



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

C.U.P. 20-07 Valley County Recycling Site

Applicant: Valley County

Location: Parcel RP17N03E038406 located in the SWSE Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

Project Description:

A centralized recycling site is proposed to reduce the current issues at the drop-off sites within McCall, Donnelly, and Cascade and increase the amount of material that can be recycled instead of being sent to the landfill. The site will have operating hours and personnel at the site.

The 5-acre site is directly west of another Valley County owned parcel that is addressed as 50 E Lake Fork Road. That parcel currently has multiple structures used by the V.C. Road Department and a recycling baling facility.

A fabric-covered span structure, 100 ft x 72 ft x 35 ft high, may be installed over the recycling bins. A 400sqft portable office building is proposed. The building site is level and will be graded to a 1% slope to assist with drainage.

Fencing will include a 10 0ft x 100 ft chain-link fence that is 8 ft in height. Vehicle gates will be on the north and south ends.

Small evergreen trees currently exist near the road; additional trees will be planted for screening. Lighting will be dark-sky compliant in accordance with the Valley County Code.

Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

The application will be posted on the Planning and Zoning's meeting webpage at:

www.co.valley.id.us/departments/planning-zoning/meeting-minutes

PUBLIC HEARING

**June 11, 2020
6:00 p.m.**

219 North Main Street, Cascade, ID

It is anticipated that the hearing will be held in the Valley County Courthouse. However, we will allow verbal testimony via teleconference if you sign up for comment with Cynda Herrick at 208-382-7115.

Subject to change.

Comments must be received by mail, fax, or email no later than June 3, 2020.

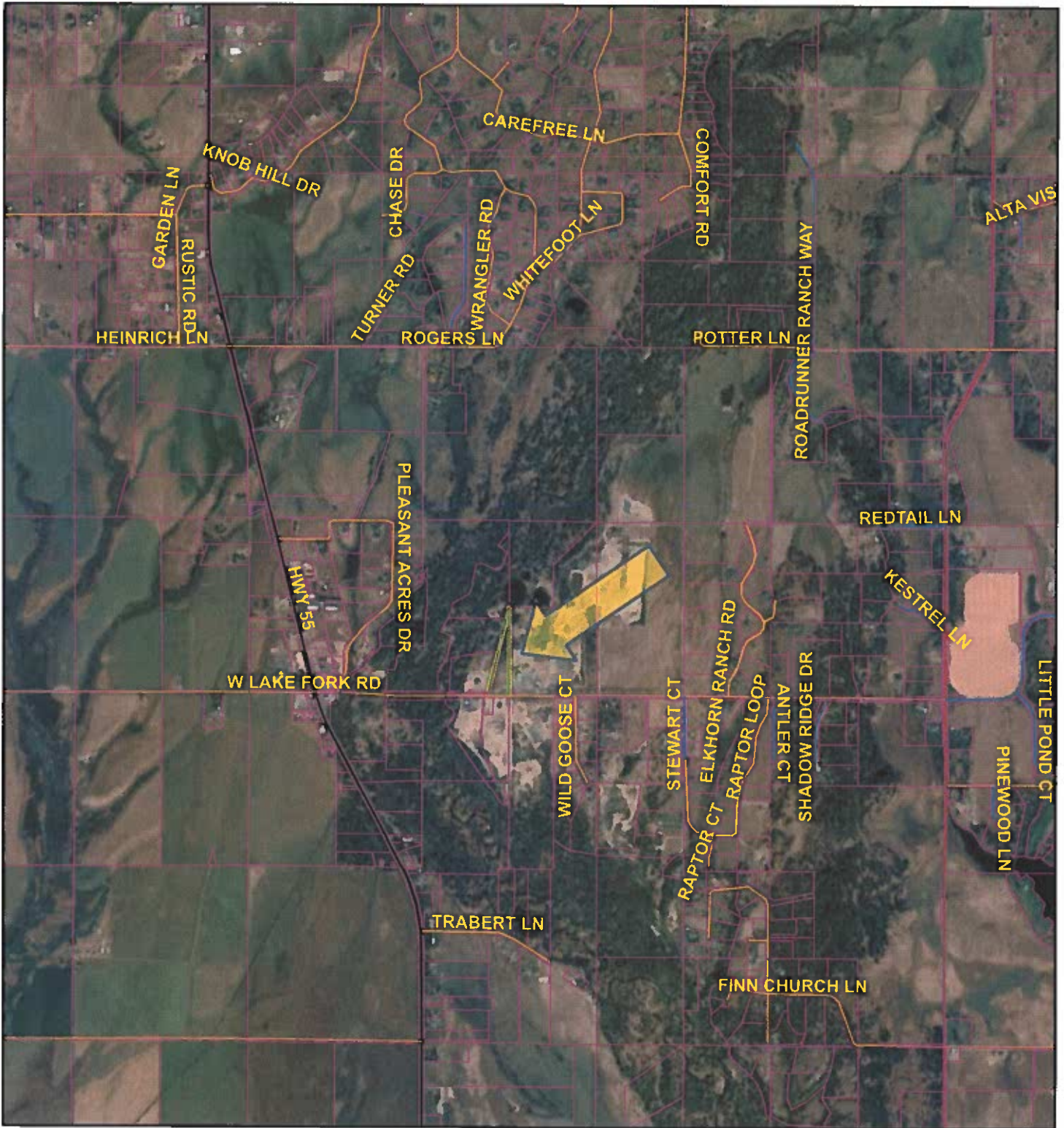
To listen to and/or comment during the hearing, please go to www.co.valley.id.us and click on link labeled "Watch Commissioner Meetings Live" Instructions will be provided.

