



Cynda Herrick, AICP, CRM
VALLEY COUNTY
IDAHO

PO Box 1350
219 North Main Street
Cascade, Idaho 83611-1350

Planning & Zoning Administrator
Floodplain Coordinator

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STAFF REPORT
Conditional Use Permit Application 20-07
Valley County Recycling Site

HEARING DATE: July 16, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Valley County
PO Box 1350
Cascade, ID 83611
LOCATION: Parcel RP17N03E038406 located in the SWSE Section 3, T.17N,
R.3E, Boise Meridian, Valley County, Idaho.
SIZE: 5 acres
REQUEST: Public Storage Facility
EXISTING LAND USE: Bare Ground

BACKGROUND:

C.U.P. 20-07 was tabled on June 11, 2020.

The commissioners wanted additional information including:

- Detailed landscaping and watering plan
- Fence type, including location and color of slats within the fence.
- More specific phasing plan, including timeline to build a permanent structure matching other county buildings in the area.
- Site plan that includes location of fence, trees, and all setbacks, including from Mr. Hunt's driveway.

ADDITIONAL ITEMS SUBMITTED BY APPLICANT

1. Site plan.
2. Landscaping Plan: 9 Ponderosa Pine trees and 10 Lodgepole Pine trees will be planted and watered.
3. Fencing will be 8-foot chain link, with vehicle gates on the north and south sides. A man gate will be on the east side of the enclosures. Tan or Green slats can be installed on the fence; the applicant would like clarification if all or only part of the fence should have slats.
4. The applicant would prefer sprung type structures based on cost.
5. The proposed time frame on construction of the covered facility is between 1 and 3 years.
6. Bids and pictures are included.

Staff Questions/Comments from Staff Report for June 2020:

- 1) Are you proposing to place a sign at the entrance? A sign permit would be required.
- 2) What will the fabric structure look like? Will it be white, tan, green, etc.?

ATTACHMENTS:

- Draft P&Z Meeting Minutes of June 11, 2020
- Applicant's Additional Submittal

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within three years of the date of approval or this permit shall be null and void. The three years will allow for the second phase to be completed.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws,

regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must comply with requirements of the McCall Fire District. A letter of approval is required.
6. Lighting must comply with Valley County Standards.
7. The site must be kept in a neat and orderly manner.
8. Any use other than recycling area will require an additional conditional use permit.
9. An 8-ft. high fence will require a building permit, engineering, and will need to comply with setbacks. A six-ft. high fence will not require a building permit, engineering, and can be on the property line.
10. Shall obtain Central District Health approval prior to construction of concrete slabs and if a new septic is placed.
11. Landscaping shall be installed prior to July 1, 2021. If landscaping dies, it must be replaced.
12. A minimum of one tree should be planted for every 25 feet of linear street frontage. The trees may be grouped or planted in groves.
13. Hours of operation are limited to 7:00 a.m. to 7:00 p.m. Gates will be locked when closed.

END OF STAFF REPORT

Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Johanna Defoort, Chairman
Scott Freeman, Vice-Chair

Ed Allen, Commissioner
Brian Benton, Commissioner
Ray Cooper, Commissioner

MINUTES

Valley County Planning and Zoning Commission
June 11, 2020
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. Quorum exists.

| | |
|-------------------------------------|---------|
| P&Z Administrator – Cynda Herrick: | Present |
| P&Z Commissioner – Ed Allen: | Present |
| P&Z Commissioner – Brian Benton: | Present |
| P&Z Commissioner – Ray Cooper: | Present |
| P&Z Commissioner – Johanna Defoort: | Present |
| P&Z Commissioner – Scott Freeman: | Present |
| P&Z Technician – Lori Hunter: | Present |

Chairman Defoort explained tonight's public hearing procedures which are based on the Governor's current requirements for Covid-19. The public can livestream the meeting and may either comment in person or telephonically.

B. MINUTES: Commissioner Cooper moved to approve the minutes of May 14, 2020. Commissioner Benton seconded the motion. Motion carried unanimously.

