



Cynda Herrick, AICP, CFM
VALLEY COUNTY
IDAHO

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Planning & Zoning Administrator
Floodplain Coordinator

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STAFF REPORT

Conditional Use Permit Application No. 20-31 Tall Timber Machining & Lumber

HEARING DATE: February 11, 2021
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Will Smith
P.O. Box 1130
McCall, ID 83638
LOCATION/SIZE: 228 Maki Lane
Long Valley Subdivision 1, tax # 94 in Lot 4 and tax # 86 in Lot 5,
SE ¼ Section 8, T.17N, R.3E, Boise Meridian, Valley County,
Idaho.
4.8-acres
REQUEST: Sawmill and Machine Shop
EXISTING LAND USE: C.U.P. 15-10

BACKGROUND:

In 2015, C.U.P. 15-10 Tall Timbers Sawmill was approved in a single family residential subdivision. The permit was set to expire after five years unless a new permit was obtained. The use was not allowed to expand outside of the previously established boundaries and was not transferrable. A variance requirement was discussed but was determined that the conditions placed would be adequate to mitigate impacts into the future. (C.U.P. 15-10 attached.)

Approximately 27 years ago, the applicant built the sawmill on this parcel to mill lumber for construction of his home. The use expanded to include milling lumber from salvaged timber that is a byproduct of his primary job salvaging dead timber.

William Smith is requesting a new conditional use permit for continued use of C.U.P. 15-10. A machine shop will also be constructed and used as a business.

The 2015 application stated that the mill has a 20' x 35' saw shed to protect it from the weather. A new 11-horse Honda motor powers the band saw. An excavator is used to load logs. Chain

Staff Report
C.U.P.20-31

Page 1 of 6

saws are used occasionally. There is a fuel island for saws and tractors.

There are some fruit trees but no other landscaping to screen the site. The site is relatively flat.

The new approval would also include a variance from 9-5F-2.A (75' frontage requirement for industrial use) and 9-5F-2.B.2 (setbacks).

A single-family home is also located on site. It is serviced by individual well and septic.

The site is 4.8 acres addressed as 228 Maki Lane. The site is accessed using a shared driveway from Maki Lane.

FINDINGS:

1. Application was made to Planning and Zoning on October 7, 2020.
2. Legal notice was posted in the *Star News* on Nov. 19 and 25, 2020; Dec. 24 and 31, 2020; and Jan. 21 and 28, 2021. Potentially affected agencies were notified on Nov. 10, 2020. Neighbors within 300 feet of the property line were notified by fact sheet sent Nov. 10, 2020. The site was posted on Feb. 1, 2021. The notice and application were posted online at www.co.valley.id.us/public-hearing-information on Nov. 10, 2020.

The application was tabled numerous times in order to obtain more information and due to Covid restrictions.

3. Agency comment received:

Donnelly Rural Fire Protection District (Nov. 30, 2020) approves the project with the following requirements:

- All prior requirements remain in effect. [2015 letter attached]
- Building plans shall be submitted for review prior to construction to assess the needs for alarms and sprinklers.

Central District Health has no objections to the proposal. (Nov. 16, 2020)

Casey Pozzanghera, Idaho Department of Fish and Game Staff Biologist, stated that IDFG has no comments. (Jan. 12, 2021)

4. Neighbor comments received:

Robert and Wendy Hill, adjacent neighbors at 13742 Nisula Road, are in favor of continuing the use.

Lauara Bettis, adjacent neighbor at 13681, supports the application.

5. Physical characteristics of the site: Relatively flat

6. The surrounding land use and zoning includes:

North: Single-family Residential – Long Valley No. 1
South: Single-Family Residential – Long Valley No. 1
East: Agricultural – Irrigated Grazing Land
West: Single-Family Residential – Long Valley No. 1

7. Valley County Code (Title 9) in Table 9-3-1. This proposal is categorized under:

- 6. Industrial Uses, b. Heavy Industry: (5) Lumber Mill

Review of Title 9, Chapter 5 Conditional Uses should be done.

9-5B-1: NOISE:

- A. Commercial Or Industrial Activity: The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

9-5F-2: INDUSTRIAL USES; SITE OR DEVELOPMENT STANDARDS:

Industrial uses requiring a conditional use permit shall meet the following site or development standards:

A. Minimum Lot Area:

1. The minimum lot area shall be adequate to accommodate the use, associated activities or use, and to adequately contain adverse impacts.
2. The minimum frontage along a public or private road shall not be less than seventy five feet (75').

