



## Staff Report

### Webb Special Use Permit for Mineral Extraction, SUP-23-008

Hearing Date: April 8, 2024  
Department

Development Services

**Applicant:**

Grant Webb

**Property Owner:**

Webb's Inc.

**Representative:**

Same

**Planner:**

Jennifer Kharrl

**Parcel Number:**

RP09N01E117850

**Parcel Address:**

18405 Sweet- Ola Highway

**Lot Size/Project Area:**

28.84 acres

**Impact Area:**

N/A

**Current Zone:**

"A-3" (Rural Agriculture)

**Comprehensive Plan:**

2023 Comprehensive Plan  
Future Land Use: Agriculture  
and Ranching – Small Lot

**Current Uses:**

Bare Land

**Applicable Zoning Land Use**

**Regulations:** GCC 11-6-5

**Notification:**

3/15/24-Agency  
3/15/24-Mailing  
3/20/24-Publication  
3/15/24-Posting

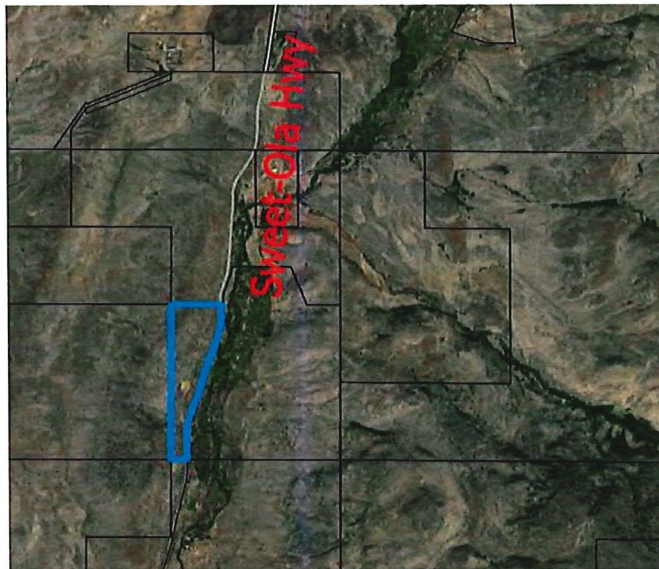
**Exhibits:**

1. SUP Application

**Brief Summary of Request**

The applicant, Grant Webb, on property owned by the Webb's Inc, is requesting approval of a Special Use Permit (SUP) to allow a mineral extraction operation. The use is proposed at 18405 Sweet-Ola Highway on property that is zoned A-3, Rural Agriculture. "Mining and extraction activities" is listed as a "Special Use Permit" in Gem County Code (GCC) 11-5-5, Zoning Matrix. The property lies within the "Agriculture and Ranching – Small Lot" land designation of the Future Land Use

Map.

**Description of Character of Surrounding Area**

The immediate vicinity includes a combination of sparse rural residential and grazing land.

	COMP PLAN	ZONING	LAND USE
North	Agriculture and Ranching – Small Lot	A-3	Sparse residential, Irrigated and dry grazing
South	Agriculture and Ranching – Small Lot	A-3	Sparse residential, Irrigated and dry grazing
East	Agriculture and Ranching – Small Lot	A-3	Sparse residential, Irrigated and dry grazing
West	Agriculture and Ranching – Small Lot, Recreation/Natural Resources	A-3	Sparse residential, Irrigated and dry grazing

**COMPREHENSIVE PLAN POLICIES & GOALS** [Staff comments and analysis are shown in *italics*.]

The Comprehensive Plan defines the “Agriculture and Ranching – Small Lot” category as follows:

“This category includes agricultural and rangeland uses on primarily non-irrigated, dryland that allow for diverse agricultural and ranching uses. These areas may be restrained by topography, infrastructure, and/ or vehicular access and are intended to remain rural in nature. Gem County recognizes these areas as foundational to maintain the rural heritage and character of the County. Minimum lot sizes of 5 acres”

*This property is located in an A-3 zone and within the Agriculture and Ranching – Small Lot designation of the Future Land Use Map.*

*The following policies have been set forth in the **Land Use** section of the Comprehensive Plan and generally support the application:*

**Land Use Goal 1.F.** Discourage non-compatible commercial and industrial development within or adjacent to County Residential land use areas. (See the Future Land Use Map). *Ola is designated as Agriculture and Ranching – Small Lot on the Future Land Use Map.*

**ZONING ORDINANCE** [Staff comments and analysis are shown in *italics*.]

- A. Schedule of Zoning Regulations: Gem County Code 11-5-5, Zoning Matrix, permits Mining and Extraction Activities with a Special Use Permit in the A-3 zone.
- B. Purpose Statement of Zone: Gem County Code 11-4-3 lists the purpose of the A-3, Rural Agricultural, zone as follows: “Lands lying within those unincorporated portions of Gem County that are restrained by topography and/or vehicular access and are intended to remain rural in nature without urban development. The regulations governing this zone are designed to protect long-term agricultural pursuits.”

*The Commission must find that the proposed use is consistent with the purpose of the zone. Mining and Extraction Activities are listed as a permitted use with a Special Use Permit.*

Other: The following section of the Zoning Ordinance directly and addresses the application:

- **11-1-3. Purpose:**
  - A. Provide protection of property rights by conserving existing uses and controlling future development.
  - B. Provide protection from the menace to the public safety that would result from placement of buildings or other structures in such locations, or in such a manner as to interfere with present or future traffic movement, and to promote beauty along the highways and elsewhere.
  - C. Ensure that adequate public facilities and services are provided to the people at a reasonable cost.
  - D. Ensure that the economy of the County and localities is protected and enhanced.
  - E. Encourage the protection of prime agriculture lands for the production of food, and to foster agriculture and industry together with uses related thereto.
  - F. Ensure that the important environmental features of the County and localities are protected and enhanced.
  - G. Encourage urban and urban type development within incorporated cities.
  - H. Avoid undue concentration of population and overcrowding of the land.
  - I. Ensure the development of land is commensurate with the physical characteristics of the land.
  - J. Protect life and property in areas subject to natural hazards and disasters.
  - K. Protect fish, wildlife and recreation resources.



