



Valley County Planning & Zoning Commission

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Rob Garrison, Chairman
Kathy Deinhardt Hill, Vice-Chair

Ed Allen, Commissioner
Scott Freeman, Commissioner
Bryan Cooley, Commissioner

MINUTES

Valley County Planning and Zoning Commission
April 14, 2016
Valley County Court House - Cascade, Idaho

A. OPEN: Call to Order

P&Z Commissioner - Ed Allen: Present
P&Z Commissioner - Kathy Deinhardt Hill: Present
P&Z Commissioner - Bryan Cooley: Present
P&Z Commission Chairman - Rob Garrison: Present
P&Z Commissioner - Scott Freeman: Present
P&Z Staff – Cynda Herrick, AICP: Present

B. MINUTES: March 10, 2016

Motion: Moved to approve the minutes of March 10, 2016.

P&Z Commissioner - Kathy Deinhardt Hill: Motion
P&Z Commissioner - Bryan Cooley: 2nd
P&Z Commissioner - Ed Allen: Approve
P&Z Commissioner - Kathy Deinhardt Hill: Approve
P&Z Commissioner - Bryan Cooley: Approve
P&Z Commission Chairman - Rob Garrison: Approve
P&Z Commissioner - Scott Freeman: Approve

C. OLD BUSINESS:

There was none.

D. NEW BUSINESS:

- C.U.P. 16-02 Amendment to C.U.P. 12-07 Soulen Gravel Pit:** Granite Excavation is requesting approval of an amendment to C.U.P 12-07 to provide material for the rebuild of Goose Lake Road. The amendment would allow the placement and operation of an asphalt production plant for a maximum of 35 days during September and October of 2016; and a one-time modification of the current approval to allow crushing prior to July 1 and for a maximum of 50 days. Hours of operation would continue to be 7:00 a.m. to 7:00 p.m., with

no Saturdays, Sundays, or federal holidays. The site is 20 acres of 986.56-acre contiguous parcels owned by Soulen Livestock Company. The site is addressed as 3205 West Mountain Road and is in the SWNE of Section 14, T.17N, R.2E, Boise Meridian, Valley County, Idaho.

Chairman Garrison introduced the item. Chairman Garrison asked if there was any *exparte* contact or conflict of interest. There was none.

Commissioner Cooley stated the business he works for does business with Granite, but they have no economic interest and he can make an unbiased decision.

Chairman Garrison asked for the Staff Report. Staff presented the Staff Report and summarized the following exhibits: exhibit 1 – Letter from Harry Soulen received March 21, 2016.

Chairman Garrison asked for the applicant's presentation.

The applicant, Josh Davis, Granite Excavation, 23 Warm Lake Highway, introduced himself and made the following comments:

- As stated, we cooperatively work with Valley County at the Soulen Gravel source, which includes excavation and crushing.
- Purpose of this amendment is based on a project for Western Federal Lands on a specific project.
- Construction will occur during 2016 with completion in the fall of 2016.
- Want to expand to meet contractual obligations in the timelines agreed to.
- Would be difficult to crush amount of needed aggregate in 30 days – asking for 50 days.
- 2nd part is to place an asphalt plant for paving – location of this source from the standpoint of cost and public impact is favorable to the public – the alternative would be to truck out of Nampa with 3 times the number of trucks.
- Only asking for 35 days for weather conditions.
- Will monitor dust on West Mountain Road. There is just over a mile of gravel road that will be monitored.
- Specific questions on plant can be directed to Jack Snyder.
- All current conditions are fully acceptable.

Commissioner Allen clarified that there was no other site -- asked what the impact to down winders would be? Josh said, in previous years wind came from the North, northwest. Josh said Blackhawk Lake is closest community and it is north of this site.

Commissioner Allen asked who Western Federal Lands are? Josh said they administer federal highways.

Chairman Garrison asked for proponents.

Jack Snyder, VP Western Construction, PO Box 15569, Boise 83715, with the following comments:

- Have contract to rebuild the road.
- Described function of an asphalt hot plant.
- Roads driven on are paved with hot mix asphalt – heated to 350 degrees.

