



# Valley County Planning & Zoning Commission

PO Box 1350  
219 North Main Street  
Cascade, ID 83611-1350

Phone: 208-382-7115  
Fax: 208-382-7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)  
Website: [www.co.valley.id.us](http://www.co.valley.id.us)

Rob Garrison, Chairman  
Ronda Sandmeyer, Vice-Chairman

Tom Olson, Jr, Commissioner  
Kathy Deinhardt Hill, Commissioner  
Ed Allen, Commissioner

## VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

**DATE:** October 4, 2012

**TIME:** 6:00 p.m. – 7:30 p.m.

**LOCATION:** Valley County Courthouse

**ATTENDANCE:** Commissioners present: Commissioners Ronda Sandmeyer, Kathy Deinhardt-Hill, Ed Allen, Tom Olson, Jr., and Chairman Rob Garrison. Staff member present: Cynda Herrick, AICP, CFM, Planning and Zoning Administrator.

**OPEN:** Call to Order

### MINUTES:

Commissioner Sandmyer moved to approve the minutes as presented for September 13, 2012. Commissioner Olson seconded the motion. Motion carried.

### A. OLD BUSINESS:

1. **C.U.P. 05-03 Blackhawk on the River:** Blackhawk Partners LLC is requesting approval to install motorized gates at both the north and south entrances of Blackhawk on the River to decrease incidences of trespassing and vandalism. This subdivision is located in Section 25 & 36, T.18N, R.2E, and Section 30, T.18N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison announced the item.

Staff stated she just wanted to make sure that the Commission did not have any issues with Blackhawk gating Blackhawk on the River in a manner similar to Blackhawk Lake. Valley County has no ordinances prohibiting gates, but it was not part of the original approval.

The Commission determined that is was private property.

Commissioner Allen moved to allow a gate. Commissioner Olson seconded the motion. Motion carried.

2. **C.U.P. 05-31 Smylie Lane Subdivision Phase 2 – Final Plat Extension:** Michelle Basye & Leon Renz are requesting an extension of the final plat approval for Phase 2 of Smylie Lane Subdivision. The plat for Phase 1 was recorded on October 11, 2011. The proposed Phase 2 consists of 9.612 acres and is currently platted as Lot 1, Block 2, Smylie Lane Subdivision. Access is from Smylie Lane and Smylie Court. It is located in the NWNW of Section 27, T.17N, R.3E, B.M., Valley County, Idaho. [Tabled from Sept. 13, 2012 and will be set on the November or December 13, 2012 agenda.]

Commissioner Hill moved to extend recordation of the final plat to December 31, 2012, so that the applicant may attend the meeting. Commissioner Sandmeyer seconded motion carried.

**B. NEW BUSINESS:**

1. **C.U.P. 12-07 Soulen Gravel Pit :** Harry Soulen is requesting approval to further develop a basalt gravel pit that was permitted under C.U.P. 99-2. The new C.U.P. would include rock crushing, an updated storm water plan, an updated reclamation commercial use, expansion of the site to the north, and a truck scale with an 8' x 10' scale house. Rock crushing is expected to be in operation approximately 30 days every two years and would not be allowed in the summer between Memorial Day and Labor Day. Operating hours requested are between 7:00 a.m. to 11:00 pm. The site is approximately 20 acres on a portion of RP17N02E140155 located in the SWNE of Section 14, T.17N, R.2E, B.M., Valley County, Idaho.

Chairman Garrison announced the item.

Chairman Garrison asked if there had been any exparte contact or conflict of interest. There was none.

Chairman Garrison asked for the Staff Report. Staff presented the staff report.

Chairman Garrison asked if there were questions from staff.

Chairman Garrison asked for a presentation from the applicant.

Harry Soulen, 1800 Fairmont Drive, Weiser, ID , identified himself as the owner:

- Has asked to take pit from just county use is due to how the county use has slowed down.
- Road Department use is going to be very small.
- County has quite a stockpile already in place.
- Robinson did not seem to think there would be any problem in moving gravel commercially.
- Has talked to Ron Coleman, neighbor to the south, wants to continue to work with him.
- They have talked about planting a row of trees and would be mitigated.
- Would try to work with Ron Coleman concerning crushing so that there is no problem.

Chairman Garrison asked for proponents. None

Chairman Garrison asked for uncommitted.

Ron Coleman, 3147 West Mountain Road,.

- When he bought the site he knew the permit was only going to be temporary.
- He invested a lot of money thinking it was temporary.
- Would like Harry to make as much as money as possible in this economy.
- Would like to compromise with Harry.
- Would like the compromise in writing and possibly mirror CUPs that have been done in the past 12 months.

Chairman Garrison asked for opponents. None

Chairman Garrison asked for the rebuttal. No rebuttal.

Commissioner Sandmeyer asked where rock crusher was in pit. Harry said raw gravel is off hill and the crusher sits on the pad site on the floor of the pit.

Chairman Garrison closed the public hearing and deliberations began.

Discussion ensued.

Commissioner Olson said it looks like some sort of compromise will work between the two property owners.

Commissioner Allen would like to work off the other gravel pit done this year.

Olson said 11:00 is too late – 45 days, but shorten the hours.

Commissioner Sandmeyer moved to allow operation of **C.U.P. 12-07 Soulen Gravel Pit to continue business under existing CUPS (with commercial use) and bring with agreed upon new conditons of approval in December of 2012, with assistance from staff.** Commissioner Allen seconded the motion. Motion carried.

## **C. OTHER:**

### **1. Facts and Conclusions**

- **V-2-2012 Collins' Shared Driveway**

**Commissioner Hill moved to approve the facts and conclusions for V-2-2012 and authorize the Chairman to sign. Commissioner Sandmeyer moved to approve. Motion carried.**

Meeting Adjourned