- 1. PUD 04-02 Gold Fork Bay Village Final Plat Extension Request:** Gold Fork Bay LLC is requesting a one-year extension of conditional use permit and final plat approval that expire in June 2020. The approved permit allows for a single-family residential subdivision originally approved as a mixed use planned unit development. This plat consists of 15 single-family residential lots, dedicated open space, stormwater and pond infrastructure, and walking trails. Remaining infrastructure to be completed is the potable water well design and sewer approval. The site is accessed from Old State Road and Paradise Lane. It is 30 acres located in the SESE Section 34, T.16N, R.3E, Boise Meridian, Valley County, Idaho.
Action Item

2. **C.U.P. 20-06 Appel Subdivision – Preliminary and Final Plat:** Harold and Janice Appel are requesting a conditional use permit for a 2-lot residential subdivision on five acres. Lots will range in size from approximately 1.9 to 2.9 acres. Two homes currently exist and would continue to share the existing well and septic system. Access will be from a shared driveway onto S. Samson Trail (public). The site is RP18N03E281807 located in the SENE Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Due to the applicants' request, this item has been postponed to July 9, 2020.

7:20 p.m.

3. **C.U.P. 20-07 Valley County Recycling Site:** Valley County is requesting a conditional use permit to centralize recycling. A fabric-covered span structure, 100ft x 72ft x 35ft high, may be installed over the recycling bins. A portable office building is proposed. An 8ft chain-link fence surrounding a 100ft x 100ft site is proposed. The site is five acres located directly west of a parcel owned by Valley County and used for the Road Department and a recycling baling facility. It is parcel RP17N03E038406 located in the SWSE Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Glen and Patty Jacobsen of McCall are in favor of the spot for centralized recycling. (June 8, 2020)
- **Exhibit 2** – Clark Jackson, Lake Fork, does not oppose the new transfer station site. However, he believes it is a mistake to close the existing recycling sites in McCall, Donnelly, and Cascade. (June 8, 2020)
- **Exhibit 3** – Robert Hunt is an adjacent neighbor to the proposed site. The west property line that runs north-south of the parcel is his driveway. He has requests for the grading, structure, fence, and landscaping requirements. (June 9, 2020)

Staff added that Robie Winkle had also phoned. She is concerned about the loss of recycling locations within towns; this would stop her from recycling.

The Planning and Zoning Commissioners are reviewing land use at this specific site, including compatibility, impacts, and possible mitigation.

Chairman Defoort asked for the applicant's presentation.

Gabe Stayton, Valley County Treasurer, 360 Halferty St, Donnelly, represented the applicant, Valley County. The staff report covered this project well. A centralized recycling facility has Valley County Planning & Zoning

been considered for 7 or 8 years. This centralized recycling facility has the support of the cities of Cascade, Donnelly, and McCall. It will eliminate the current garbage issue, clean up the materials, and result in higher quality recycling instead of sending contaminated recycling to the landfill.

Mr. Stayton said that \$61,000 in savings per year are expected compared to the current operations. This savings does not account for the fixed costs of construction but does take into account the contract with Lake Shore Disposal and the cost of additional employees. The canvas covering is not currently budgeted so it would need to be included in a future County budget. The Board of County Commissioners also want to see success of site before investing further. Phase 1 would include a fence around the recycling area, not the entire parcel.

Mr. Stayton said that Mr. Hunt's written concerns can be addressed and met.

Phase 2 would include the covered structure. The Commission asked why a sprung structure was proposed instead of a more permanent and aesthetically pleasing structure. In response, Mr. Stayton said available budget and the sprung structure would allow people to drive-in and out of a covered site.

A portion of people in the southern part of the valley will utilize the centralized location but not everyone. Garbage, including mattresses and appliances, keep getting left at the current recycling locations. Contamination in the recycling bins have led to many loads going to the landfill instead of being recycled.

There was discussion on exparte and previous discussions on recycling. Exparte would be for this particular site and proposed use.

Would consider tan or green colored fabric. Fence height was discussed; 8-ft high fencing would require engineering and building permit.

