

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

CUP 2024-003

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 checked="" 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: Harris Creek Quarry

SITE INFORMATION:

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

Quarter: NENW/NWNE Section: 33 Township: 7N Range: 4E Total Acres: 80

Subdivision Name (if applicable): _____ Lot: N/A Block: N/A

Site Address: 1619 Harris Creek Rd, Placerville ID 83666 City: Placerville

Tax Parcel Number(s): RP07N04E332402; RP07N04E330602 Current Land Use: Natural Resource Area

PROPERTY OWNER:

Name: Harris Creek Ventures LLC / David & Mandi Williams

Address: 421 S 8th Street

City: Boise State: ID Zip: 83702

Telephone: 208.297.5959 Fax: _____

Email: lgee@exceed.legal

APPLICANT:

Name: CHG Holdings LLC, c/o Ian Gee

Address: 421 S 8th Street

City: Boise State: ID Zip: 83702

Telephone: 208.297.5959 Fax: _____

Email: lgee@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] Harris Creek Ventures LLC

Signature: All Owner(s) of Record Date: 5/7/26

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: 5/7/26

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

Boise County Planning and Zoning Department

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



AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

_____ Harris Creek Ventures LLC, "Owner" whose address is _____
 _____ City Boise State Idaho Zip 83702

As owner of property more specifically described as:

Parcel RP07N04E332402, Sec 33, T7N, R4E, Boise County, ID (HCH Parcel, 41 ac); 1619 Harris Creek Rd, Placerville ID 83666
 Parcel RP07N04E330602, Sec 33, T7N, R4E, Boise County, ID (Williams Parcel, 39 ac); adjacent and east of HCH Parcel

HEREBY AUTHORIZES 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 of Owner)	(Print Name)	(Title)
(Signature of Owner) 	(Print Name) Ian W. Gee	(Title) Member
(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 7th day of MAY, 2026

Carla R. Becerra
 Notary Public
 My Commission expires on: 09.20.28

Date May 7th, 2026



March 2024

Boise County Planning and Zoning Department

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



AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

David Williams and Mandi Williams, "Owner" whose address is _____
City _____ State _____ Zip _____

As owner of property more specifically described as:
Parcel RP07N04E330602, located in Section 33, T7N, R4E, Boise County, Idaho — Tax 131, 39 acres,
adjacent and east of the HCH Parcel

HEREBY AUTHORIZES 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:

[Handwritten Signature]
(Signature of Owner)
Mandi Lynn Williams
(Signature of Owner)

David Williams *owner*
(Print Name) (Title)
Mandi Lynn Williams *owner*
(Print Name) (Title)

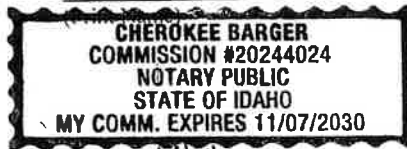
(Signature of Owner)

(Print Name)

(Title)

(Secretary or Corporate Owner)

NOTARY STATE OF IDAHO) ss
COUNTY OF Payette)



(seal)

SUBSCRIBED and sworn to before me by David and Mandi Williams
on this 11 day of May, 2026

Charles Beyer
Notary Public
My Commission expires on 11/07/2030

5/11/2026
Date

Boise County Planning and Zoning Department

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



CONDITIONAL USE PERMIT APPLICATION

CUP # 2024-003

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 Planning and Zoning Commission. It is recommended that the Applicant review the Amended Unified Land Use Ordinance #2024-02 (ULO) and Boise County Comprehensive Plan prior to submittal. This Ordinance along with application materials are located on the County website at www.boisecounty.us. The Planning and Zoning Department DOES NOT accept faxed applications or signatures.

See ULO #2024-02, Chapter 4, Section 4.3 CONDITIONAL USES: Every use that requires a Conditions Use Permit (CUP) shall be subject to review and appraisal by the Commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons, property, or natural resources. It is the responsibility of the applicant to present plans to implement a conditional use in a way which will avoid or limit the harm to existing or contemplated use of nearby lands or place additional demands on public services.

