

Custer County Commissioners
With Planning & Zoning Board
Special Meeting
March 13, 2025

The Special meeting for a Policy Workshop was called to order at 11:10 AM in the Meeting Room at the Challis Events Center/CEDA. Attending were Commission Chairman Randy Corgatelli, Commissioner Gordon Vaden, Commissioner Will Naillon, Deputy Clerk Tina Hawkins Brant Tritthart, Rick Mauthe, Gary Chamberlain, Jessica Clemenhausen and Dan Woolley.

The conversation began with the financial difficulties that Custer County runs into maintaining their rural road system, now that outside traffic has doubled and even tripled in many places. Gary Chamberlain suggested that a letter be written to the State of Idaho about the problems Custer County is having. Discussion then turned to getting a speed limit lowered, and how many times that has been attempted. The danger to out of town drivers when they pull out onto Highway 93 towing a trailer at the Hot Springs Road intersection is immense and a matter of great concern. Both Boards would like to see something done to make that intersection safer for everyone.


ORDINANCES: Gordon Vaden let the group know that at the last IAC Meeting their legal team stated that a County Comprehensive Plan is just a guideline, and it is the County Ordinance that is the law and enforceable. Discussion was then held on the actual value of having a Comprehensive Plan. Will Naillon suggested that the Ordinances need to be stated in the Comprehensive Plan, so they are linked together. Brent Tritthart suggested revisiting the areas that are zoned as commercial, and keeping all future commercial building along or near State highways. This would assist the County with road maintenance, as heavy commercial traffic would mainly be on State Highways. Will Naillon spoke on Custer County Goals and Objectives: #1 is keeping Custer County a rural community. The question was asked about where do your private property rights end and another's private property rights begin? All agreed that there was no simple answer to that question. The only direct solution to having an unsightly neighboring property is to build a fence that you cannot see over or through. Both Boards agreed that hiring someone to rework the Comprehensive Plan was the best course of action. Gary Chamberlain and Dan Woolley are the only two left that were involved with the original writing of the Comp. Plan. It was then agreed that the Public Land Use Plan needs to be reviewed and corrected where necessary. Brant asked what else needs to be looked over? Tiny Houses, RV Living and Junkyards were listed. Will Naillon has spoken to Owyhee Co. Commissioners and they have recently reworked their Comp. Plan. He will contact them for more information and copies of their plan for the P&Z Board to review. The IAC Comp. Plan Presentation will also be located for them to review. Gordon Vaden suggested that Custer County pursue a P&Z Training session with Seth from IAC, and they were agreeable.

Discussion was held to see "if" and "how" C.U.P. special provisions were tracked from the current property owner to the buyer when it is sold. Suggestions were made that the C.U.P. should be recorded with the property deed so it can be tracked. Junkyards were the next topic. Getting a good definition of what comprises a junkyard was first. Various properties around Custer County were considered. Use of the "Highway Beautification Act" was suggested, so research will continue. The Sweeny Bridge was then discussed. It is understood that the current owner has complete control of the old Sweeny bridge and has it gated so only hikers or perhaps a saddle horse could utilize the bridge. The grazing permittees are no longer able to use the bridge to get cattle across the river as they did in the past.

Jessica inquired about what she is expected to do next on the proposed BLM Administration building to be built on Corrigan Lane? She also needs direction on the Grouse Peak cell tower project being done by Bonneville Power Administration? Those present agreed that it was a losing battle.

She then asked if the Planning & Zoning Board can hold public hearings in different locations within the county? She has a request to hold a Public Hearing with the P&Z Board in Mackay. Rick Mauthe noted that the P&Z Rules do support this type of meeting. Discussion was held on the number of people attending; distance traveled to the Hearing; 3) Public demand; 4) road conditions – night driving, etc.; Jessica reminded everyone that if travel is a problem they can send letters of testimony that will be read aloud at the hearing. The two upcoming Public Hearings that have been postponed were then scheduled. The Hammond Hearing will be done the 1st Thursday in April in Challis. The Whipple Hearing will be held in Mackay on the 1st Thursday in May. The American Legion Hall or the Firehall were suggested for locations, as it will be well attended.

With no further business before them the Commissioners adjourned the meeting at 1:15 PM.


Chairman, Randy Corgatelli



Attest: Clerk Lura Baker