Chairman Defoort asked for public comment.

Robert Hunt, 40 E Lake Fork Road, said this proposed center is directly adjacent to his property. He is not opposed but has some concerns and requests as noted in his letter ([Exhibit 3](#)). The plot map contains only a red square without details on setbacks, lot lines, etc. There is no traffic impact study for East Lake Fork Road. He requests grading away from his half-mile long driveway. The 8-ft fence should not be located on the property line. The proposed building site is 10 feet higher than his driveway at the property line. The fence should be placed up higher near the building site. An 8-ft fence would better hide a 35 high structure than a 6-ft fence. The site could be moved eastward toward the existing Valley County shop site. Trees should be planted; Valley County was previously supposed to be put in trees along the east property line. Additional trees would buffer the visual impact.

Chairman Defoort stated that no one else was in attendance or on the phone who wished to speak.

Chairman Defoort asked for rebuttal.

Mr. Stayton stated that the fence would not be located on the property line but around the recycling site footprint. Traffic flow from would move north from East Fork Road and loop around toward the east. He will submit a landscaping plan. A sign will need installed at the entrance. There will be a portable bathroom facility.

Chairman Defoort closed the public hearing.

The Commission deliberated. Landscaping was discussed. The current recycling sites and contamination issues were discussed. Commissioner Allen opposed the long-term use of a temporary canvas structure instead of a permanent structure. A landscaping plan and site-plan with setbacks shown were not submitted. The traffic impact was discussed. A portion of the East Lake Fork Road needs improved. Heavy residential and commercial traffic already exists on that road.

The commissioners would like to have additional information including:

- Detailed landscaping and watering plan
- Fence type, including location and color of slats within the fence.
- More specific phasing plan, including timeline to build a permanent structure matching other county buildings in the area.
- Site plan that includes location of fence, trees, and all setbacks, including from Mr. Hunt's driveway.

Commissioner Benton moved to table C.U.P. 20-07 Valley County Recycling Site for additional information to July 16, 2020, at 6:00 p.m. Commissioner Cooper seconded the motion. Motion carried unanimously.

- 4. C.U.P. 20- 08 RMC Equipment Storage:** Rocky Mountain Crane is requesting a conditional use permit for an equipment storage site. A 1-acre area would be used for overflow parking and equipment storage. An existing building on the parcel is used for boat storage (C.U.P. 96-04). No new construction is planned. Access would be via the existing driveway for Rocky Mountain Crane at 14032 Highway 55. The 9.6-acre site is addressed as 14040 Highway 55. It is parcel RP18N03E330006 located in the NENE Section 36, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item.*

Due to the applicant's request, this item has been postponed to July 9, 2020.

Chairman Defoort announced a five-minute recess.
The public hearing resumed at 8:15 p.m.

RECEIVED

JUL 08 2020

C.U.P 20-07

Lake Fork Recycling Center follow up for Planning and Zoning

Dear Commissioners,

Please see the following updates to the CUP for the Lakefork Recycling facility.

1-Landscaping- Please see the Landscaping bid attached that includes a temporary watering system to help trees get established over the first 3 years or as needed. The trees will be placed along the west side of the Valley County parcel adjacent to the driveway that accesses the Hunt property. At least 2 trees will also be placed on the west side of the driveway fronting East Lake Fork Rd. Trees will be positioned a minimum of 25 feet apart randomly along the slope (not in a straight line.)

2-Fencing will be 8 foot chain link with 2, 25 foot gates. One gate will be on the north side and one on the south side. There will also be a man gate on the east side of the enclosure. Please see the Anvil fencing bid for specifics. They can install either tan or green slats in the fence. We would like to have clarification on whether P&Z would like slats on all sides or just on the west and south sides of the enclosure. Valley County Building Department has indicated engineering is not required for 8 foot chain link fencing.

