

Custer County Commissioners
Public Hearing Minutes
Bryan Wilson Property/ Partial Road Vacation
July 28, 2025

Call to Order at 6:00 p.m.

Roll Call

Present: Commissioner Randy Corgatelli, Commissioner Will Naillon, Commissioner Gordon Vaden, Clerk Lura Baker, Prosecutor Paul Rodgers, Planning & Zoning Administrator Jessica Clemenhausen, P&Z Assistant Lindsey Harris. In the audience Mindy Bruno, Cade Peterson, Ron Bloxham, Tony Gilliam, Pat Bricker, Ron Bricker, Craig Winstead, Becky Bailey, Carla Young,

Public Hearing Called to Order at 6:05 p.m. (Recorded)

Commissioner Vice Chairman Randy Corgatelli let those attending know that Tom Thurber was ill and unable to attend. It was decided to move forward and allow Tom to testify when he was feeling better. Jessica Clemenhausen reviewed the rules of testimony for those attending.

Applicant Testimony: (15min)

I am Bryan Wilson owner of Challis Redi Mix and the gravel pit and I am asking for a vacation of Kootenai Walk to provide me access to the gravel within the 4 acre parcels that I own within the subdivision. I provide concrete & gravel services for Custer County and places beyond. I wish to vacate a portion of Kootenai Walk but maintain access to the remaining parcels with a loop road access that will be placed on my land. I believe I have completed the requirements with a survey of the requested change of access, and feel it is satisfactory for the needs of everyone involved.

Commissioner Vaden asked what is different about this application from the January 2024 application that was denied? Bryan responded that the previous application was to vacate the road with a dead end and a turn-around. This application provides a loop connection back to the main access road. The Jan. application was not acceptable for school busses or snow plows.

Commissioner Naillon asked how many lots were in the original subdivision? P&Z Administrator stated that the Wild River Estates Subdivision #2 originally contained 24 lots. My concern is that lot 11, with this road vacation will be landlocked. Bryan responded he would modify the lots involved to be sure there was access to every parcel. The existing gravel pit is a beautiful water resource, and my long-term goal is to turn it into an accessible lake once the gravel is all mined out. Commissioner Corgatelli inquired about how this future lake will be handled? Bryan was unable to answer that question as it is too far into the future to know.

Commissioner Naillon asked how many water users are reliant on the ditch that passes through the property involved. It was understood there are 12 or more, as Commissioner Corgatelli is one of them. The term "road vacation" was then discussed. Jessica clarified that the actual changing of the location of the access road will require a "subdivision amendment". Bryan felt this hearing was to allow for the moving of the road. Clerk Lura Baker has not received a copy of the survey, she just has the legal description that was in the application.

Prosecutor Paul Rodgers inquired if Bryan was proposing to vacate the road, or to amend the subdivision plat? Bryan responded that he is wanting to amend the plat, and wondered if he made a mistake and completed the wrong application. The notice that was published states the property under Kootenai Walk between block 7, lots 7 & 8 and block 6, lots 12 & 13 be vacated. This hearing is being held for the specific purpose of vacating that section of road. The need that you are expressing, changing of the subdivision access, is an entirely different process. Have you considered merging your parcels together and also changing the road access? Paul also asked if Bryan has had a discussion with his neighbors about changing the road access? That "subdivision amendment" process would go before the P&Z Board with a public hearing. Commissioner Naillon verified that a "subdivision amendment" could be used to combine his properties and reroute the Kootenai Walk. This would require a survey and the new legal description of the entire property.

Prosecutor Paul Rodgers asked that the map from the "Custer Co. Idaho map-server" be included in as Exhibit A for the record.

Bryan Wilson returned to the vacation of the section of Kootenai Way, and asked about the moving of the irrigation ditch. He also stated his intention of building a better safer access road to the Thurber property and putting the ditch right along side of the new road.

Commissioner Naillon asked about the actual current Kootenai Walk condition, and about a tree line that is encroaching within the right-of-way along the other side of the Thurber properties. The outer lots are accessed from Lagoon Lane, but it road vacation causes problems with access to two of the Thurber lots.

Commissioner Corgatelli asked for clarification on which right-of-way is actually a road. From Tom Thurber's driveway around his other lots it is a right-of-way, but not an actual useable road.

Clerk Lura Baker verified that the legal description provided by Wilson with the application is correct.

Commissioner Naillon asked if the road vacation would affect the Conditional Use Permit that has been given for this property? Both Jessica and Paul verified that it would not. Paul then stated that altering the subdivision might affect the CUP, but he could not offer legal advice. Naillon then inquired if this property was within the City area of impact? Jessica verified that it is, but it is not an issue. The City of Challis has been notified by Clerk Lura Baker.

Bryan Wilson stated that he has the mineral rights and he also filed for water rights on the gravel pit pond. Which have been approved through the Twin Falls IDWR office for the current 10 acres.

Support testimony was heard from Cade Petersen

The Wild River Estates subdivision was platted in 1982 when the mining boom first started. It clearly isn't going to be fully developed. There is no City water supply or City sewer service, requiring residents to supply their own. It does not compare to any of the other city area subdivisions. The gravel pit has contributed a lot to the development of our area by providing a local source of concrete and gravel. Allowing this gravel pit to continue by vacating a road access that has never been built or utilized by the landowners makes sense. After seeing the reclamation plan for this gravel pit, I do realize that future waterfront lots will be more valuable than the current subdivision configuration. I support the expansion of this gravel pit.

Support testimony was heard from Mindy Bruno

The community has had many road issues in this area over the years. Bryan has been an asset to our area with his services and is a good steward of the land. His offer to build Mr. Thurber a better access road is commendable. I would like to see his business continue in Challis. His future plan of reclaiming the pit lake will be a benefit to his neighbors that is not required by law. I am in full support of enabling him to continue his business.

Support testimony from Ron Bloxham was read by Clerk Lura Baker

Bryans operation is very necessary for this community. He has been a great supporter of every organization and event that has helped our community.

Clerk Baker then listed the other residents that were in support. Pat Bricker in favor of expansion. Ron Bricker in favor of expansion. Craig Winstead is supportive. Becky Bailey is supportive. Carla Young is in support.

This concluded the support testimony.

Neutral testimony was given:

Tony Gilliam's letter was read by Clerk Lura Baker

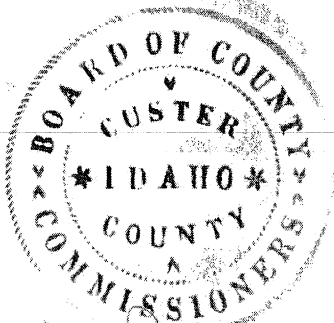
I own property (home) just west of the gravel pit that was in operation when I purchased my property 36 years ago. I am OK with having a gravel pit nearby and curious about how it might expand closer to my property just west of Lagoon Lane.

Opposition testimony was then given:

Tom Thurber's letter of opposition was received and read by the Board of Commissioners. Prosecutor Paul Rodgers verified Mr. Thurber is ill and could not attend, so he will be given an opportunity to attend and testify at a later date. Everyone will be notified when that date is set. When the opposition testimony is completed, then Mr. Wilson will be given a chance to give his rebuttal testimony. A possible date of Aug. 11th was chosen. Reminders will be sent out when date is finalized.

Vice Chairman Randy Corgatelli then concluded the public hearing process.

Meeting Recessed at 6:49 P.M. to be continued on August 11th if possible.



Attest: Clerk, Lura H. Baker

Chairman, Randy Corgatelli