B. Minimum Setbacks:

1. Light Industrial Uses: The minimum building setbacks for light industrial uses shall be fifty feet (50') from front, rear, and side street property lines and thirty feet (30') from side property lines.
2. Heavy Industrial Uses:
 - a. The minimum building or use setbacks for heavy industrial uses shall be one hundred fifty feet (150') from front and side street property lines, one hundred feet (100') from rear property lines, and seventy five feet (75') from side property lines. Heavy industrial uses shall be located not less than one thousand feet (1,000') from any residential development, civic, or community service use or commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.

- b. The current use of vacant adjacent property shall be presumed to be its highest and best permitted use.
- c. The above specified minimum building or use setbacks and the setback from any residential development, civic or community service use, or commercial use shall not apply to those heavy industrial land uses specifically related to processing gravel and other building or landscape materials including screening, classifying, and/or crushing said materials at sites approved by the county for said purposes that are located outside the North Fork of the Payette River drainage of the county and the duration of the processing is less than thirty (30) days per calendar year.
- d. The above specified minimum setback from any residential development, civic or community service use, or commercial use shall not apply to those extractive industry uses specifically related to gravel and other building or landscape materials including excavation, stockpiling, and/or hauling said materials at sites approved by the county for said purposes that are located outside the North Fork of the Payette River drainage of the county.

C. Maximum Building Height And Floor Area:

- 1. Building heights shall not exceed forty five feet (45') for light industrial uses, and shall be unlimited herein for extractive industrial uses. Building heights for heavy industrial uses shall not exceed forty five feet (45').
- 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
- 3. No building or combination of buildings may cover more than forty percent (40%) of a lot for light industrial uses and thirty percent (30%) of a lot for heavy industrial uses.

D. Site Improvements:

- 1. Applications for extractive industry uses proposing excavations exceeding fifteen feet (15') below the average surface grade shall include an operations plan and a final reclamation plan according to the guidelines in subsection E of this section.
- 2. Fencing shall be installed in heavy industrial and extractive industry uses where hazardous conditions or operations are proposed. The fencing shall be adequate in height and construction to secure against random entry into such areas.
- 3. Parking spaces shall be provided at the rate of one plus one per two hundred fifty (250) square feet of floor area where applicable for light industrial uses; and one plus one per four hundred (400) square feet of floor area for heavy industrial uses. In any event the parking area shall be adequate to provide parking for employees and visitors.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +8 as determined for CUP 15-10.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form attached).

Staff Questions and Comments:

- Please describe all existing and additional lighting at this site.
- Are there specific hours of operation?
- Are there specific days of operation?
- What do you do with the sawdust?
- When will the new building be constructed?
- An updated site plan is needed.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation Form
- Compatibility Evaluation
- Vicinity Map
- Aerial Map
- Assessor Plat of Long Valley Subdivision No. 1
- Site Plan from C.U.P. 15-10
- Pictures taken Feb. 1, 2021
- C.U.P. 15-10
- Responses

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 one year of the date of approval or this permit shall be null and void.
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. Lighting must comply with the Valley County Lighting Ordinance. All exterior lights shall be fully shielded so that there is no upward or horizontal projection of lights. The lights can only be a maximum of 20' in height.
6. The applicant shall provide and maintain orderly and proper disposal of waste including by-products of the operation, other solid waste, and sanitary waste.
7. Must comply with Central District Health requirements.
8. Must comply with requirements of the Donnelly Rural Fire District.
9. New structures, including fencing greater than 6-feet tall, must have building permits and be approved as part of a conditional use permit.
10. The site must be kept neat and orderly.
11. Shall obtain a sign permit prior to installation of a sign advertising the sawmill or business.
12. The conditional use permit is not transferable to another owner.
13. Hours of operation are limited to ____a.m. to ____p.m., Monday through_____.
14. Shall have the variance approved for the frontage and setbacks by the Board of County Commissioners. Will not require a public hearing if a unanimous P&Z decision.

