

# Boise County Planning and Zoning Department

413 Main Street, PO Box 1300  
 Idaho City, Idaho 83631  
 Phone: 208-392-2293  
[www.boisecounty.us](http://www.boisecounty.us)



## MASTER PUBLIC HEARING APPLICATION

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

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

**HEARING BEFORE:**  BOARD OF COUNTY COMMISSIONERS  P&Z COMMISSION

PROJECT NAME: Ponderosa Peaks Airstrip - CUP #2026-002

**SITE INFORMATION:**

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

Quarter: \_\_\_\_\_ Section: 27 Township: 7N Range: 4E Total Acres: 172

Subdivision Name (if applicable): Moose Meadow Ranch (Future) Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: None at this time. City: \_\_\_\_\_

Tax Parcel Number(s): RP07N04E266002 Current Land Use: AG/Timber

**PROPERTY OWNER:**

Name: Trail Creek Ventures

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**APPLICANT:**

Name: Matthew Steers and Meredith Steers

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: 208-489-0110

Email: \_\_\_\_\_

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: 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: Applicant Matthew Steers Date 2/19/26  
 Signature: Applicant Meredith Steers Date 2/19/26

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

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## NOTICE OF RECONSIDERATION or APPEAL

The Planning and Zoning staff is available to discuss this application and answer questions. Upon receipt of the required materials the Planning & Zoning Administrator will stamp the application received and review the application for completeness. Once the application is deemed complete a public hearing will be scheduled with the Boise County Commissioners. It is recommended that the Applicant review the Amended Unified Land Use Ordinance #2024-02 (ULO), as amended October 24, 2023, prior to submittal. This Ordinance along with application materials are located on the County website at [www.boisecounty.us](http://www.boisecounty.us).

### ULO #2024-02, Chapter 2, Section 2.10

Any decision or action may be appealed as set forth in this Ordinance. The appellant shall be an affected person as defined in Idaho Code §67-6521(1)(a). Any request for reconsideration or appeal must be filed on an application as provided by the Planning and Zoning Department, such request for reconsideration or appeal must identify specific deficiencies in the decision for which reconsideration or appeal is sought, and must otherwise comply with Idaho Code §67-6535(2)(b).

*To expedite the review of your application, please be sure to address each of the following items.*

### Reconsideration or

Appeal of decision by:

\_\_\_\_\_ Administrator  
 \_\_\_\_\_ Planning and Zoning Commission  
\_\_\_\_\_ Board of County Commissioners

I, Matthew and Meredith Steers, do hereby request a reconsideration, or an appeal, of the decision issued in:

- Case Name and File Number (if applicable) CUP 2026-002
- On the following described parcel of land:
  - A) Parcel Number: RP07N04E266002
  - B) Address of Parcel (if applicable): \_\_\_\_\_
- The grounds for this reconsideration, or appeal, are: (Specifically identify the part of the written decision you disagree with AND how the Administrator, Commission, or Board erred in their decision. Attach additional sheets if necessary.)

\_\_\_\_\_  
See Attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- I hereby affirm that I am a party affected by the above-mentioned decision. The address of my affected property is \_\_\_\_\_ and my mailing address is \_\_\_\_\_.

Dated: This 19 day of February, 2026

[Signature]  
Appellant

[Signature]  
Appellant

Reconsideration or Appeal Fees: \$850.00

PUBLIC HEARING DATE SET: \_\_\_\_\_  
PUBLIC HEARING TIME: \_\_\_\_\_ LOCATION: \_\_\_\_\_

<b>THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT</b>	
FILE # <u>APP 2026-001</u>	Rec'd Date: <u>18 Feb 2026</u>
Fee paid: <u>\$850.00</u>	Date: <u>2/18/26</u>
Payment type: <u>check</u>	Number: _____
Receipt #: _____	Are application materials attached? Yes <input checked="" type="checkbox"/> No _____
ACCEPTED BY <u>[Signature]</u>	Date: <u>19 Feb 2026</u>