- L. Avoid undue water and air pollution.
- M. Promote the health, morals, convenience, order, prosperity, and general welfare of the inhabitants of the County.
- N. Secure safety from fire, flood, traffic hazards and other dangers.
- O. Ensure public health is protected from diseases resulting from unsanitary, overcrowded conditions.
- P. Protect the tax base.

- **11-6-5.O.** Gravel Extraction, Rock Quarries, Sand and Clay Extraction and other Natural Resources of Commercial Value:

*This section outlines all of the standards for operating said uses and these are as proposed conditions of approval.*

#### **REQUIRED FINDINGS & STAFF ANALYSIS** [Staff comments and analysis are shown in *italics*.]

***\*The following are staff analysis of the findings, refer to the application packet for applicants' statements regarding the findings and public testimony to assist in your decision.***

- A. The use must not create significant negative impact on public health, safety and welfare in the immediate vicinity;

*Staff finds that the proposed mineral extraction business, if operated according to the proposed conditions of approval and operated in accordance with county regulations, it should not create a significant negative impact on health, safety and welfare in the immediate vicinity. The Commission should review this finding in relationship to the proposed conditions and other evidence presented at the hearing.*

- B. The use must not create unsafe conditions to or an excessive burden on existing parks, schools, roads and other public facilities and utilities that serve or are proposed to serve the area;

*Staff finds that the proposed use could be adequately served by the Gem County Sheriff's Department, Gem Rural Fire District #2 and Gem County Road and Bridge Department if applicant complies with the conditions of the Road Mitigation Agreement and the letter submitted. There will be no school impact with this project. The Commission should refer to any comments submitted from impact agencies, especially the Gem County Road and Bridge letter.*

- C. The use must be sufficiently compatible or separated by distance or screening from adjacent lands so that existing uses will not be hindered in the enjoyment of their property and there will be no deterrence to the legal development of vacant land;

*The nearest existing land use (other than native habitat) is a single-family dwelling located approximately ½ mile southeast of the proposed extraction site (Phase 1) and a single-family dwelling located approximately ½ mile northeast of the proposed extraction site (Phase 4).*

*There are several adjacent vacant lands owned by private parties Some type of residential and/or agricultural development is possible on those private parcels. The Commission must assess if approval of a new mineral extraction site would deter development on these private parcels and if there are any mitigating factors that can be added as conditions of approval.*

- D. The structure and site must have an appearance that will not unreasonably create an adverse effect upon adjacent properties;

*No permanent structures are proposed to be built with this application. The proposed excavation and crushing areas will be visible from the adjacent private parcels. "Adverse effect" is typically determined through public testimony.*

- E. The use must be consistent with the purposes of the zoning ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use;

*The purpose of the A-3 zone is listed in Section 6 above. Mineral extraction has generally been found to be compatible with this zone, especially where the use is isolated from schools, parks and residences. There are 16 purposes of the Zoning Ordinance listed in GCC 11-1-3 (see section 6 above). Some of these may be interpreted as supporting the application while others may be interpreted as not supporting the application. The Commission must weigh these purpose statements against the evidence presented in the record to determine if this finding can be met.*

- F. The use must be in conformance with the Comprehensive Plan;

*The Comprehensive Plan analysis is provided above. Staff finds that, if operated according to the conditions below, the proposed use could be in accordance with the objectives and policies of the "Agriculture and Ranching – Small Lot" designation on the Future Land Use Map of the Comprehensive Plan.*

- G. The use must not cause a traffic hazard or congestion;

*Staff has received comments back from the Gem County Road and Bridge Department stating that they will require a road mitigation agreement along with a couple other conditions for the driveway. The concerns can be addressed with conditions. The Commission should review this finding in relationship to the proposed conditions and other evidence presented at the hearing.*

- H. Existing land uses nearby must not be adversely affected unreasonably by intrusion of noise, glare, dust, vibration or general unsightliness;

*Staff finds that the mineral extraction operation may create an adverse impact on nearby residences. The noise, dust and vibration from the operation has the potential of adversely affecting the existing land uses nearby. The Commission should review this finding in relationship to the proposed conditions and other evidence presented at the hearing.*

- I. The use must not cause significant adverse impact to surface or ground water resources.

*Staff finds that the proposed extraction operation shouldn't have an adverse impact to surface or ground water resources based on the topography and the area of extraction. The Commission should review this finding in relationship to the proposed conditions and other evidence presented at the hearing.*

## **Comments**

### **Public Comments**

Public hearing notices were mailed to seven (7) parcels within ½ mile of the subject property. At the time of this report staff received eight (8) letters of concern and a petition signed by 11 residents regarding the proposed Special Use Permit.

### **County Agency Comments**

Staff informed applicable agencies of the proposed development and the responses are attached as exhibits.

## **Decision Options**

- The Commission may **approve** the SUP; or



- The Commission may **approve with modified conditions of approval**; or
- The Commission may **deny** the SUP.

### **Staff Recommendation**

The Commission must consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Staff has raised questions concerning findings “A”, “C”, “E”, “G”, “H” and “I” that the Commission should address at the public hearing. Any minor outstanding concerns can be included in the County’s permit as conditions. If the Commission proceeds with approval, we recommend the conditions in Exhibit A be placed on the permit.