END OF STAFF REPORT

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ($1/2$) of the adjacent uses and one-fourth ($1/4$) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

MATRIX FOR KATING																								
QUESTIONS 1, 2, and 3																								
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	-1	+1	+2	+1
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+1	-2	-2	3
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	4
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	5
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	6
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2			+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	7
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	-1	+2	+1	+1	-1	+1	-2	-1	8
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1		+1		+1	+2	-2	-1	-1	-1	+1	+1	+1	-1	+1	-2	-2	9
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1		+1	+1	+1	+	-1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	10
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2		-1	-1	+1	+2	-1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+1	11
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1		+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	12
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2		-2	-2	-1	-1	+1	-1	-1	-1	-2	-2	-2	-1	+2	+2	+2	13
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1		-1	-1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1	14
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1		-1	-1	+1	+1	-1	+1	+1	-2	-2	-1	-2	-2	+2	-1	+1	15
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1		+2	+1	+1	+1	-2	+1	-2	+1	+2	+2	+1	+2	+2	-1	-1	16
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1		+2	+1	-1	+2	+1	-2	+1	-2	+1	+1	-1	+1	+1	-2	-2	17
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1		+1	+1	+1	+1	+2	+2	+2	+2	+1		+2	+2		+1	+1	21
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1		+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2	19
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1		-1	-1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1	20
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1		+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2			+1	+1	21
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2		-2	-2	+2	-1	+1	+2	-1	-1	-1	-2	-1	-2	+1		+2	22
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2		-1	-2	+2	+1	+1	+2	+1	+1	-1	-2	-1	-2	+1	+1	+2	23

THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) X 2 _____

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) X 1 _____

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

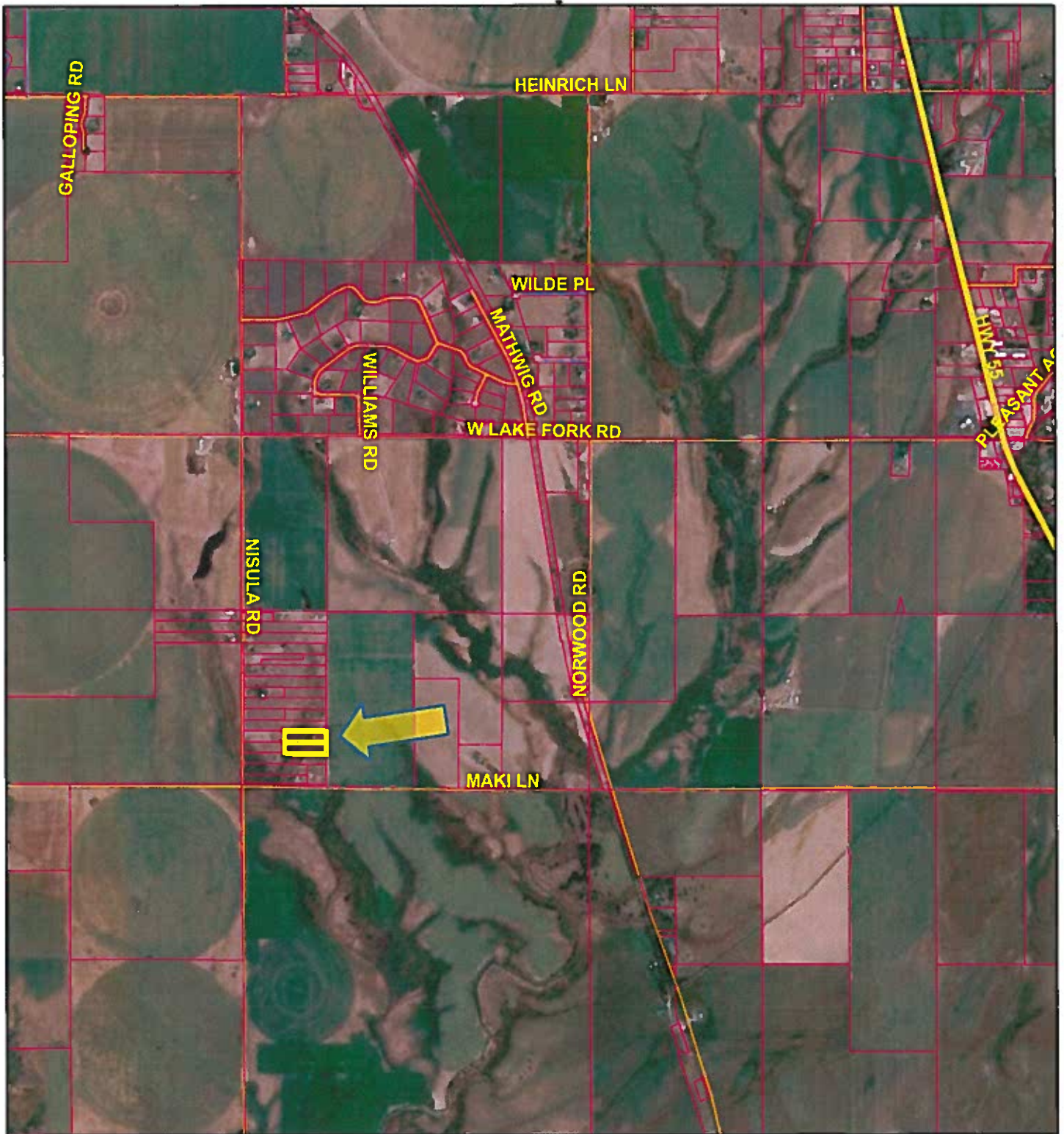
Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 20-31 at 228 Maki Lane