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Property Owner: <u>Harris Creek Ventures LLC / David & Mandi Williams</u>		
Email: <u>[REDACTED]</u>		
Phone: <u>[REDACTED]</u>	Mailing Address: <u>421 S 8th Street</u>	
City: <u>Boise</u>	State: <u>ID</u>	Zip Code: <u>83702</u>
Applicant (if different): <u>CHG Holdings LLC, c/o Exceed Legal PLLC, Attn: Ian W. Gee</u>		
Email: <u>lgee@exceed.legal</u>		
Phone: <u>(208) 797-5959</u>	Mailing Address: <u>421 S 8th Street</u>	
City: <u>Boise</u>	State: <u>ID</u>	Zip Code: <u>83702</u>
Engineering Firm: <u>Ardurra Group</u>		
Contact Person: <u>Patrick Colwell, PE</u>	Phone: <u>()</u>	
Address: <u>332 N Broadmore Wav. Nampa, ID 83687</u>	Email: <u>PColwell@ardurra.com</u>	
Surveyor: <u>Rob O'Malley</u>	Phone: <u>(208) 442-6300</u>	

Location and size:

Property Address: 1619 Harris Creek Road, Placerville, ID 83666 (HCH) Williams parcel adjacent east (no assigned address)

Parcel Number: RP07N04E332402/RP07N04E330602 Section: 33 Township: 7N Range: 4E

Total Acreage: 80 (combined)

Proposed Land Use: Agricultural Residential Civic or Community Commercial Industrial

Proposed Project Name: Harris Creek Quarry ~~INC~~ INC

Assessor Exemptions (i.e. agriculture, timber, etc.): No: Yes:

list: timber

Is property currently mortgaged? (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.

- Signature: All Owner(s) of Record [Signature]
- Signature: All Owner(s) of Record _____
- Date: 5/7/26

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.

- Applicant Signature: [Signature]
- Date: 5/7/26

I, the undersigned, am the owner of the referenced property and do hereby give my permission to CHG Holdings LLC to be 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 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: [Signature] Mandi Williams
- Date: 5-11-2026

SECTION II:REQUIRED ITEMS

1. Latest recorded Deed to the Property
2. Application completed & signed; including Affidavit of Legal Interest and Letter of Authorization, if applicable.
3. Application fee paid in full in accordance with current fee schedule
4. Two copies of the completed application, as well as one to two reams of copy paper in order to produce the appropriate number of copies to assure the fullest presentation of the facts for evaluation of the request by agencies and the public.
5. Two copies of all required plans drawn to scale; or more copies as determined by the P&Z Administrator.
6. Narrative explaining the following:
 - A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
 - Location is compatible to others uses in the general neighborhood.
 - Use will not place undue burden on existing public services and facilities in the vicinity (see Impact Report in item 7).
 - Site is large enough to accommodate the proposed use and other features of the Unified Land Use Ordinance.
 - Summaries:
 - How the proposed use complies with the Unified Land Use Ordinance.
 - How the proposed use complies with the goals and objectives of the Boise County Comprehensive Plan.
7. Impact Reports must address potential impacts and how these will be minimized for the following:
 - Any environment, economy and social impacts.
 - Impact to adjoining property including noise, glare, odor, fumes, vibration, etc.
 - Impact to natural resources (wildlife, wildlife habitat, soil, water, etc.)
 - Impact to law enforcement, fire departments, emergency medical services or other public service providers.
 - Impact to school.
8. Plans Required with Application:
 - A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, current buildings and proposed buildings.
 - A landscape plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
 - A noxious weed control plan
9. Plans that may be Required, depending on land use:
 - A site grading plan clearly showing existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
 - A lighting plan, if applicable.
 - An irrigation plan, if applicable.

SECTION III: APPLICATION INFORMATION

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.) Two adjoining parcels in Sec 33, T7N, R4E, Boise County, ID, totaling approx. 80 acres. See attached recorded deeds.

TAX PARCEL NUMBER RP07N04E332402 and RP07N04E330602

Quarter NENW/NWNE Section 33 Township 7N Range 4E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 80 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Undeveloped natural resourced land. No structures on parcels and current uses include timber / forestry / development.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location:

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Forested / natural resource land (USFS / private timberland) East Forested / recreational land (beyond Williams parcel)

South Forested / open natural resource; Harris Creek Road West Forested / open natural resource land

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number or **Proposed** Structure: None Number of Existing Structures: N/A

Proposed Gross Square Feet

1st Floor

2nd Floor

Total

Existing Gross Square Feet

1st Floor

2nd Floor

Total

8a. TYPE OF RESIDENTIAL USE (If applicable):

Single family residence Mobile home for single family residence Multiple residences on one parcel

8b. SQUARE FOOT AGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable):

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES:

8c. DENSITY OF DWELLING UNITS PER ACRE:

9. PROPOSED SITE PLAN:

Percentage of site devoted to building coverage: N/A

Percentage of site devoted to landscaping: 10E Vegetated Buffer

Percentage of site devoted to roads or driveways: Existing 5% Driveway and Loop Road

Percentage of site devoted to other uses: N/A 85% extraction, stockpile and undisturbed area.