### **STAFF REPORT EXHIBIT**

Exhibit A – Site Specific Conditions of Approval

## EXHIBIT A

### PRELIMINARY SITE-SPECIFIC CONDITIONS OF APPROVAL WEBB FILE #SUP-23-008

1. The Special Use Permit is non-transferable to another property and is only valid at 18405 Sweet Ola Highway. It may be transferred to a new owner upon application to the Development Services Department.
2. Hours of operation for mineral extraction, crushing and product hauling shall be limited to the hours of 7:00 AM to 6:00 PM, Monday through Friday. **to be discussed at the hearing**
3. The permit is approved as a Class 3 Permit and applies to operations that will be active for more than 3 years and not greater than 10 years. This does not preclude the ability to apply for a time extension.
4. The permit is subject to an on-site review at the discretion of the Development Services Department to ensure compliance.
5. No business signs were proposed and none are approved with this permit.
6. No extraction or earth movement is allowed within the minimum setback areas, which includes 8 feet from the north, south and east property lines and 30 feet from front property line. The tops and toes of cut and fill slopes shall remain fully outside the setback areas.
7. Blasting is not approved with this permit. Applicant shall apply for an amendment to the SUP for any type of blasting. The amendment shall include a baseline groundwater depth taken from the area that will be blasted.
8. Unless waived by the Commission, safety fencing, at a minimum of six (6) feet in height, shall be erected around any active extraction areas.
9. The applicant shall comply with the following letters from impact agencies:
  - a. Gem County Road and Bridge Department (Neal Capps), 4/2/24
10. The applicant shall submit a letter of approval for the access road and driveway from Fire District #2.
11. Prior to the start of any gravel extraction, the applicant shall provide the Development Services Department with a copy of the Reclamation Plan approved by the Idaho Department of Lands.
12. As each phase is completed, it shall be reclaimed in accordance with the State-approved Reclamation Plan prior to commencement of the next phase.
13. The rock crusher shall be placed in a location as determined during the public hearing and sited to minimize noise impacts in compliance with all Federal State regulations.
14. The crusher shall be operated in accordance with dust abatement standards of the Idaho Department of Environmental Quality. Water must be available on site and used to control fugitive dust from the crushing operation.
15. The applicant shall comply with all Idaho Department of Lands, Idaho Department of Environmental Quality, Idaho Department of Water Resources, Idaho Transportation Department, Occupational Safety & Health Administration, Mining Safety & Health Administration, Environmental Protection Agency and any other applicable state or federal regulations.



16. The applicant shall comply with all requirements of the publication, "Best Management Practices for Mining in Idaho," published by the Idaho Department of Lands.
17. All costs incurred to comply with the conditions of approval shall be borne by the owner/operator.
18. The applicant shall comply with the following requirements of Gem County Code 11-6-5.N regarding grading, earth moving and gravel pit operations. The excavation work shall:
  - a. Result in the smallest amount of bare ground exposed for the shortest time feasible;
  - b. Use diversions, silting basins, terraces and other methods to trap sediment;
  - c. Construct and stabilize sides and bottom of cuts and fills to prevent erosion or soil failure;
  - d. Restore topsoil or loam to a depth of not less than four inches.
19. The Commission shall review the status of this permit at the five (5) year anniversary of issuance of the permit. Said review shall be held in a public meeting but not require a public hearing. If the Commission makes a determination that full compliance with the terms of the permit is not met, the Commission shall give the owner/operator an appropriate time period in which to bring the site into compliance. If, at the end of said period, there is still no compliance, the Commission may begin permit revocation proceedings.
20. Water shall be used during the conveying, screening and stock piling of material to control fugitive dust.

Time Extension Code Section: 11-6-O.11.c

Permit Duration & Time Extensions:

- i. The County shall have the authority to establish operation durations on each permit based upon site specific and neighborhood specific factors. Relevant factors include, but are not limited to, proximity to residential, education or commercial uses, the zoning district, length of operating season, and similar factors. However, in no case shall a Class 2 permit be less than two years or a Class 3 permit be less than three (3) years. Neither a Class 2 nor Class 3 permit shall be greater than ten (10) years. This does not preclude the ability to apply for a time extension.
- ii. All Class 2 and Class 3 permits are eligible to apply for a time extension to the permit. Time extensions require submittal of an application and a public hearing. Public notice for a time extension shall be done in accordance with the same noticing process used for the original Special Use Permit. The Commission shall base its decision upon the original record, relevant code enforcement records, public complaints of record, other regulatory agency records and testimony from the owner/operator, affected parties and staff.

**Gem County**  
**Road & Bridge Dept.**  
**402 N. Hayes Ave.**  
**Emmett, ID 83617**



**Neal Capps, Director**  
**Phone: 208-365-3305**  
**Fax: 208-365-2530**  
**Email: gcrb@co.gem.id.us**

April 2, 2024

Jennifer Kharri  
Development Services  
109 S McKinley Ave.  
Emmett, ID 83617

RE: SUP (Mineral Extraction)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the Special Use Permit application of Grant Web for a proposed mineral extraction operation, located on Sweet-Ola Highway. Sweet-Ola Highway is a major collector under the Gem County Functional Class Map. This roadway is constructed of asphalt at a width of 24 feet, and will support the additional five truck-loads per day.

GCRB recommends the following conditions be added to the Special Use Permit if approved;

1. Applicant shall apply for an access approach permit with GCRB.
2. Applicant shall enter into a road mitigation agreement with GCRB, covering the following items;
  - A. Applicant shall place signage for Heavy Truck Traffic on Sweet-Ola Highway. There shall be a total of two (2) yellow and black signs, with the dimensions of 36" X 36". Signs shall be mounted on an approved breakaway post. See (Att: A)
  - B. Applicant and/or Mineral Extraction Company, shall supply GCRB with monthly truck reports of trucks hauling out proposed minerals extracted.
3. Applicant shall maintain the approach access, for prevention of debris and water that may compromise Sweet-Ola Highway.
4. Applicant shall construct approach, with a 2% grade for 200 feet, from the edge of Sweet-Ola Highway, by the end of phase #2