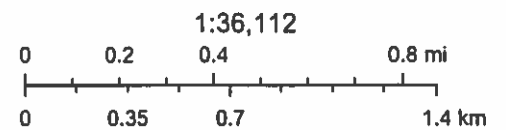


10/27/2020, 10:58:02 AM

 Parcel Boundaries Roads

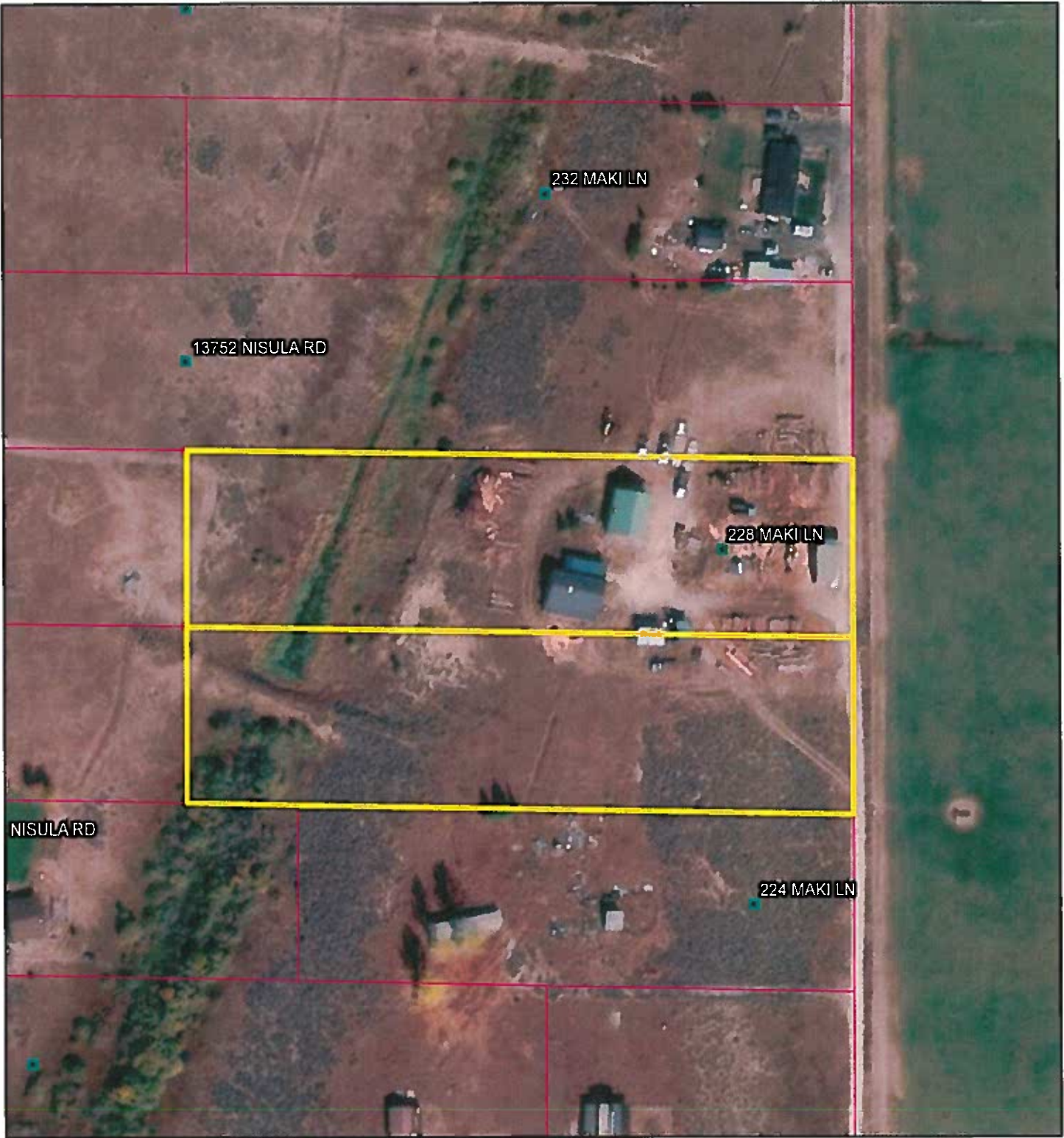
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 MAJOR
 URBAN/RURAL
 PRIVATE



