

# Valley County Planning & Zoning

PO Box 1350  
219 North Main Street  
Cascade, ID 83611



Phone: 208-382-7115  
FAX: 208-382-7119  
cherrick@co.valley.id.us

## Notice of Public Hearing Valley County Board of Commissioners

### **NEW DATE**

**February 29, 2012**

**6:00 p.m.**

**American Legion Hall – 105 E. Mill Street, Cascade, Idaho**

DATE: January 10, 2012

RE: C.U.P. 11-07 Nisula Gravel Pit

The Valley County Board of Commissioners will hold a public hearing on **February 29, 2012**, at **6:00 p.m.**, at the **American Legion Hall, 105 East Mill Street, Cascade, Idaho**, in order to review an appeal of a Planning & Zoning Commission decision in accordance with section 3.04.12 of the Valley County Land Use and Development Ordinance (LUDO). This item was tabled at the Board of Commissioners meeting on December 14, 2011. The meeting scheduled for January 18, 2012, was postponed in order to respond to issues and have a more complete record.

On October 20, 2011, the Planning & Zoning Commission approved a conditional use permit for C.U.P. 11-07 Nisula Gravel Pit. This decision has been appealed by the Neighbors of Lake Fork and Robert A. Hunt. The appeal is based on many non-specific factors including violations of the LUDO, property rights "taking" of adjoining and Association members, and possible conflict of interest of Planning and Zoning Commissioners that violated due process of law.

The applicants, Steve and Debbie Nisula, are requesting approval to develop a gravel pit north of the existing Valley County Stenburg Pit. The project would consist of multiple phases and

result in four ponds. Rock crushing would be limited to 36 days per year and only allowed prior to Memorial Day or after September 15<sup>th</sup> unless specific approval is given. Hours of operations shall only occur from 7:00 a.m. to 7:00 p.m. with no Saturdays or Sundays. Willows and lodgepole pines would be planted along the east and north boundaries. Access would be through the existing county gravel pit from East Lake Fork Road. The proposed use would be 29.6 acres of a 40.34-acre site that is parcel RP17N03E023605 and located in Section 2, T.17N, R.3E, B.M., Valley, County, Idaho.

**All interested parties are invited to attend and be heard in support of or opposition to the appeal and/or proposal. Written comments shall be in accordance with Section 3.04.11.p of the LUDO and shall be received by February 14, 2011.**

The contents of the file can be reviewed at the Planning and Zoning office located at 219 North Main Street, Cascade, Idaho. Previous minutes are posted on the Valley County website: [www.co.valley.id.us](http://www.co.valley.id.us). Any person needing special accommodations to participate in the above noticed meeting should contact Cynda Herrick at least seven days prior to the meeting. If you have any questions, please call Cynda Herrick at 208-382-7115.

Respectfully,

Lori Hunter  
Planning and Zoning Assistant

cc: Appellant  
Applicant  
Neighbors  
Agencies