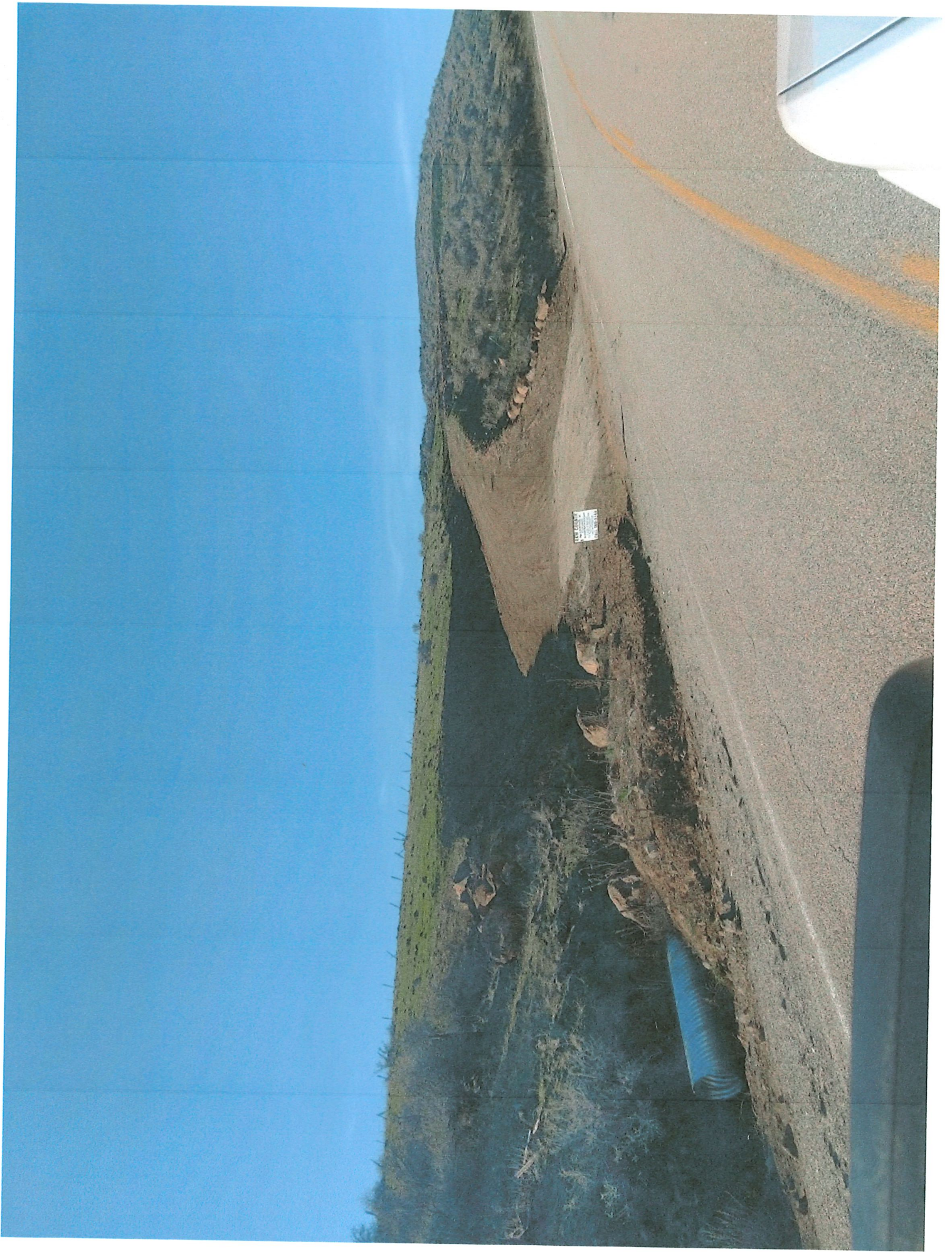
If you have any questions, please contact me at the office phone number 208-365-3305.

Thank You,

A handwritten signature in black ink, appearing to read "Neal Capps".

Neal Capps, Director  
Gem County Road & Bridge Department









2202 ft

Image © 2024 Airbus

Trucks Entering Highway

Mineral Extraction

Truck Entering Highway

Imagery Date: 10/30/2023 44°07'34.29" N

ATTN



Mineral Extraction

Driveway Drainage Mitigation

Image © 2024 Airbus

188 ft

Imagery Date: 10/30/2023 44°07'33.62" N





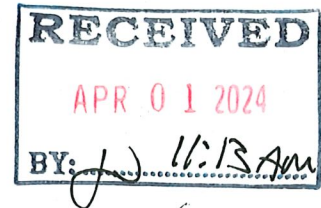








March 31, 2024



Dear Gem County Planning & Zoning,

We strongly oppose the rezoning of Webb Ranch Pit for mine extraction.

Several people live in the beautiful valley below the proposed pit (some as close as ¼ mile). Little Squaw Creek runs through the valley too.

Dust from a gravel pit would always be present and settle down into the valley. The Church Gravel Pit on High Valley Road has a huge dust cloud when it is operating, and you can hear it running down on the lower end of Ola valley, miles away. Rocks could also be a problem rolling down into the highway. There have been instances when we had heavy rainfall that the road leading to the gravel pit washed out into the highway, forcing traffic to slow down & drive around the mud, rocks, etc.

The Sweet Ola Highway runs directly below the proposed pit. This is a narrow stretch of highway heavily traveled by log trucks, recreational vehicles traveling to Sage Hen, High Valley, & other popular destinations north of Ola as well as people who live in Ola & High Valley. The school bus carrying high school students to Emmett and elementary students to the school in Ola also uses this highway. It has no guard rails and at times is straight off into the creek below. Trucks entering the highway there would slow traffic to a crawl or stop it completely. Signage cannot control that.

There would be no escape from the noise of heavy machinery running just above your house for several hours a day. The dust would settle over



everything, including the creek below. It would also have an impact on the pets, ranch animals, and wildlife.

Please give this careful consideration to protect the serenity of the beautiful Ola Valley.

Thank you,

Harry & Judie McCaulou

*Harry McCaulou*

*Judie McCaulou*

This is also the only route for emergency vehicles (EMT's, ambulances, and fire trucks) traveling north & south.

**Signatures of residents opposed to the Webb Ranch Pit Project**

**Chris Macaw**

Chris Macaw

**Date**

3/28/2024

**Allen Coburn**

Allen Coburn

**Date**

3/28/24

**Marsha Coburn**

Marsha Coburn

**Date**

3-28-24

**Allan Hermansen**

Allan Hermansen

**Date**

3.30.24

**Shelly Hermansen**

Shelly Hermansen

**Date**

3.30.24

**James Bier**

James Bier

**Date**

3-28-24

**Rosanne Bier**

Rosanne Bier

**Date**

3-28-2028

**Bill Manee**

Bill Manee

**Date**

3-28-2024



Signatures of Residents opposed to the  
Webb Ranch pit project

Barbara Lange

3-28-2024

Laura Calce

Avery R. Lebrecht

3-28-2024

Avery R. Lebrecht

3-31-2024

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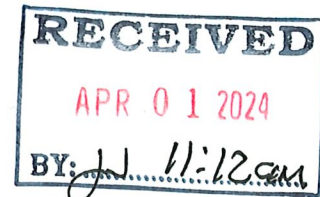
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**Chris Macaw  
Allan and Marsha Coburn  
Allan and Shellie Hermansen  
James and Rosanne Bier  
Bill Manee**