If you do not submit a comment, we will assume you have no objections to the application.

Direct questions & written comments to:

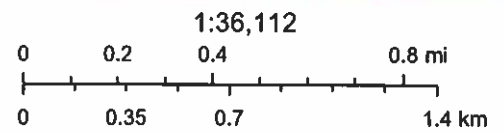
Cynda Herrick, AICP, CFM
Planning & Zoning Administrator
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
208-382-7119 (fax)
cherrick@co.valley.id.us

C.U.P. 20-07 at RP17N03E038406



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- Parcel Boundaries
 - COLLECTOR
 - URBAN/RURAL
 - PRIVATE
 - MAJOR
- All Road Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

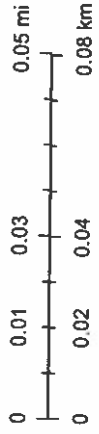
Assessor's Map & Parcel Viewer



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Valley County Boundary

1:2,257



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Valley County

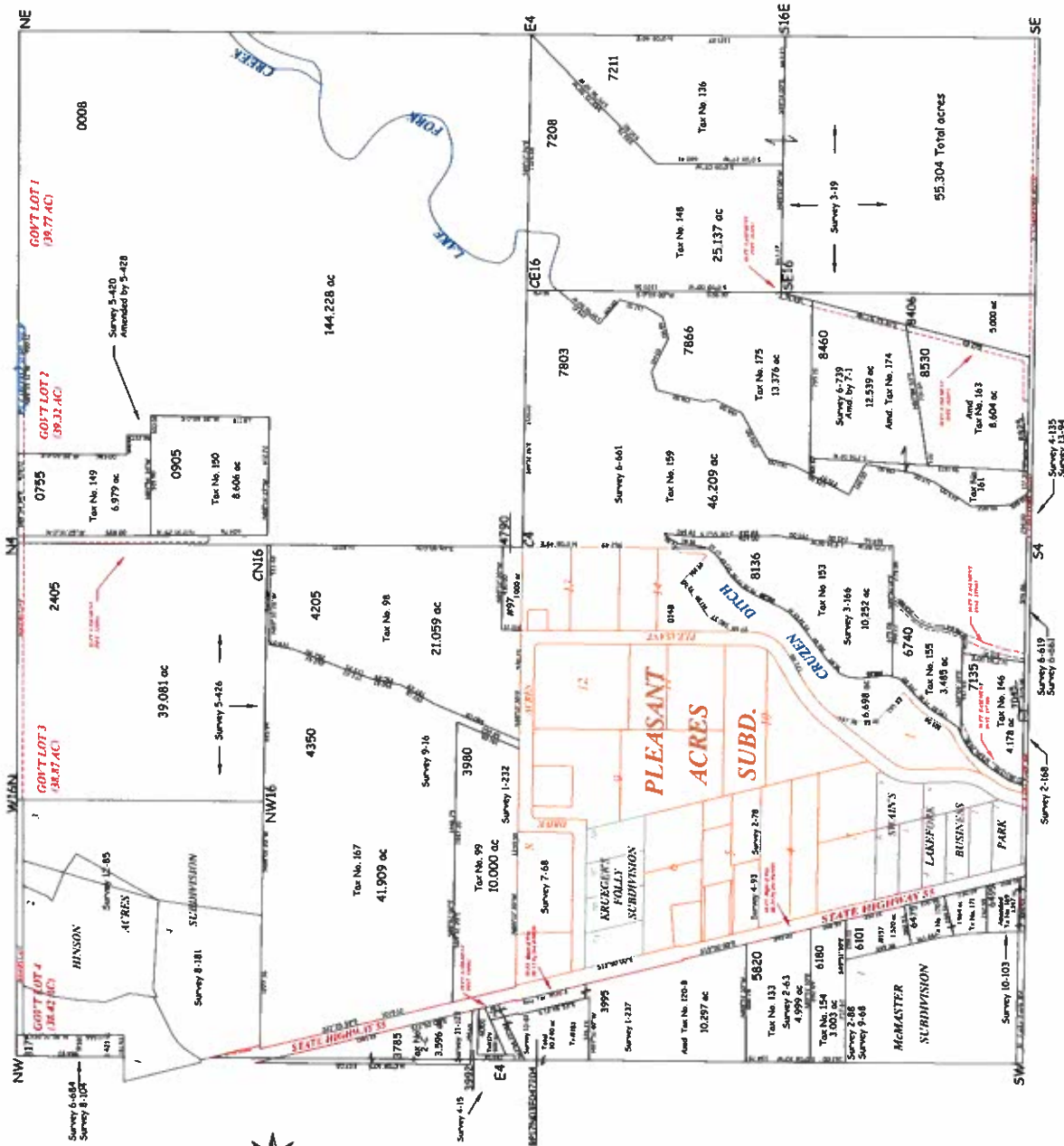
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PLAT TITLE

T W P . 1 7 N R O 3 E S E C . 0 3

VALLEY COUNTY
Assessor's Office
Cartography Dept.
Cascade, ID 83611

Filename:
Lot Subdiv Valley County Base Map
Scale: 1" = 400 ft.
Date: 3/19/19
Drawn by: S Probst



Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>C.U.P. 20-07 V.C. Recycling</u>	FEE \$ <u>— 0 —</u>
ACCEPTED BY _____	DEPOSIT \$ _____
CROSS REFERENCE FILE(S): _____	DATE _____
PROPOSED USE: _____	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: *John P. Mayhew* Date: 5/5/20

The following must be completed and submitted with the conditional use permit application:

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at www.co.valley.id.us/planning-zoning or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLICANT Valley County PHONE 208-382-7110
 Owner Purchaser Lessee Renter
 APPLICANT'S MAILING ADDRESS PO Box 1350; Cascade, ID ZIP 83611
 OWNER'S NAME Valley County
 OWNER'S MAILING ADDRESS PO Box 1350; Cascade, ID ZIP 83611
 AGENT/REPRESENTATIVE Gabe S. Stayton FAX 208-382-7193 PHONE 208-382-7110
 AGENT/REPRESENTATIVE ADDRESS PO Box 1350; Cascade, ID ZIP 83611
 CONTACT PERSON (if different from above) _____
 CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY N/A

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
PT. OF E/2 SW4 SE4 S3 T17N R3E

TAX PARCEL NUMBER RP17N03E038406

Quarter SE Section 3 Township 17N Range 3E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 5 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
No structures exist on this property. It is adjacent to another parcel owned by Valley County, which has several structures on it related to the county Road Department and a recycle baling facility.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: No.