Describe other uses: Active extraction, stockpile, processing pad, reclamation buffer, undisturbed areas. Total = 100%.
Total 100%

10. Parking (If applicable)

- a. Handicapped spaces proposed: _____
- b. Parking spaces propose: _____
- c. Are you proposing off-site parking:
Yes: _____ No: No _____

Office Use Only:
Handicapped spaces required: _____
Parking spaces required: _____
Total: _____

11. SETBACKS: BUILDING OFFICE USE ONLY PARKING OFFICE USE ONLY

	Proposed	Required	Proposed	Required
Front	_____	_____	_____	_____
Rear	_____	_____	_____	_____
Side	_____	_____	_____	_____
Street Side	_____	_____	_____	_____

12a. NUMBER OF EXISTING ROADS: 1 WIDTH: County std PRIVATE OR PUBLIC? Public
Existing road surface(s) type: Gravel/aggregate

12b. NUMBER OF PROPOSED ROADS: N/A Proposed Width: _____
Will the proposed roads be publicly or privately maintained? Privately
Proposed road construction: Gravel Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

13b. PROPOSED UTILITIES: Power: off-grid generator and/or Idaho Power. Communications: Starlink or cellular.

Proposed utility easement width: TBD Location: TBD

14a. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility

14b. POTABLE WATER SOURCE: Public Water Association Individual (Spring source)

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity verified?
Nearest adjacent well _____ Depth _____ Flow

15. REFUSE and TRASH DISPOSAL METHOD: On-site dumpster via private hauler; waste removed off-site weekly or as needed.

16. ARE THERE ANY EXISTING IRRIGATIONS SYSTEMS? None

Are you proposing any alterations, improvements, extensions or new construction: No If yes, Explain _____

17. PROPOSED DAYS AND HOURS OF OPERATION (if applicable): See narrative ; 9am to 6pm Monday - Saturday during limited operating season

18. PROPOSED NUMBER OF EMPLOYEES (if applicable): 2-5; up to 6-10 peak

19. DRAINAGE (Proposed method of on-site retention): On-site retention

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning and Zoning Office) No. No portion in FEMA floodway or 100-yr floodplain. Williams parcel verification pending

SECTION IV: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. ULO Section 4.3.C Conditions of Permit: In approving any conditional use permit the Commission may Prescribe appropriate conditions, bonds, and safeguards in conformity with this Ordinance or the Comprehensive Plan. Conditions may include, but not limited to, specific requirements that:
 - a. Assure that development is maintained properly.
 - b. Control the sequence and timing of development.
 - c. Control the duration of development.
 - d. Designate the exact location and nature of development.
 - e. **Minimize** adverse impacts on other development.
 - f. Require the provisions for on-site or off-site public facilities or services.
 - g. Require more restrictive standards than those generally required in this Ordinance.
 - h. Require mitigation of effects of the proposed development upon service delivery by any political subdivision; including school districts providing services within the planning jurisdiction.
 - i. Require surety agreements.
2. ULO Section 4.3.C.2: A conditional use permit shall also be subject to the terms and conditions by which it is approved, including but not limited to,
 - a. Bulk and Placement Standards. (See ULO: Table 4.1.D.8)
 - b. Fencing
 - c. Floodplains, fire hazards, etc.
 - d. Grading
 - e. Hours of operation
 - f. Landscaping
 - g. Natural resources impact mitigation including wildlife habitats, historic sites, shorelines
 - h. Parking
 - i. Road volumes, traffic control, road maintenance
 - j. Screening
 - k. Sight obstruction mitigation
 - l. Visibility from roads

SECTION V: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE

1. Public Hearing Notice shall follow the ULO, Section 2.5, to agencies and surrounding property owners; as well as legal publication.
2. Per ULO, Section 2.4.D.2: Notice shall also be posted on the premises not less than ten (10) days prior to the **hearing by the applicant**. The applicant shall provide "Proof of Posting" to the Planning and Zoning Department **no later than** seven (7) days prior to the public hearing. Failure to provide the Proof of Posting will cause the hearing to be continued to a later date.

SECTION VI: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION VII: PLANNING AND ZONING COMMISSION ACTION

BELOW TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE# CUP 2024-003 FEE \$ 1200.00
ACCEPTED BY: [Signature] DATE: 5-13-26
CROSS REFERENCE FILE (S): _____
PROPOSED USE OF PROPERTY: _____