**19200 Sweet Ola Hwy  
Ola, Idaho 83657**

**Development Services Office  
109 South McKinley Ave.  
Emmett, ID 83617**

**Attn: Gem County Planning and Zoning Commission**

**March 27, 2024**

**RE: Webb Ranch Pit**

**Dear Planning and Zoning,**

**We are collectively writing to you to strongly oppose the Special Use Permit by Grant Webb for the project; Webb Ranch Pit. As an adjacent property owner and full time resident, this project would foreseeably degrade the overall value of my holdings and tranquility that we have invested in. This project will certainly be a violation of the covenant of quiet enjoyment for all neighbors within a mile radius of the proposed site.**

**All residences within a mile radius have met and we are unanimously opposed to the project feeling it will be detrimental to the serenity of the area. We have outlined numerous issues with the proposed pit that will be identified in this letter.**

**Issues:**



- The section E- Narrative 1 says that this property is not ideal for a residential building as it sits now. -The property has already been flattened out for a residence with an incredible view of the mountains and valleys owned by Chris Macaw and Allan and Marsha Coburn. The property has been for sale but the price has discouraged possible buyers.
- Section B. Webb states that “There are no wells, septic drain fields, water ways, floodplain or wetlands located on parcel or within miles of the proposed site. - There are wells (Chris Macaw’s well is .25 miles from the site), floodplains, wetlands located within a mile of the proposed site. There are also critical springs that are adjacent to the proposed site that water cows and wildlife- those springs are at the same elevation as the proposed site and could possibly be impacted by removing material. Little Squaw creek runs directly below the proposed site as well as wetlands area on Coburns meadow.
- Section H-Stormwater- Stormwater mitigation will not be required as run off will continue to follow the natural path for absorption. - Any person that travels past the proposed site can testify to the erosion and recurring road impact of heavy rains and snow melt. Due to the erosion and recurring road impact of heavy rains and snow melt resulting in run off debris, this area has a history of being sectioned off for traffic. The approach for the property is at a 12 % grade and is not only dangerous but will continually erode and cause issues.
- Section I- Road Mitigation -2 Dust is not a foreseen impact and in turn no dust mitigation will be required. -Matt Church has a pit 3 miles to the north in Ola- the



**dust impact is a huge issue and at one time a resident thought there was a range fire due to the dust cloud that emerged from the daily pit activity. How can one think with extraction, crushing, storing, loading and trucking that there will not be a dust issue.**

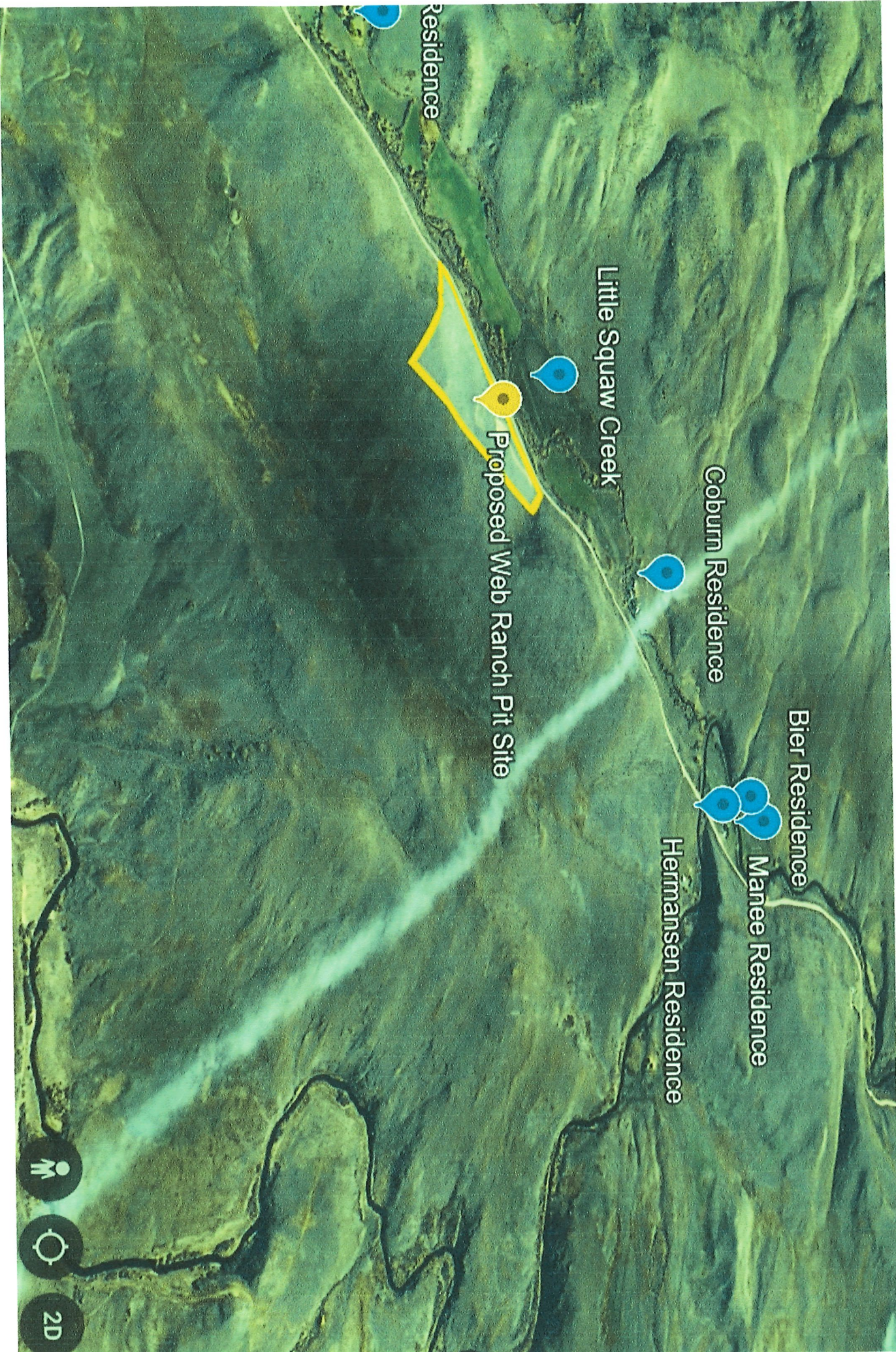
- Section E Narrative -3-Trucks entering and exiting the driveway.- This is an accident waiting to happen. - This is an extremely steep driveway (12% grade) and one brake failure in a truck will cause death to a truck driver and or any user of the Sweet Ola Highway. Additionally, the number of trucks coming and going from the proposed site is nebulous and without accountability or audit this could be abused.**
- Section E-7- Explosives are not anticipated to be used.- this also doesn't say that explosives will not be used and is extremely vague. Thus leaving the potential for it to occur at will. The negative impact when explosives are used, is unthinkable. Can you imagine the negative impact on wildlife and all neighbors' peace of mind when explosives are used.**
- We are exceedingly concerned with the amount of noise pollution, dust, traffic and potential accidents this proposed pit will cause. The proposed site is at the top of a canyon area and we all live in the valley below. Sound tends to amplify to the lower elevation and therefore the impact of noise pollution has a greater propensity to impact our peaceful life. The added noise pollution can also have a detrimental effect on cattle and wildlife. Interfering with the use of sounds in communication especially in relation to**