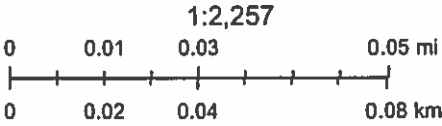
USDA FSA, GeoEye, Maxar

C.U.P. 20-31 at 228 Maki Lane



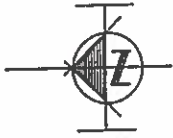
10/27/2020, 11:05:11 AM

- Parcel Boundaries
- Addresses

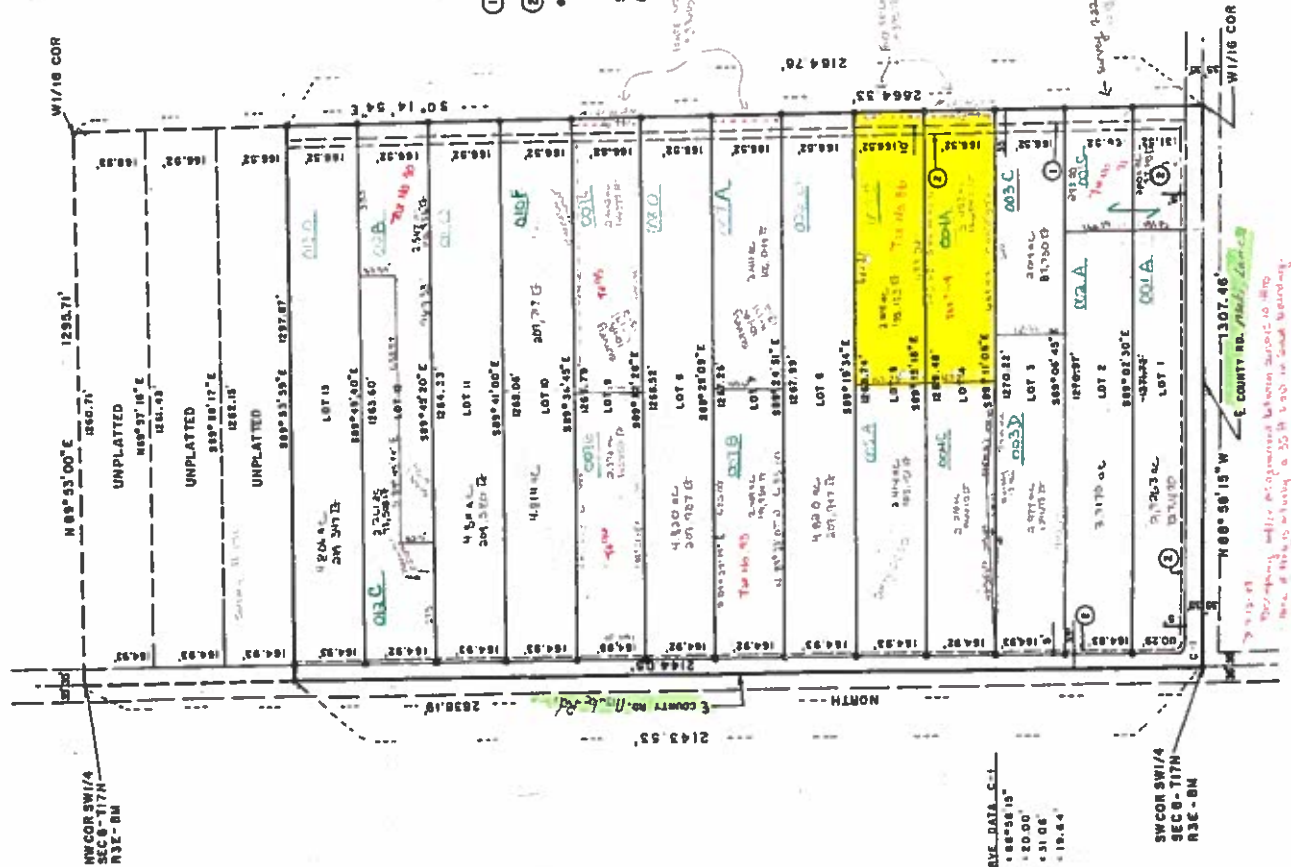


RP 00141

STATE OF IDAHO
COUNTY OF VALLEY
VALLEY



SCALE 1" = 200'