3-Phasing and construction of a permanent building- please see the attached photos from Sprung Structures. They have multiple colors for the fabric, as well as multiple variations for configuration of the shape of the structure and doors and ends. The sizing for the structure would be between 80 and 100 feet wide by 80-100 feet long. These structures are the most cost-efficient structure available. They also come with a 25-35 year warranty on the membrane based on the model. The savings between a pole barn structure or gridded structure and the Sprung style structures is likely to be in excess of 30%. In an effort to utilize tax revenue in the most efficient manner, Valley County would like to utilize the Sprung type structure based on initial research.

4- The proposed time frame on construction of the covered facility is between 1 and 3 years. We would like to evaluate the needs and use patterns of the new open-air facility before committing to a rigid timeline for more permanent buildings. When the permanent facility is built, we would remove all or some of the chain link fence and repurpose it as needed. The long-term vision for this site could include other recycling opportunities including building material reclamation, composting or woody debris/biomass conversion. The location allows for growth for any such future expansions given the space and current use of the East Lake Fork property.

Having a centralized, manned site will save the Valley County Solid Waste program taxpayer dollars by providing a consistently clean and marketable product. In addition, it will clean up the 3 current sites being utilized in McCall, Donnelly and Cascade. This project is a response to citizens concern about the effectiveness of the recycling program and a request from the cities of Donnelly and Cascade to move the current collection site off of City property.



Estimate

ADDRESS

Dave Bingaman
Valley County Road Dept

ESTIMATE # 1347

DATE 06/29/2020

EXPIRATION DATE 07/29/2020

| DESCRIPTION | QTY | RATE | AMOUNT |
|--|-----|----------|----------|
| Scope of work: Installation of assorted evergreen trees planted along hill side varying in size, and species. Trees not to be placed in a straight line, but placed randomly along slope, and spaced 25' apart. Installation of temporary irrigation drip system to provide water to all newly planted trees | | | |
| Installation of (5) Ponderosa pine 10' | 5 | 500.00 | 2,500.00 |
| Installation of (4) Ponderosa pine 8' | 4 | 420.00 | 1,680.00 |
| Installation of (5) Lodgepole pine 10' | 5 | 500.00 | 2,500.00 |
| Installation of (5) Lodgepole pine 8' | 4 | 420.00 | 1,680.00 |
| Installation of temporary irrigation drip system to be run of frost free spigot. System will include irrigation timer that will allow trees to be watered automatically without anyone present. | 1 | 1,550.00 | 1,550.00 |

1 year warranty on material defects, and labor

Any work performed outside of this scope of work will be billed time and materials

Estimates are based on a visual inspection. Any alterations or deviations to the above specifications that involve additional cost will be done upon client approval. The cost will be an extra charge over and above the estimate. All Materials are guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices.

TOTAL

\$9,910.00

If Estimate is acceptable, Sign and Return estimate with a 50% deposit.

Accepted By

Accepted Date

PO BOX 2022 MCCALL, ID 83638
RYAN@BOULDERCREEKLANDSCAPES.COM
WWW.BOULDERCREEKLANDSCAPES.COM

MAILING ADDRESS:
106 E. 46th Place
Boise, Idaho 83714

LOCATED AT:
4640 Chinden Blvd.
Boise, Idaho 83714

EMAIL ADDRESS:
office@anvilfence.com



Where Quality Counts Since 1961

Phone: (208)375-6767
Fax: (208)375-6768
MIKE THOMPSON, PRESIDENT
ID CONT. REG. #RCE-7033
ID PWL #10927-AA-4(02820)
OR CONT. # 98036

PROPOSAL TO: Valley County DATE July 2, 2020
ADDRESS P.O. Box 1350 Cascade, ID 83611 JOB ADDRESS Valley Cty Ford Road Maintenance
ATTN: David Bingaman PHONE: 208-634-6749 FAX: Lake Fork, ID
dbingaman@co.valley.id.us

CHAIN LINK FENCE SPECS
Style _____ Height _____ Top Rail _____ Three-Strands Barb Wire _____
Mesh _____ Gauge _____ Tie Wire _____ Post Spacing _____ Concrete _____
Line Posts _____ End Posts _____ Gate Posts _____

Provide and install 400' of 8' tall, 9 gauge, green or tan, pre-slatted heavy duty chain link fence with heavy duty top and bottom rail, "H" brace and angle brace.

