



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

V-4-23 Concrete Plant Height Variance

Applicant & Property Owner: Knife River Corporation
– Mountain West

Location: 9 Plant Lane
Parcels RP16N03E269005 and
RP16N03E269070 located in the SE ¼
Section 26, T.16N, R.3E, Boise Meridian,
Valley County, Idaho

Project Description: Knife River Corporation –
Mountain West is requesting a variance from Valley
County Code 9-5F-2.C to allow a concrete plant that is
approximately 50-ft in height, exceeding the maximum
45-ft height for heavy industry uses.

Currently Knife River operates an older Helco MO-4507
portable concrete plant at the site. Knife River is
proposing to replace this plant with a newer CON-E-CO
Lo-Pro 250 portable batch plant that is more efficient
and has updated emission controls to better capture
dust emissions.

Parcel RP16N03E269005 contains 2.065 acres.
Parcel RP16N03E269070 contains 2.26 acres.

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

Applications and the contents of the files can be
reviewed at the Planning and Zoning office located in
the Valley County Courthouse at 219 North Main Street
in Cascade, Idaho.

**More information, including the
application and staff report, will be
posted online at:**

www.co.valley.id.us

PUBLIC HEARING
December 14, 2023
6:00 p.m.

Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho

You are invited to participate in the
public hearing and/or comment
on the proposal.

You may view the hearing by going
to our website, www.co.valley.id.us,
and click on "Watch Meetings Live".

The meeting is in-person.

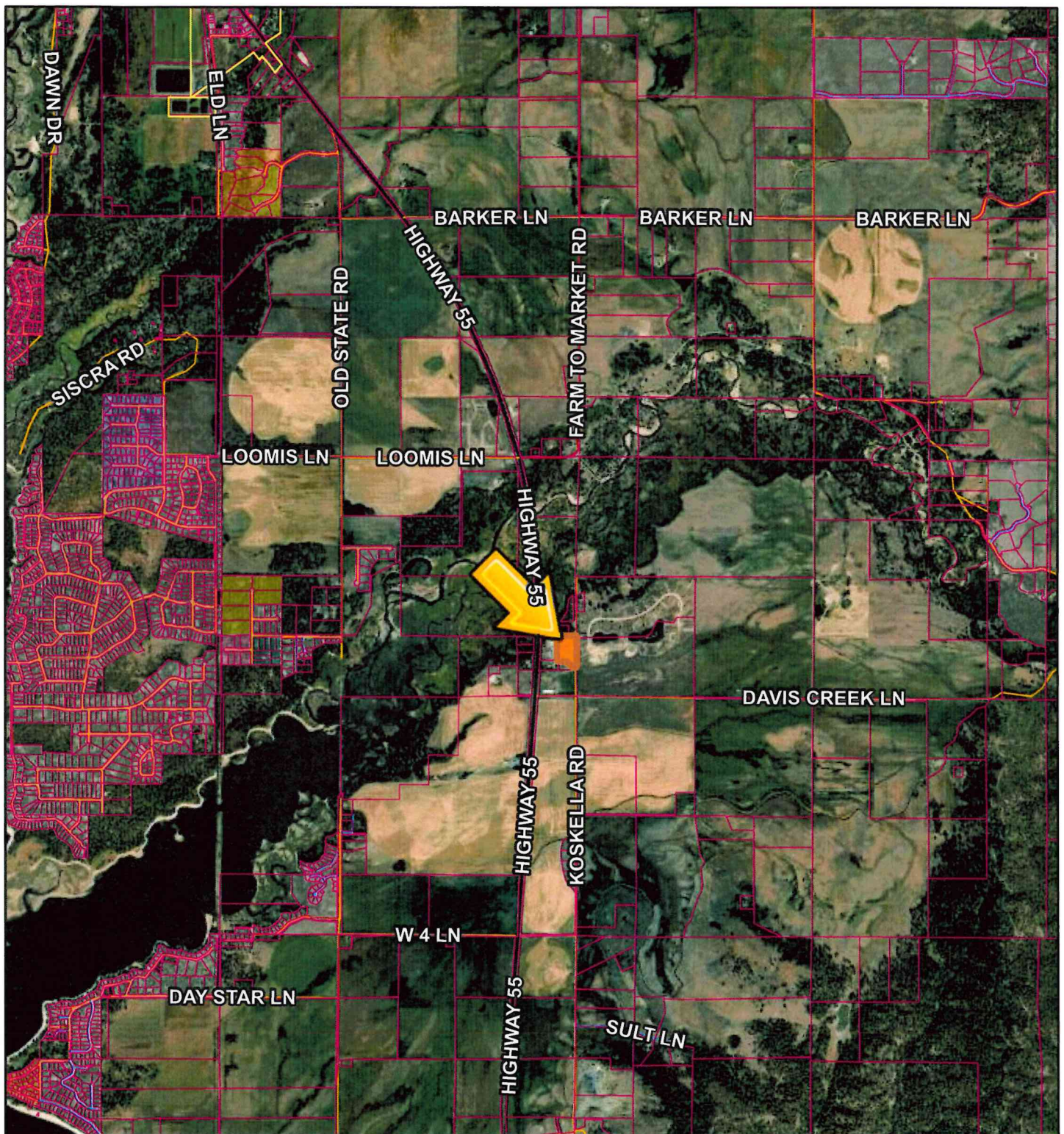
You may comment in person, by U.S.
Postal Service mail, or by email. Written
comments greater than one page must
be received at least seven days prior
to the public hearing.

To be included in the staff report,
comments must be received by
5:00 p.m., Wednesday,
December 6, 2023.

**Direct questions and
written comments to:**

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

V-4-23 Vicinity Map

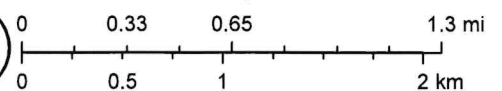


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- | | |
|---|---|
|  Municipalities |  COLLECTOR |
|  Parcel Boundaries |  URBAN/RURAL |
| Roads |  PRIVATE |
|  MAJOR |  Other |
|  MINOR COLLECTOR | |



1:52,657



Maxar

V-4-23 Aerial Map



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Permits

◆ CUP

◆ GF

■ Address Points

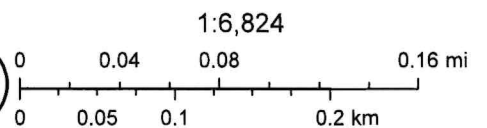
Parcel Boundaries

● Points of Interest

Roads

MAJOR

URBAN/RURAL



Maxar



- ROW
- OVERHEAD POWER
- SECTION LINE
- PROPERTY BOUNDARY
- STRUCTURE
- EASEMENT
- STOCKPILE
- SITE ACCESS



KNIFE RIVER CORPORATION

DONNELLY SITE PLAN

09/13/2023