- LEGEND
- ① Access easement
 - ② Utility easement
 - ③ 1/2" Old Iron rod
- ACREAGE
- SW 1/4 SW 1/4 38.69
 - NW 1/4 SW 1/4 24.72

STATE OF IDAHO
COUNTY OF VALLEY S.S.

I, RONALD M. BLAKLEY, a Registered Professional Engineer, in and for said County and State, do hereby certify that the survey of LONG VALLEY SUBDIVISION NO. 1 in Valley County, Idaho, as described on the back of this plat was made by me or under my direction and that this plat correctly shows the survey as made.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of December, A.D. 1974.



STATE OF IDAHO
COUNTY OF VALLEY S.S.

On this 14th day of December, A.D. 1974, before me, Notary Public, personally appeared RONALD M. BLAKLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the presence of the undersigned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of December, A.D. 1974.

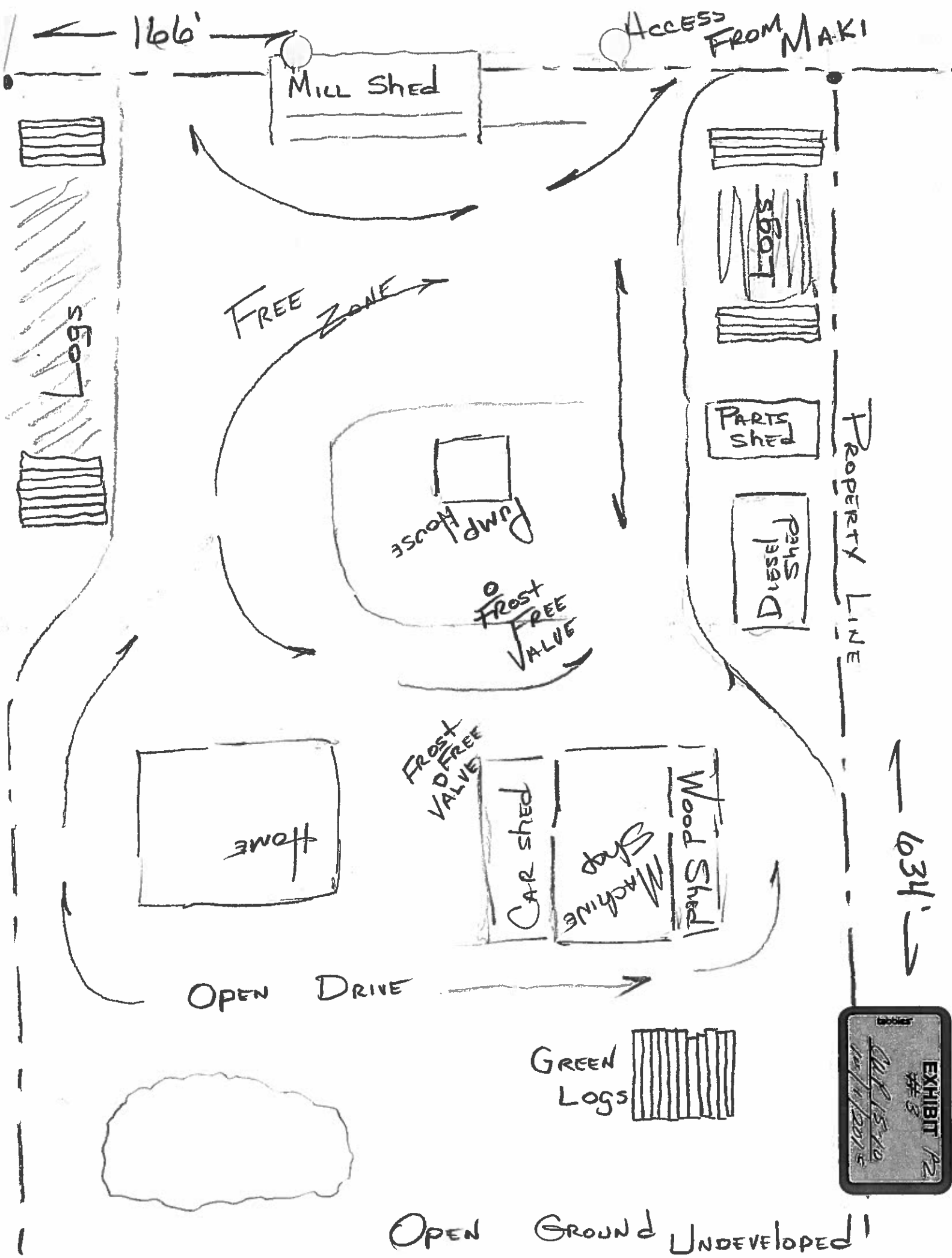


Notary Public Ronald M. Blakley
Residing at Caldwell, Idaho
My Commission expires 12-31-76

I hereby certify that this instrument was filed for record at the request of RONALD M. BLAKLEY at _____ o'clock _____ M this _____ day of _____ A.D. 1974.

Fee _____
Instrument No. _____
Recorder _____
Deputy _____





2-1-2021



2-1-2021



2-1-2021





Planning and Zoning Commission
VALLEY COUNTY
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Date October 19, 2015

Approved by [Signature]

Instrument # 394704

VALLEY COUNTY, CASCADE, IDAHO
10-21-2015 08:09:08 AM No. of Pages: 2
Recorded for : VALLEY COUNTY P & Z
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy [Signature]
Index to: COUNTY MISC

**CONDITIONAL USE PERMIT
NO. 15-10
Tall Timbers Sawmill**

Issued to: William E. Smith
PO Box 1130
McCall, ID 83638

Property Location: Parcel RP00141000005B, Long Valley Subdivision No. 1 Tax No. 86 in Lot 5, in SE1/4 Section 8, T. 17N, R. 03E, B.M., Valley County, Idaho, and is 2.41 acres. The site is addressed at 228 Maki Lane.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of October 1, 2015. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 15-10 with Conditions for a sawmill as described in the application, staff report, and minutes.

The effective date of this permit is October 13, 2015.