**reproduction and echolocation.**

- **When Mr. Webb had bulldozers excavating the property, it was extremely loud and you could hear it from all areas of my ranch. Having excavation and rock crushing going on for 11 hours a day for up to 10 years is unthinkable.**
- **Since no electrical power is available at the proposed site, the alternative will be a diesel and gas storage facility. We are concerned that a fuel leak or failure could occur and impact all of our ground water and fisheries in Little Squaw Creek.**
- **Pits are ugly and not representative of the beautiful Ola valley. There are motorcycle rallies, vintage car shows, and people that just want to experience the beauty of this area that we live in. Having a pit right on the highway is not progress for the good folks of Ola.**





Residence

Little Squaw Creek



Proposed Web Ranch Pit Site

Coburn Residence



Bier Residence



Manee Residence

Hermansen Residence





Webb Ranch P:1

**Stephanie Crays**

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**From:** Linda Rau <garylindarau@hotmail.com>  
**Sent:** Thursday, March 28, 2024 7:29 PM  
**To:** Stephanie Crays  
**Subject:** proposed gravel pit....

Dear Planning and Zoning: I am writing this to state my opposition to the proposed permit for a gravel pit on the Sweet Ola Highway, property of Grant Webb. A main concern I have is about the very steep entrance to the property which would seem like an accident waiting to happen with oncoming traffic on Sweet Ola Highway and a very steep drop opposite the driveway. Any oncoming vehicle would have no maneuverability open to them with no shoulder present. I hope you will give this matter serious consideration for public safety and deny this permit.

Linda Rau  
Ola resident



## Stephanie Crays

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**From:** Jodie Lucas <olajod06@gmail.com>  
**Sent:** Saturday, March 30, 2024 11:24 AM  
**To:** Stephanie Crays  
**Subject:** 18405 Sweet Ola Hwy, Ola (Mineral Extraction)

I am writing to you opposing the proposed mineral extraction (gravel site) location on 18405 Sweet Ola Hwy. I don't believe the location is a safe place to run a gravel pit because of the dangerous road conditions, the road traffic, and lack of cell phone coverage for emergency assistance.

1. Dangerous Road Conditions - steep driveway from the proposed gravel site comes at an angle onto the Ola Highway with challenged visibility to road traffic; the absence of shoulder guard rails on the curvy Ola Highway is bordered with narrow shoulders and steep cliffs off the east side; we have a high volume of wild life and cattle crossing the roadway at any time (this is open range country)
2. Ola Highway traffic - this includes daily school bus routes and our mail service, adventure seekers, and heavy hunting traffic; this traffic increases adds more pressure to the danger of #1
3. Absent Cell phone coverage - in the case of an accident or emergency, the speed in which emergency services can be contacted is delayed which has negative impact and increased risk on people involved.

Thank you for your consideration.

Jodie Lucas, Ola ID

## Stephanie Crays

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**From:** Shannon Miller <idahorivers88@gmail.com>  
**Sent:** Thursday, March 28, 2024 2:40 PM  
**To:** Stephanie Crays  
**Subject:** gravel pit off of Sweet Ola Hwy

As a first responder both for fire and EMS I am concerned about the development of a gravel pit off of the Sweet Ola Hwy by Grant Webb. For those traveling south on the Sweet Ola Hwy the access for the driveway, for those big gravel trucks to the pit, would be around a curve and across the southbound traffic lane. At six in the morning, commuters and school buses travel this narrow section of road. There are no guardrails and the drop-off to the east is extreme. Ice on the road, fog or poor judgement by a truck driver could result in a catastrophic accident and certain fatalities. I for one would not want to have to respond to such a scene. Please take this into consideration when making your decision.

Shannon Miller Gem Co. EMT and District 2 Fire



## Stephanie Crays

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**From:** Katie Poole <6pranch@gmail.com>  
**Sent:** Wednesday, March 27, 2024 3:57 PM  
**To:** Stephanie Crays  
**Subject:** Gravel plant

To whom it may concern;

I have some serious concerns about allowing a gravel plant on the hill above the Sweet-Ola road, just south of the town of Ola, Idaho. It is near several important water sources, Springs, wells, and creeks, that are used, and depended upon by many families in the area. Runoff from the gravel plant would contaminate many of those.

Changing the lay of the land, could cause major mudslides and erosion, and other changes to the land itself that would be detrimental.

The dust from this gravel plant would be a health hazard for several people in the area.

The dust on the grass could cause several major health issues with the cattle raised nearby, as well.

Another issue is the amount, and type of traffic increase we would see on our now, mostly traffic free road. I have grandchildren and great grandchildren, catching the bus along that road, and I see a real potential danger to them and their school bus, with all the big gravel trucks driving along there.

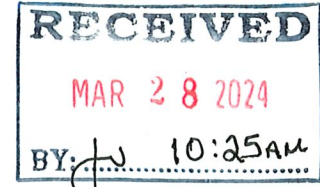
My whole family asks that you please deny the permit to put the gravel plant there.

Thank you.

