

**Adams County Planning & Zoning Commission**  
**P.O. Box 849**  
**Council, ID 83612**

**Monday, April 25, 2016, 7:00 p.m.**  
**Adams County Courthouse Courtroom**

**Draft Minutes**

**Commission Attendees**

x	Christy Ward, Chair	x	Bill Shore	x	Joe Warner
x	Michael Lueddeke	x	Rich Laine	x	Steve Ryals
x	Cecelia Davis, Secretary	x	Don Horton, Staff	x	Pam Murphy, Staff

**Guests:**

Ed Robinson, Knife River	Ron McLaren	Jeff Howard
Reed Henderson, Jr.	Lynn Reinhold	Chris Seubert
Doug Davis	George McCready	Tom Mahon
Tom Grossen	Bob Renfro	Bret Armacost
Norma Grossen	Sean Smith	

Chair Christy Ward opened the meeting at 7:00 p.m.

Members of the committee were introduced and new member Michael Lueddeke was welcomed.

**KNIFE RIVER: CONSIDERATION FOR APPLICATION FOR CONDITIONAL USE PERMIT, ESTABLISHMENT OF A ONE-TIME ROCK PIT**

- Chair Ward asked if there were any committee member would like recuse themselves from the deliberations; there were none.
- Chair Ward asked if there were any facts committee members would like to bring to the table prior to public comment and committee deliberation; there were none.

Ed Robinson of Knife River explained the proposal.

- One-time application for mining and crushing, 24/7 operation
- The project will begin in the middle of May through October. They plan to crush 500-1000 yards to stockpile on site then bring them to the bypass project.
- Asphalt rock will come out of the Midvale rock location
- The location is on top of and behind the ridge. It will not be visible from the road.
- All applications and plans for remediation and approval by the State of Idaho have been completed.

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- Remediation/Recovery would be to fill in the depression re-cover with top soil and reseed with native grasses.
- 25-30 trucks will be run. Truck traffic would be during the day only.
- A \$25,000 Surety Bond has been posted
- The closest house is approximately 1 mile away

Don Horton was asked if the CUP should be in the name of the property owner, he confirmed that it should be. But a letter by the Grossens was included in the packet.

Cecelia Davis read the letter of opposition from George & Donna McCready. See attached letter.

Bret Armacost asked about blasting and if the neighbors would be notified. Blasting would be one-time with notification of the neighbors prior to blasting

Reed Henderson stated that the property was closer than 1 mile. General discussion regarding the distance.

Bob Renfro concurred that their property was more like ½ mile from the site.

Ed Robinson will review the distance.

Jeff Howard asked who the applicant for the CUP was, Knife River or Tom Grossen. Don Horton said that if the permit was granted it would be in the landowner's name not the applicant.

Jeff Howard also asked if the Council City Council was aware of the increase in traffic and potential damage to the road and bridges. Rich Laine said the City Council was well aware and approved the route.

Jeff Howard asked what the effect would be on the roadways. General discussion ensued. Ed Robinson said that Knife River would be monitoring the road and address any issues as they arise. Jeff asked if that was in writing. Ed said he could get that in writing.

Ron McLaren, asked what is the average weight of the trucks and is the road designed for that weight. Rich Laine said that logging trucks come down that road all the time. Ed Robinson stated that they paved all of Council Cuprum Road and the bottom 10 miles of rock came out of Reed Henderson's pit without problem.

Jeff Howard asked if DEQ would allow a 24hour operation. Ed Robinson stated that yes they did.

Chris Seubert asked if the ordinance was being followed correctly. Said he thought it was a variance and not a CUP issue; was this setting a precedent for expediting special projects?

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General discussion, notification in the paper, mail notification of the neighbors, and a sign placed on the property.

The reason the meeting was moved to today was to ensure the notifications could be in the paper and the letters could be

George McCready questioned that the neighbors weren't notified and what were the neighbors. Don said within 300 feet or adjacent to the property.

Jeff Howard asked if the P&Z had copies of the reclamation plan. Ed Robinson said that was in the hands of the State.

Steve Ryals said he spoke with Diane, the representative of the State, who confirmed they had all the required paperwork. Also that the reclamation of the property was under the jurisdiction of the State and not the County. Steve expressed concern that the P&Z have all the facts at hand prior to making a decision. Don Horton, said they make certain Knife River has a reclamation plan. Ed Robinson said they are bound by law to ensure their plan is followed and is in compliance.

Bret Armacost asked for clarification of adjacent property owners and wanted it noted in the official record that he was not notified. He further asked who was responsible for sending the letters. It was acknowledged that the P&Z Secretary was responsible to ensure all the appropriate notifications were made.

Ed Robinson summarized the project and what the final look of the property would be.

Michael Lueddeke suggested that since we had not completed the notification, we should table the issue until the next or special meeting until the property notification had been completed.

General discussion of the timing of sending notifications to all adjacent property, place the legal notification.

**Motion:** Steve Ryals moved to table the item until a special meeting May 9, 2016 to ensure all notifications could be completed.

**Second:** Rich Laine sectioned the motion.

**Vote:** All in favor. No Nays.

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**GOOSE CREEK SUBDIVISION, DIVISION OF PROPERTY INTO 2 PIECES ONLY**

- Chair Ward asked if there were any committee member would like recuse themselves from the deliberations; there were none.
- Chair Ward asked if there were any facts committee members would like to bring to the table prior to public comment and committee deliberation; there were none.

In the absence of the property owner, Patrick Hill, Don Horton explained the intent of the home owner to split the property so the residence would be completely separate from the commercial RV park.

There was minor discussion, no public input or comments were received.

**Motion:** Rich Laine moved to approve the application as written.

**Second:** Steve Ryals sectioned the motion.

**Vote:** All in favor. No Nays

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**TOM MAHON LOGGING, HWY 95 GRAVEL PIT ZONING**

Tom Mahon explained the proposed for one-time approval for rock crushing.

Letter from Idaho DOT was acknowledged. It said the state had no objection to the request.

During the general discussion it was determined that the notifications were incorrect when they stated the request was for a change in zoning. There is no change in zoning, only a request to complete the rock crushing and removal. Also there was no sign on the property as notification.

**Motion:** Steve Ryals moved to table the item until a special meeting May 9, 2016 to ensure all notifications could be completed.

**Second:** Michael Lueddeke sectioned the motion.

**Vote:** All in favor. No Nays

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**JAMES PARADIS, MILL CREEK ROAD MINI STORAGE**

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Don Horton reviewed and explained the application with the commission. During the general discussion it was determined that the property was not posted (a sign on the property) as required.

Bill Shore, recused himself from the discussion and vote on the matter.

Letter from Idaho DOT was acknowledged. It said the state had no objection to the request.

**Motion:** Michael Lueddeke moved to table the item until a special meeting May 9, 2016 to ensure all notifications could be completed.

**Second:** Steve Ryals sectioned the motion.

**Vote:** All in favor. No Nays

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**DON HORTON REPORT**

General discussion regarding correct processes and procedures.

**PLANNING & ZONING SCHEDULING**

General discussion regarding correct processes and procedures.

The meeting was adjourned at 8:35 p.m.