

Valley County Planning and Zoning Department

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



Variance Application

See Section 9-5H-10 Valley County Code

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # V-4-2023

ACCEPTED BY CH

CROSS REFERENCE FILE(S): _____

PROPOSED USE: concrete plant of 50' in height; > than 40' maximum structure height

☐ Shared Driveway

☐ Setback Variance

☒ Other

☒ Check # _____ or ☐ Cash

FEE \$ 250 -

DATE 10-4-2023

Applicant Name Joe Smith - Knife River Corporation - Mountain West

Applicant Signature Joseph Smith Date 9/14/23

Mailing Address 5450 W Gowen Road

Boise, ID 83709

Phone Email

Property Parcel Number RP16N03E269005

Subdivision (if applicable) NA

Parcel Physical Address 9 Plant Lane Donnelly, ID 83615

Required Attachments

1. Proposed Site Plan
2. Narrative statement demonstrating:
 - That special conditions and circumstances exist which are not a result from any action of the Applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
 - That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
3. Shared Driveway Variances require a shared driveway maintenance agreement. The shared driveway must be built to the satisfaction of the relevant fire department.

Pursuant to "Idaho Code", Section 67-6516 and Section 9-5H-10 of the Valley County Code, the Planning and Zoning Commission shall be empowered to grant variances relaxing or modifying the requirements of the Valley County Land Use and Development Ordinance with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this Ordinance affecting the size or shape of a structure or the placement of the structure upon lots, and other land use requirements of this ordinance.

A variance may be granted if:

- the applicant can prove undue hardship is a result of characteristics of the site,
- that special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures, and
- that granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.

In the case of the Planned Unit Development (PUD) involving variations from the requirements of this Ordinance, it shall not be necessary for the applicant to file a separate application for such variances.

Procedure:

- 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.
- The fee set by resolution of the Board of County Commissioners shall accompany the variance application. The fee is \$250.00. An administrative shared driveway variance fee is \$50.00
- An application for a variance shall be reviewed by the Administrator and the Planning & Zoning Commission in accordance with Valley County Code Section 9-5H-11. The Administrator shall post notice of the public hearing to the applicant, adjoining property owners, and the public in accordance with Section 9-5H-6B.
- A variance may be granted if the Planning & Zoning Commission makes specific findings of fact based directly on the particular evidence in the application which support conclusions that the above conditions have been met by the applicant.
- Within ten (10) days after a decision has been rendered, the Administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
- The Planning & Zoning Commission's decision shall be a recommendation to the Board of County Commissioners.
- The County Clerk, upon receipt of a recommendation from the Commission, shall set the item on the agenda of the Board at the earliest possible regular Board meeting.
- The Board shall consider and act upon the Commission's recommendations by following the procedures outlined in Valley County Code Section 9-5H-11.
- A permit for the variance may be issued by the Administrator or staff after approval of the Board of County Commissioners.
- Subject to Idaho Statute 55:22 Underground Facilities Damage Prevention.

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

September 14, 2023

Valley County
Planning & Zoning Department
219 N. Main
PO Box 1350
Cascade, ID 83611

Subject: Detailed Letter for Zoning Variance Application

Dear Valley County Planning & Zoning Department & County Commissioners,

Knife River Corporation – Mountain West respectfully submits the following Zoning Variance application. As part of this application, Knife River Corporation – Mountain West requests to replace the existing concrete plant located on its owned property at 9 Plant Lane with a new concrete plant. The new concrete plant is approximately 50' in height and exceeds the 40' maximum structure height specified in the Valley County Code.

Knife River Corporation – Mountain West owns Parcel RP16N03E269005 located at 9 Plant Lane south of Donnelly, ID. The parcel has a historical use of concrete production and has been "grandfathered" in under the zoning code for this use. 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. Although these plants are similar in size and operational capacity, the Lo-Pro plant is more efficient and has updated emission controls to better capture dust emissions from the concrete batching process. Knife River believes that these increased efficiencies and dust controls would benefit the surrounding neighbors as well as Valley County.


Knife River intends to apply for a building permit to place the portable plant on site. Based on the terrain and viewshed from Highway 55 towards Plant Lane, we do not believe that increased height will be noticeable from the highway. In addition, the tallest point on the batch plant is the baghouse which controls dust emissions from the cement silo. Having the baghouse emissions further elevated, allows any escaped emissions to disperse from the site and improves local air quality.

Placing the new concrete plant at this location provides many benefits to the local community and to the County. Knife River will be better able provide construction materials to customers and the increased efficiency of the dust controls will help ensure less dust emissions and cleaner air. We look forward to working with the County on this variance application.

Please feel free to contact me with any questions regarding this Conditional Use Permit application.

Sincerely,

Joseph Smith

Joseph Smith
Regional Environmental Manager
Knife River, Mountain Region




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



KNIFE RIVER CORPORATION

DONNELLY SITE PLAN

09/13/2023



--- DONNELLY PLANT BOUNDARY



KNIFE RIVER CORPORATION

DONNELLY PLANT LOCATION

09/13/2023