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. Conditional use permit is approved for only five years due to concern with impacts on future residential neighbors. The permit will expire October 13, 2020, at which time, the sawmill shall be removed or a new permit be obtained.
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. Lighting must comply with the Valley County Lighting Ordinance.
6. Shall obtain a building permit for all structures on the property if there are none on file.
7. The use shall not be expanded beyond the existing footprint.
8. Conditional use permit is not transferable to another owner and is revoked when Tall Timbers goes to a different location.

END – CONDITIONAL USE PERMIT



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

November 30, 2020

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 20-31 Tall Timber Machining & Lumber

After review, the Donnelly Rural Fire Protection District approves C.U.P. 20-31 Tall Timber Machining & Timber with the following Requirements.

- All prior requirements shall remain in effect
- Building plans shall be submitted to the Donnelly Fire Protection District for review prior to construction to assess the needs for alarms/sprinklers

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in black ink, appearing to read "Jess Ellis".

Fire Marshal

Donnelly Fire Department



Donnelly Rural Fire Protection District
P.O. Box 1178 Donnelly, Idaho 83615
208-325-8619 Fax 208-325-5081

September 17, 2015

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: 15-10 Tall Timbers Sawmill

After review, The Donnelly Fire Department approves C.U.P. 15-10 with the following requirements.

- Fire apparatus access roads must comply with Section D 103.4 IFC 2012.
- Protection from ignition sources shall be provided in accordance with Sections 2803.5.1 through 2803.5.3 IFC 2012.
- Portable fire extinguishers shall be provided within 50' of travel distance to any machine producing shavings or saw dust Section 2804.3 IFC 2012.
- Cold decks shall not exceed 500' in length, 300' in width and 20' in height. Cold decks must be separated from adjacent cold decks or other exposures by 100' Section 2806.2 IFC 2012.

Please call 208-325-8619 with any questions.