Mrs. David Poole  
Mountain Creek Ranch  
Ola, Idaho

Sent from my iPad

Alan and Susan Jacobus  
23700 Timber Flat Road #9  
Ola, ID 83657  
208-584-3075



March 28, 2024

Gem County Planning and Zoning  
109 South McKinley Avenue  
Emmett, ID

RE: Grant Webb Mineral Extraction Special Use Permit

Gentlemen:

We are writing to express our strong opposition to the proposed gravel pit project in our community due to the concerning safety hazards it presents, particularly with regards to the steep entrance and the potentially dangerous navigation onto the existing road.

As twenty-year residents of this area, we are deeply concerned about the safety implications of the proposed gravel pit entrance, which, unpaved, has been determined to have a 12% slope, which is not in compliance with GCFD#2 standard of 10%. Such a steep entrance poses serious risks to both gravel trucks and emergency vehicles entering and exiting the site. The steep gradient could lead to serious difficulties in controlling exiting vehicles, especially during adverse weather conditions such as heavy rain or snow, potentially resulting in accidents, injuries, or even fatalities. Given the steepness of the entrance and the lack of a shoulder next to the long, steep drop on the east side of Sweet-Ola Highway, vehicles exiting the gravel pit may struggle to merge safely onto the road, creating the possibility of forcing oncoming traffic into an extremely dangerous situation, especially if there are wet or icy conditions or limited visibility. This stretch of the highway, beginning at the Hermensen ranch and going north to the entrance of the Macaw ranch is narrow, full of blind curves, and cut into the hillside with a steep, deep drop on the east side to the valley floor. It has been the location of several accidents of vehicles falling off the road causing serious injuries. The speed limit is 50mph there, which means that speeds of up to 60mph are a common occurrence, making any kind of evasive maneuver to the east side of the highway to avoid trucks exiting the gravel pit potentially disastrous. This could lead to increased likelihood of collisions, and overall compromised road safety for motorists, which is not acceptable, and contrary to the stated goals of Gem County Code.:

**11-1-3: PURPOSE:**

This title, the zones, boundaries and regulations which apply within each of the zones have been made in accordance with a comprehensive plan, which plan and ordinance are designed to protect and promote the health, safety, and general welfare of the community. It is intended; therefore, to:

*B. Provide protection from the menace to the public safety that would result from placement of buildings or other structures in such locations, or in such a manner as to interfere with present or future traffic movement, and to promote beauty along the highways and elsewhere.*

I urge you to reconsider the location and questionable design of the gravel pit entrance to prioritize the safety of our community members. It is essential that any development project undergoes thorough assessment and planning to mitigate potential hazards and ensure the well-being of residents.

Our community deserves infrastructure that prioritizes safety and well-being, and I trust that you will take the necessary steps to address these concerns and uphold the best interests of all residents.

Thank you for considering my objections and taking appropriate action to address the safety risks associated with the proposed gravel pit project.

Sincerely,

  
Alan and Susan Jacobus



## Stephanie Crays

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**From:** Ashley Bailey <a\_bailey3@yahoo.com>  
**Sent:** Tuesday, March 26, 2024 8:11 PM  
**To:** Stephanie Crays  
**Subject:** Gravel pit

To whom it may concern:

I have major concerns with the Webb ranch pit getting a permit for operation. See below multiple reasons and concerns.

- there is multiple rock pits in the area, there is not a need for another.
- the community of Ola is a quite community and the noise and dust this pit will cause will only disrupt the community and cause havoc
- this business owner has proven himself to be a non compliant member of society and continues to make bad business deals around the community and continues to have legal issues that prove over and over that he does not follow rules and regulations and if given this opportunity he will not follow the regulations that he is to abide by.
- the fact that this business is already trying to state that they do not need to have the groundwater baseline is setting a stage of failure to follow regulations and has no regard for the community
- the business is also trying to to ask for a waiver exemption for a safety fence, this also proves this business has no regard for safety or again concern for the community.
- the noise and dust this business owner plans to cause will only harm the nearby residents
- this business owner has ZERO experience running a rock pit and should not take lightly the responsibility and safety precautions needed.

[Yahoo Mail: Search, Organize, Conquer](#)

CERTIFICATE OF MAILING

I hereby certify that on the 15 day of April 2024, I served a true and correct copy of the foregoing upon:

**PROPERTY OWNER LIST WITHIN 300 FEET**

**WEBB**

T 09N, R 01E, Section 11

Scott Snyder  
2200 Hawks View Ln  
Eagle, Id 83616

Allan Hermansen  
17777 Sweet Ola Hwy  
Ola, Id 83657

Allen Coburn  
17800 Sweet Ola Hwy  
Ola, Id 83657

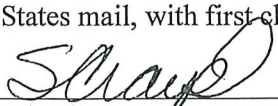
Stillwell 117 Ranch  
78 N. Star Rd  
Meridian, Id 83646

Chris Macaw Family Trust  
19200 Sweet Ola Hwy  
Ola, ID 83657

Wild Turkey Ranch LLC  
2074 Ribier  
Meridian, ID 83646

BLM Bureau of Land Management  
1387 S. Vinnell Way  
Boise, ID 83709

By depositing a copy thereof in the United States mail, with first class postage prepaid.

  
\_\_\_\_\_  
Stephanie Crays,  
Development Services Coordinator





# MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 SOUTH MCKINLEY, EMMETT, IDAHO 83617 WWW.GEMCOUNTY.ORG PHONE: (208) 365-5144

## TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> APPEAL                            | <input type="checkbox"/> PLANNED COMMUNITY                                  | <input type="checkbox"/> SUPPLEMENTAL AMENDMENT |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> REZONE   | <input type="checkbox"/> VACATION               |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT  | <input type="checkbox"/> SPECIAL USE PERMIT                                 | <input type="checkbox"/> VARIANCE               |
| <input type="checkbox"/> DESIGN REVIEW                     | <input checked="" type="checkbox"/> SPECIAL USE PERMIT (MINERAL EXTRACTION) | <input type="checkbox"/> ZONING TEXT AMENDMENT  |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT             | <input type="checkbox"/> SUBDIVISION, PRELIMINARY                           |   |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT          | <input type="checkbox"/> SUBDIVISION, MODIFICATION                          |   |

PROJECT NAME: Webb Ranch Pit

## SITE INFORMATION:

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

Quarter: West half of SE Section: 11 Township: 09N Range: 01E Total Acres: 28.84

Subdivision Name (if applicable): \_\_\_\_\_

Site Address: 18405 Sweet-Ola Hwy Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
City: 01a

Tax Parcel Number(s): RPO9N11E117850 Current Zoning: A-3 Current Land Use: Rural Ag.

