

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300
Idaho City, Idaho 83631
Phone: 208-392-2293
www.boisecounty.us



MASTER PUBLIC HEARING APPLICATION

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- | | | |
|---|--|---|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> SUBDIVISION, FINAL |
| <input type="checkbox"/> COMPREHENSIVE PLAN
TEXT AMENDMENT | <input type="checkbox"/> PLANNED UNIT
DEVELOPMENT | <input type="checkbox"/> SUBDIVISION, VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN
MAP AMENDMENT | <input type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUBDIVISION, AMENDED
PLAT |
| <input type="checkbox"/> ROAD NAME CHANGE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input checked="" type="checkbox"/> VARIANCE |
| | <input type="checkbox"/> SUBDIVISION, PRELIMINARY | <input type="checkbox"/> OTHER _____ |

HEARING BEFORE: ☒ BOARD OF COUNTY COMMISSIONERS ☐ P&Z COMMISSION

PROJECT NAME: Harris Creek Heights

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: W & NW Section: 33 Township: 7N Range: 4E Total Acres: 144.91

Subdivision Name (if applicable): Harris Creek Heights Subdivision Lot: _____ Block: _____

Site Address: TBD Harris Creek Road City: Placerville

Tax Parcel Number(s): RP07N04E333002 & RP07N04E332402 Current Land Use: Natural Resource Area

PROPERTY OWNER:

Name: Harris Creek Ventures LLC

Address: 421 S 8th Street

City: Boise State: ID Zip: 83702

Telephone: 208 297-5959 Fax: _____

Email: igee@exceed.legal

APPLICANT:

Name: Harris Creek Ventures LLC

Address: 421 S 8th Street

City: Boise State: ID Zip: 83702

Telephone: 208 297-5959 Fax: _____

Email: igee@exceed.legal

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

[Signature]
Signature: All Owner(s) of
Record Date

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

[Signature]
Signature: Applicant Date

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPROPRIATE APPLICATION FORM

March 2024

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AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

Harris Creek Ventures LLC

"Owner" whose address is 421 S 8th Street

City Boise

State ID

Zip 83702

As owner of property more specifically described as:

Derek Cooper
HEREBY AUTHORIZES Ian W Gee / CHG Holdings LLC as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Boise County Board of Commissioners, Boise County Planning and Zoning Commission, Boise County Planning and Zoning Staff, and or other Boise County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Boise County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Boise County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and , if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

[Signature]
(Signature of Owner)

Ian W Gee

(Print Name)

Member

(Title)

(Signature of Owner)

(Print Name)

(Title)

(Signature of Owner)

(Print Name)

(Title)

(Secretary or Corporate Owner)

(Print Name)

NOTARY STATE OF IDAHO) ss
COUNTY OF ADA)

SUBSCRIBED and sworn to before me by Ian W. Gee
on this 18 day of December, 2025.

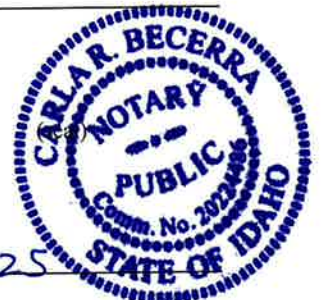
Carla R. Becerra

Notary Public

My Commission expires on: 09.20.28

March 2024

December 18, 2025
Date



Location and size:Property Address: TBD Harris Creek RoadParcel Number(s): RP07N04E333002 & RP07N04E332402Section: 33 Township: 7N Range: 4E Total Acreage of Parcel(s): 144.91Assessor Exemptions (i.e. agriculture, timber, etc.): No: _____ Yes: X list: _____
Agriculture, and forest exemptionsProposed Units/ Lots: 34 Proposed Open Space Acres: 0Proposed Subdivision name: Harris Creek Heights Subdivision**Is property currently mortgaged? Y/N (if yes, Certificate of Acceptance of Mortgagee is required on survey)**

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and/or a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Applicant Signature: 
Date: 12/18/25

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Derek Cooper as my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and/or a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

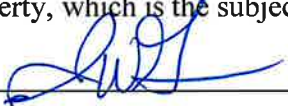
• Owner Signature: 
Date: 12/18/25

Location and size:Property Address: TBD Harris Creek RoadParcel Number: RP07N04E333002 & RP07N04E332402 Section: 33 Township: 7N Range: 4E

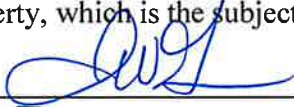
Recorded Deed #: _____ Date Deed Recorded: _____

Total Acreage of Parcel: 144.90Assessor Exemptions (i.e. agriculture, timber, etc.): No: _____ Yes: Xlist: Timber**Is property currently mortgaged? Y/N (if yes, Certificate of Acceptance of Mortgagee is required on survey)**

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

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• Owner Signature: 
Date: 12/18/25

SECTION II: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

A variance is a modification of the bulk and placement requirements of this Ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other Ordinance provisions affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots, or Road Standards or Sign Standards.

SECTION III: ITEMS REQUIRED

1. Application complete & signed; including Affidavit of Legal Interest and Letter of Authorization, if applicable.
2. Latest recorded deed to the property.
3. Application fees paid in full in accordance with the current fee schedule; including any/all applicable fees.
4. Attach a site plan of the property under consideration, drawn to scale showing:
 - a. Perimeter, dimensions and topography of the property;
 - b. The names and locations of all street bordering the property;
 - c. The location of all easements or rights-of-way;
 - d. The location and dimensions of present and proposed structures; and
 - e. The distance from all structures to the property lines.
5. Narrative: A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing of:
 - a. Explain undue hardship because of characteristics of the site;
 - b. The variance is not in conflict with public interest or the general land conditions in the vicinity of the application;
 - c. The variance will not be a material detriment to public health, safety or welfare nor to neighboring property owners.

SECTION IV: PUBLIC HEARING AND NOTICE

PUBLIC HEARING DATE SET: February 17, 2026
PUBLIC HEARING TIME: 10:00 AM LOCATION: Miners Exchange, Idaho City

SECTION V: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION VI: BOARD OF COUNTY COMMISSIONERS ACTION

☐

Approved

☐

Denied

Date: _____

THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # VAR 2026-001

Rec'd Date: _____

Fee paid: \$1200.00

Date: _____

Payment type: check

Number: 10018

Receipt #: 178783

Are application materials attached? Yes X No _____

ACCEPTED BY

AC, [Signature]

Date:

2 Jan 26