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
 North Single family residential dwellings on rural property with barn and utility structures
 South Commercial garage, equipment and materials storage for excavation company
 East Industrial garage and related equipment and materials storage facilities for Valley County
 West Commercial shop and related equipment and materials storage

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35 ft

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 1 Number of Existing Structures: 0

Proposed Gross Square Feet

1st Floor 7,200

2nd Floor _____

Total 7,200

Existing Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence Mobile home for single family residence Multiple residences on one parcel

8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A

8c. DENSITY OF DWELLING UNITS PER ACRE: N/A

9. SITE DESIGN:
Percentage of site devoted to building coverage: 3%
Percentage of site devoted to landscaping: 5%
Percentage of site devoted to roads or driveways: 1%
Percentage of site devoted to other uses: 91%, describe: no designated use
Total: 100%

10. PARKING (If applicable): N/A **Office Use Only**
a. Handicapped spaces proposed: _____ Handicapped spaces required: _____
b. Parking spaces proposed: _____ Parking spaces required: _____
c. Number of compact spaces proposed: _____ Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____
e. Are you proposing off-site parking: _____

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>>50 ft</u>	_____	<u>n/a</u>	_____
Rear	<u>>50ft</u>	_____	<u>n/a</u>	_____
Side	<u>>30ft</u>	_____	<u>n/a</u>	_____
Street Side	<u>200 ft</u>	_____	<u>n/a</u>	_____

12a. NUMBER OF EXISTING ROADS: 1 driveway Width: 20 ft Private or Public? public
Are the existing road surfaces paved or graveled? no

12b. NUMBER OF PROPOSED ROADS: 1 extended driveway Proposed width: 25 ft
Will the proposed roads be publicly or privately maintained? publicly
Proposed road construction: Gravel Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
sewage sand filter

13b. PROPOSED UTILITIES: electricity
Proposed utility easement width _____ Location _____

14a. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility

14b. POTABLE WATER SOURCE: Public n/a Water Association Individual
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
 Are you proposing any alterations, improvements, extensions or new construction? No
 If yes, Explain: _____

16. DRAINAGE (Proposed method of on-site retention): 1% grade
 Any special drains? No (Please attach map)
 Soil type (Information can be obtained from the Soil Conservation District): _____
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
 (Information can be obtained from the Planning & Zoning Office) No
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes If yes, Explain:
Grading to prepare the recycle operations area and driveways. 1% grade over 100 ft. Rock and gravel to be laid down in some areas to prepare the recycle operations fenced in area and driveway.

19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district. N/A
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

Valley County

By: *Bob D. Mayton*

Date: 5/5/20

By: _____

Valley County Weed Control

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic. Traffic volume will increase slightly on E. Lakefork Rd. once the recycle center is operational. Current traffic volume is light and the increase is not anticipated to be significant enough to require any modifications.

2. Provision for the mitigation of impacts on housing affordability.

The centralization of Valley County's recycle operations is not expected to impact housing affordability.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

Noise will increase during preparation of the site and during installation of fencing. The change will be minimal and very short-term. Normal operations once the site is prepared will bring very minor increases in noise as equipment is used to service recycle bins and plow snow.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

Minimal outdoor lighting to illuminate the recycle center area will be installed in accordance with Valley County ordinance. Most lighting will be motion sensor lights.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

Minimal dust will be produced during dryer seasons from traffic. A graveled drive will mitigate dust.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

Potable water is not necessary for this site. The site of the area to be used as a recycle center is very level and will be graded to a 1% slope to assist with drainage.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

Risk of fire is very low on this property, though the norther portion does include disbursed timber. The proposed use will not increase hazardous risks. Activities on neighboring properties will have no effect on the proposed use.

