition of Condition #7 as discussed during deliberations. Seconded by Commissioner Mills. 5 ayes. SMP 2025-005 Adams Miller Place Minor Subdivision is approved for recommendation to the Boise County Board of County Commissioners.

There will be a special meeting scheduled to approve and sign the FCR's for SMP 2025-003 Adams Miller Place Minor Subdivision.

Public Hearing: CUP 2025-003 Roots and Ridges Retreat: Chairman Bergey reviewed the process for the hearing, and opened the public hearing at 7:33 pm. Chairman Bergey asked Attorney Brown to swear in the public that wished to give testimony for this application. 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 Ryan and Katlyn Malerk, the applicants gave their presentation. The commissioners asked questions of the applicant. There were 61

members of the public in attendance. There were 6 members of the public in favor, 1 member spoke. Chairman Bergey then read into the record 14 comments from members of the public that did not wish to speak, 2 comments in favor and 12 comments opposed. 11 members of the public were neutral, and 44 members of the public were against. 12 people spoke against the application. No member of the public was denied the opportunity to testify. The Applicant was afforded the opportunity to rebut the testimony. The Commission asked further questions of the Applicant. Chairman Bergey closed the public hearing at 9:25 pm. Chairman Bergey motioned to go into Executive Session per I.C 74-206(1)(D). Commissioner Mills seconded. Roll Call Vote: Commissioner Mills-Aye, Commissioner Esposito-Aye, Commissioner Bergey-Aye, Commissioner Williams-Aye, Commissioner Moore-Aye. 5 Ayes motion Carried. Attorney Brown, Administrator Gross and all five Commissioners present in executive session. Chairman Bergey brought the meeting out of executive session. Chairman Bergey moved to table deliberations until October 16, 2025, at 6:30, location will be the Miner's Exchange, 420 Main St., Idaho City, ID, to allow time to give thoughtful review of the application, comments and conditions. Attorney Brown advised the commissioners that their decision needs to be based on the record presented to date, they are not to discuss this amongst themselves or with anyone, nor is there to be any independent investigations.

The commissioners requested a copy of the audio recording of the hearing for CUP 2025-003 Roots and Ridges Retreat.

General Discussion: none

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

Chairman Bergey adjourned the regular meeting at 9:58 P.M.

Approved by the Commission this 16 day of October, 2025


Chair Doug Bergey

Attest:


Arla K. Barnhill, P&Z Administrative Assistant