- Explained asphalt and contents of crude oil and liquid asphalt and rocks at 350 degrees compacted on the roadway.
- Regulated by Idaho Department of Air Quality
- Minimum setback is 450 feet from neighboring properties.
- Heat rock in process where they burn petroleum, recycled fuel oil. Have a giant heating process to heat rocks and suck emissions through a giant vacuum that collects the dust – only emission is water vapor as they leave the rocks when heated.
- Have permits that require them to do testing on the emissions.

Chairman Garrison asked for uncommitted. There were none.

Chairman Garrison asked for opponents. There were none.

Chairman Garrison closed the public hearing.

The Commission deliberated.

Commissioner Allen sees this as a one-time change and they are working within the parameters of the original approval except for asphalt and duration of impacts.

Commissioner Hill clarified that there would be no work on holidays.

Commissioner Allen clarified a maximum of 35 days for the asphalt.

Commissioner Freeman thinks it looks acceptable.

Commissioner Cooley doesn't think it is a large increase in the window. Major change is the asphalt plant that is heavily regulated by the EPA.

Commissioner Hill and Chairman Garrison agreed there would be a large number of trucks, but better than triple number on the highway. Commissioner Cooley said it is better down a rural road instead of through the middle of town.

Motion: Moved to approve **C.U.P. 16-02 Amendment to C.U.P. 12-07 Soulen Gravel Pit** for a one time amendment.

P&Z Commissioner - Ed Allen: Motion
 P&Z Commissioner - Bryan Cooley: 2nd
 P&Z Commissioner - Ed Allen: Approve
 P&Z Commissioner - Kathy Deinhardt Hill: Disapprove
 P&Z Commissioner - Bryan Cooley: Approve
 P&Z Commissioner - Scott Freeman: Approve
 P&Z Commission Chairman - Rob Garrison: Approve

Chairman Garrison explained the ten day appeal period.

E. FACTS AND CONCLUSIONS

- C.U.P. 16-01 Huckleberry Jam Camping Site
- VAC 16-01 Utility & Drainage Easement Vacation – Gold Dust Ranch 1 Lots 62 & 63

Motion: Moved to approve Facts and Conclusions for C.U.P. 16-01 Huckleberry Jam Camping Site VAC 16-01 Utility & Drainage Easement Vacation.

P&Z Commissioner - Kathy Deinhardt Hill: Motion
 P&Z Commissioner - Bryan Cooley: 2nd
 P&Z Commissioner - Ed Allen: Approve
 P&Z Commissioner - Kathy Deinhardt Hill: Approve
 P&Z Commissioner - Bryan Cooley: Approve
 P&Z Commission Chairman - Rob Garrison: Approve
 P&Z Commissioner - Scott Freeman: Approve

F. OTHER

- **(Administrative Appeal) Is C.U.P. needed for drive-up concessions trailer at Two Sisters Country Store?**

Staff explained they want to put in a concessionaire stand that will be a drive-up window for coffee. Staff felt it was a change in the scope of land use activity.

Debbie Roberts and Kristen DeGarimore, 13844 Highway 55, McCall.

- Want to purchase a self-contained trailer. It is espresso and ice cream machine for a drive through.
- They will hook a hose and extension cord to the trailer.
- Operating hours would be daylight hours in the summer.
- Verified with Idaho Transportation Dept. that it was okay with them.
- Central District Health said it was fine.
- There is lots of room and parking.
- The trailer is a 8' x 16' snowmobile trailer. Trailer would be on southeast side of the business.

Need to purchase the equipment and hire employees – don't have time to proceed with the conditional use permit.

Much discussion ensued. The Commission determined that it was okay temporarily, but need to go through the conditional use process. Staff commented that the conditional use permit application is scheduled for May 12, 2016.

- **Is C.U.P. needed for Points Sleigh Rides?**
 The Commission viewed the picture of the parking lot and structure. The Commission determined that a conditional use permit is required.
- **Is C.U.P. needed for Showroom at Mile High Power Sports?**
 The Commission determined that a conditional use permit is required.

- **Is C.U.P. needed for facilities use at Jones' Arena on Paddy Flat Road?**
The Commission determined that a conditional use permit is required. They are charging for the event and inviting the public.
- **C.U.P. 09-01 Blackhawk Lake Phases 3 & 4– annual update to P&Z.**
- **Reschedule August 2016 meeting to August 4, 2016**

Adjourned at 7:12 p.m.