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Minimal removal of existing vegetation will occur during site preparation. Vegetation consists of natural grasses. Soil is stable and will be graded to 1% over approximately a 100ft x 100ft area.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Soil stabilization and vegetation restoration is not planned, nor is it necessary.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

No special considerations.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Minimal site grading will be necessary, as the proposed location for the recycle center is already very level. Some grading will occur in order to achieve a 1% grade. Fencing will include a 100ft. x 100ft heavy duty chainlink fence that is 8ft. tall. Large gates (16-25ft) will be included on the North and South ends of the enclosure with a man-gate possibly installed on the East side of the enclosure. In the future a span structure with fabric cover may be installed within the fenced area or where the fenced area will be. Electricity will be installed, and will either be routed from the utility on E. Lakefork Rd. or from the adjacent county parcel that includes the Road Department shop building. Much of the approximately 320ft. of E. Lakefork frontage includes small evergreen trees as a sight buffer already. Additional screening trees will be planted as part of a long term landscaping plan. The remainder of the parcel is open area.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

The recycle center will be visible from the road, though there is some sight buffer along the road already, as mentioned above. Additional screening trees will be planted. This is primarily an industrial location, with industrial neighbors. Initially, the fence will be minimally visible. If the span structure is installed, it will be more visible, but will fit with the use of the surrounding area and will not present shadowing issues.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Selection of this location took into account many factors. Valley County owns this parcel as well as adjacent parcels. The current recycle baling facility is on an adjacent parcel. The area is primarily industrial focused, with several neighboring parcels that are used for equipment and materials storage for industrial use. Additionally, this location is central to the populated areas of Valley County. Establishment of a centralized facility will resolve multiple issues that currently exist with having recycle drop-off locations in McCall, Donnelly and Cascade.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

No property tax assessment applies to this exempt property. It is anticipated that 1 new job will be created initially, with potential for additional jobs in the future. No material increase to local expenditures is projected with this project.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

Additional costs for public services will include a very small amount for minimal snow plowing, however the County Road Department has equipment on an adjacent parcel. Economic impact could result in net revenue generation for Valley County, however that is dependent largely on the market for recycled materials, and as of the date of this application, a net cost is expected. The environmental impact is very positive, as the centralized recycle facility will result in keeping tons of waste out of landfills.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

Currently Valley County, in conjunction with a contractor, operates 3 separate unmanned recycle depot locations. The proposed project will provide the same service (a drop-off site for recyclable materials.)

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

N/A

18. What will be the impacts of a project abandoned at partial completion?

Abandonment or partial completion of the project would likely result in Valley County utilizing the site to provide other services to the public, especially because the location is adjacent to an existing Valley County Road Department facility.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

If the centralized recycle center is received well by citizens of the county and proves to be successful in the first years of operation, a fabric-covered span structure may be installed, which would be approximately 100ft x 72ft x 35ft high, resulting in approximately 7,200 square ft. of ground space. Additionally a small portable office building of approximately 400 square ft. will be positioned within the fenced area. This building will be on site from the beginning of operations.

20. Stages of development in geographic terms and proposed construction time schedule.

Valley County hopes to begin site preparation in June of 2020. Site grading would be followed by fence construction. Concrete eco blocks would be installed around the perimeter of the fence. Concrete pads would be installed within the fence structure to place recycle bins on. The hope is that this would be completed in June or July of 2020. The fabric covered span structure would be installed in a future year if the county decides to take that step.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

N/A

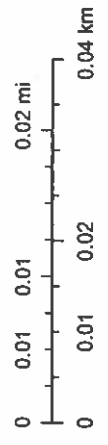
Assessor's Map & Parcel Viewer



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 Valley County Boundary

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Valley County

Maxar | Idaho State Tax Commission |

Assessor's Map & Parcel Viewer

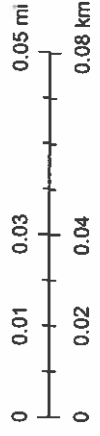


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Valley County Boundary

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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