## PROPERTY OWNER:

Name: Webbs Inc

Address: PO Box 445

City: Emmett State: ID Zip: 83617

Telephone: 208 936-1649 (andrea's cell)

Email: andrea@buildgwb.com

I consent to this application and allow Development Services staff to enter the property for site inspections related to this application.

Signature: (Owner) \_\_\_\_\_ Date: 12/15/23

## APPLICANT:

Name: Grant Webb

Address: PO Box 445

City: Emmett State: ID Zip: 83617

Telephone: 208 936-1649 (andrea's cell)

Email: grant@buildgwb.com  
andrea@buildgwb.com

I certify this information is correct to the best of my knowledge.

Signature: (Applicant) \_\_\_\_\_ Date: 12/15/23

## OFFICE USE ONLY

File No.: \_\_\_\_\_ Received By: lv Date: 12-19-23 Fee: 450- Receipt No: \_\_\_\_\_

54P-23-008

EXHIBIT 1-1





### Section C – Baseline Groundwater

1. N/A. Due to the topography of the parcel, standing groundwater is not a concerning factor. Parcel is located on a hillside. Stormwater run off will continue to follow the natural path for absorption. See attachment B.

### Section D – Stockpiling / Setbacks

- 1 All setbacks will be adhered to. 8' from back and side of property lines and 30' from the front of the property line.
- 2 A 6' tall safety/perimeter fence – requesting waiver. See attachment B.
- 3 Storage of materials to be sold on a commercial basis and within the property boundaries away from setbacks.

### Section E – Narrative

- 1 The owner proposes to rezone parcel RP09N01E117850 to allow for contractor use only within limited hours of operation. The parcel is not ideal for residential building as it sits now. The goal is to excavate the aggregate to a point where the land can then be used in a residential manner. The expected time frame for this excavation is 10 years or less and would require a class 3 permit.
- 2 The proposed site will accommodate: Jaw Crusher for oversized aggregate, Cone Crusher for smaller aggregate, and Screen decks in between to separate materials. These implements are each approximately 50' x 20' in size.
- 3 Trucks will enter off the highway via the existing driveway on the west side of the highway. The crushers and screens will be placed on the north side of the existing excavated pad with stockpiles along the east property line. Trucks will enter the pit on east side and loop around north to northwest then exit via the same drive. The materials will be unearthed and the landscape processed down to as low as street elevation. At that time the equipment will be transitioned north and northward. This will continue to be worked north and westward over the time of the active permit in phases.
- 4 Excavation will be discontinued once the aggregate is removed and leaving the landscape no lower than the current highway elevation at a sloped 2:1 ratio. A weight scale might be added as necessary during the phasing of this project. This will be determined upon necessity and having an allowable area once the appropriate amount of excavation has occurred to accommodate maneuverability.
- 5 The anticipated production load is estimated at 100-150 tons per day hauled out which equates to approximately 5 trucks per day.
- 6 Hours of operation will be Monday through Friday, 7am – 6pm.
- 7 Explosives are not anticipated to be used. If the requirements of explosives do become necessary, the contractor will coordinate with the county. A detonation contractor will be vetted and notification with surrounding neighbors will be supplied.

### Section F – Phasing Plan

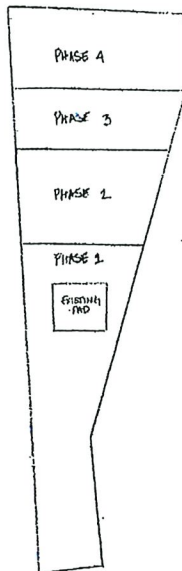
See Attachment C







ATTACHMENT C - PHASING PLAN  
N ↑



#### Section G – Mineral Extraction Permit

- 1 All work will be conducted subject to Gem County Code 11-6-5.N and 11-6-5.O.

#### Section H – Stormwater

- 1 Stormwater mitigation will not be required as run off will continue to follow the natural path for absorption.

#### Section I – Road Mitigation

- 1 Proper signage will be installed upon county requirements. Trucks entering and leaving the highway will follow all traffic laws. The anticipated average quantity of trucks per day will be approximately five trucks during normal business days and hours.
- 2 Dust is not a foreseen impact and in turn, no dust mitigation will be required.



## ATTACHMENT B

**Parcel RP09N01E117850**  
**18405 Sweet Ola Hwy**  
**Ola, ID 83657**

12/15/23

Gem County Planning & Zoning  
109 S. McKinley Ave  
Emmett, ID 83617

RE: Baseline Groundwater & Safety Fence

This waiver request is to accompany the Notice To Proceed issued on 10/4/23 to move forward on rezoning and permitting package for the Webb Ranch Pit. It's being proposed to rezone Parcel RP09N01E117850 to allow for mineral extraction usage.

In the permitting submittal there are two requested items that don't seem applicable to the above stated parcel. One of which is obtaining a baseline for groundwater. As indicated in the aerial photo, the parcel is on a hillside. The groundwater baseline is not needed due to the topography. We ask that this requirement be waived.

In addition, the request for a safety fence to be installed around the excavation pit seems redundant for the terrain. The proposed pit will be primarily out of site, ease of pedestrian access is limited, and the location of this parcel is in an unpopulated area.

Please consider these two waivers of exemption upon your review.

Thank you,

Grant Webb  
Owner

A handwritten signature in black ink, appearing to read 'Grant Webb', is written over a horizontal line.





## **Concept Plan - Parcel RP09N01E117850**

### **Category:**

28.84 acre parcel on west side of Sweet-Ola Hwy. The parcel is vacant without any development with exception to a driveway.

### **Main Concept**

Rezone parcel to allow for an aggregate pit. The parcel is not ideal for residential building as it sits now. The goal is to excavate the aggregate to a point where the land can then be used in a residential manner.

### **Attributes**

Abundant amount of aggregate

Parcel allows for ease of access for trucking

localized materials

No Immediate neighbors

Not developed

No irrigation



# Vicinity Map / Adjacent Property Map