Provide and install (2) 25' wide by 8' tall, heavy duty, double drive, commercial swing gates, on heavy duty 6 5/8" heavy duty gate posts, installed on heavy duty 180 degree commercial hinging.

Provide and install (1) 4' wide by 8' tall, heavy duty, pedestrian gate.

Provide and install (4) 8' tall, heavy duty gate hold open posts, with safety yellow powder coating, 'duck bills' and post caps.

.....Total Installed - \$44,510.00.....

NOTES: No other work included in this bid. Bid does not include Davis Bacon Wages or Buy American unless specifically stated above. Any work not stated in above description will be an additional charge, upon approval by customer.

ACCEPTANCE OF PROPOSAL

The undersigned customer accepts the fencing proposal on the terms and conditions as stated on Conditions Page and below.

ACCEPTED

Please Sign and Return Copy Date

Net Due Upon Invoice

Terms of Payment

Sales Order by

Mike Thompson

Mike Thompson, President

NOTE: There is a 3% convenience fee if paid with Credit Card.
This quotation void after five (5) business days, based on material availability at time of order.

THANK YOU! WE APPRECIATE THE OPPORTUNITY TO QUOTE YOUR PROJECT!

MAILING ADDRESS:
106 E. 46th Place
Boise, Idaho 83714

LOCATED AT:
4640 Chinden Blvd.
Boise, Idaho 83714

EMAIL ADDRESS:
office@anvilfence.com



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MIKE THOMPSON, PRESIDENT
ID CONT. REG. #RCE-7033
ID PWL #10927-AA-4(02820)
OR CONT. # 98036

THESE ARE IMPORTANT CONDITIONS OF THIS PROPOSAL.

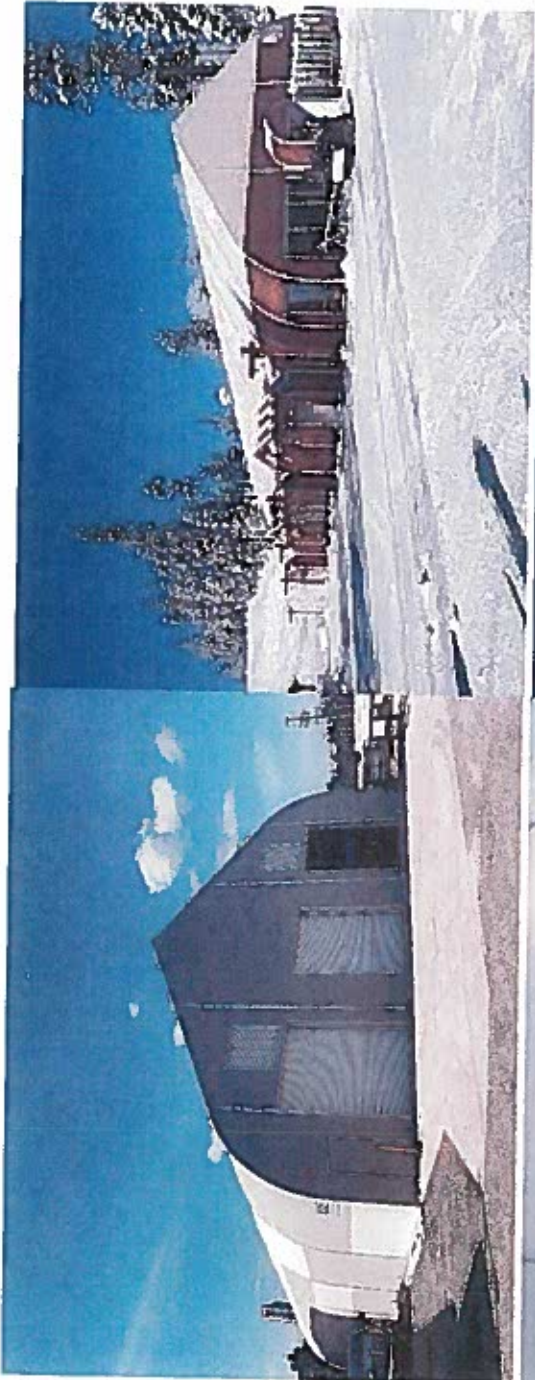
PLEASE READ AND SIGN BELOW:

- All installations will be performed in a workmanlike manner and in accordance with professional standards.
- You, the Customer, are responsible for obtaining a fence permit, should project require.
- You, the Customer, are responsible for locating, staking, and clearing all fence lines.
- Anvil Fence Company will not locate property boundaries. We put the fence where you, the Customer, direct us to. If fence needs relocated, Anvil Fence Company will not, in any way, assume responsibility for this relocation.
- Anvil Fence Company WILL notify Digline to mark underground, public utilities. You, the Customer, are responsible to have any private utilities located. Anvil Fence Company will not be held liable for any damage or extra cost of any nature due to underground obstruction (including sprinkler systems and sewer lines).
- Anvil Fence Company will order certificates on Commercial Liability Insurance and Workman's Compensation upon request. We encourage this for all work performed on your property by self-employed contractors or sub-contractors.
- This is an estimate only; the final billing will be based on the actual footage of fencing installed.
- All materials will remain the property of Anvil Fence Company until all invoices pertaining to this job are paid in full. Right of access and removal is granted to Anvil Fence Company in the event of nonpayment under the terms of this contract.
- The customer agrees to pay any and all costs incurred in the collection of this debt.
- We look forward to bringing our quality service and materials to your fencing project.

NOTE: For your convenience, Anvil Fence Company accepts the following payments: Cash, Check, Credit Card, Debit Card, and ACH payments. There is a 3% convenience fee for Credit Card payments. If payment is a Debit Card, the card must be brought into our office for processing.

Signature

Date





VIRTUALLY ANY CUSTOM COLOR IS AVAILABLE UPON REQUEST.



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info@sprung.com

Kynar®

Architectural Membrane Color Chart

The selected Pantone color numbers are a visual interpretation of the Kynar colors.

Designed for permanent or long-term applications

- 3 coat system provides maximum protection and longevity
- Blackout design prevents solar gain and manages climate control
- Weighs approximately 24 oz. per square yard
- Guards against UV and airborne contaminants
- Dramatically extends membrane life
- High strength, rip-stop design
- Exceptional fire-retardant capability
- Available in large selection of colors (custom colors available)
- 25-year pro-rata guarantee

*The above color chips are not true and accurate representations of the actual membrane color. Please request a membrane sample prior to ordering.

Durability, color choices and ease of cleaning are among the many hallmarks of the architectural membrane of your Sprung structure.



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| | |
|---|--|
| Base Fabric Type (Scrim) | Polyester |
| Base Fabric Weight (Scrim) | 4.3 oz/sq. yd. |
| Finish Coated Weight Method 5041 | 24.0 oz/sq.yd. (+/-2) |
| Surface Protection | Kynar® Resin Coating |
| Tongue Tear Method ASTM D751 8" x 10" sample size | 140/130 lbf |
| Trapezoid Tear Method ASTM D4533 | 80/65 lbf |
| Grab Tensile Method ASTM D751 | 400/350 lbf |
| Strip Tensile Method ASTM D751 Procedure B | 300/240 lbf/in |
| Hydrostatic Resistance Method ATM D751 Procedure A | 500 psi |
| Dead Load Room Temperature 160°F/71°C ASTM D751 | 1" seam, 4 hrs, 1" strip 120 lbf (room temperature) 60 lbf @160°F / 71°C |
| Cold Crack Method ASTM D2136 | 1/8" mandrel, 4 hr Pass -67°F |
| Adhesion Method ASTM D751 Dielectric Weld | 10 lbf/in |

FIRE RATINGS

1. California State Fire Marshal
2. National Fire Protection Association - 701
3. ASTM E84
4. CAN/ULC-S-109
5. CAN/ULC-S-102

Flame Spread Index <25
Smoke Development Rating <450