Jess Ellis

Fire Marshal
Donnelly Fire Department



APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

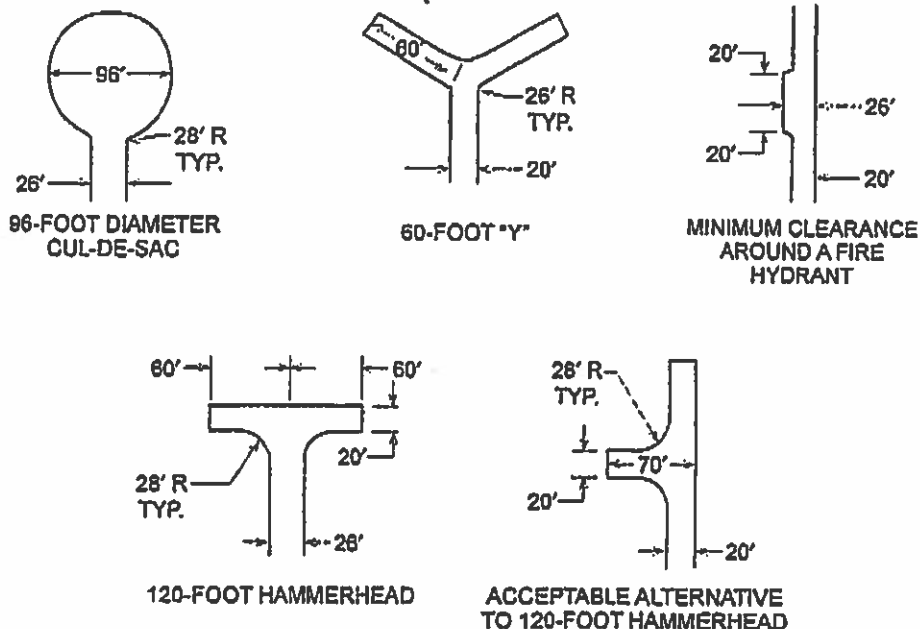
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

shavings or sawdust. Portable fire extinguishers shall be provided in accordance with Section 906 for extra-high hazards.

2804.4 Automatic sprinkler systems. *Automatic sprinkler systems* shall be installed in accordance with Section 903.3.1.1.

SECTION 2805 PLYWOOD, VENEER AND COMPOSITE BOARD MILLS

2805.1 General. Plant operations of plywood, veneer and composite board mills shall comply with Sections 2805.2 and 2805.3.

2805.2 Dryer protection. Dryers shall be protected throughout by an *approved*, automatic deluge water-spray suppression system complying with Chapter 9. Deluge heads shall be inspected quarterly for pitch buildup. Deluge heads shall be flushed during regular maintenance for functional operation. Manual activation valves shall be located within 75 feet (22 860 mm) of the drying equipment.

2805.3 Thermal oil-heating systems. Facilities that use heat transfer fluids to provide process equipment heat through piped, indirect heating systems shall comply with this code and NFPA 664.

SECTION 2806 LOG STORAGE AREAS

2806.1 General. Log storage areas shall comply with Sections 2806.2 through 2806.3.

2806.2 Cold decks. Cold decks shall not exceed 500 feet (152.4 m) in length, 300 feet (91 440 mm) in width and 20 feet (6096 mm) in height. Cold decks shall be separated from adjacent cold decks or other exposures by a minimum of 100 feet (30 480 mm).

Exception: The size of cold decks shall be determined by the *fire code official* where the decks are protected by special fire protection including, but not limited to, additional fire flow, portable turrets and deluge sets, and hydrant hose houses equipped with *approved* fire-fighting equipment capable of reaching the entire storage area in accordance with Chapter 9.

2806.3 Pile stability. Log and pole piles shall be stabilized by *approved* means.

SECTION 2807 STORAGE OF WOOD CHIPS AND HOGGED MATERIAL ASSOCIATED WITH TIMBER AND LUMBER PRODUCTION FACILITIES

2807.1 General. The storage of wood chips and hogged materials associated with timber and lumber production facilities shall comply with Sections 2807.2 through 2807.5.

2807.2 Size of piles. Piles shall not exceed 60 feet (18 288 mm) in height, 300 feet (91 440 mm) in width and 500 feet

(152 m) in length. Piles shall be separated from adjacent piles or other exposures by *approved* fire apparatus access roads.

Exception: The *fire code official* is authorized to allow the pile size to be increased when additional fire protection is provided in accordance with Chapter 9. The increase shall be based on the capabilities of the system installed.

2807.3 Pile fire protection. Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible or enclosed conveyor systems shall be equipped with an *approved automatic sprinkler system*.

2807.4 Material-handling equipment. *Approved* material-handling equipment shall be readily available for moving wood chips and hogged material.

2807.5 Emergency plan. The *owner* or operator shall develop a plan for monitoring, controlling and extinguishing spot fires. The plan shall be submitted to the *fire code official* for review and approval.

SECTION 2808 STORAGE AND PROCESSING OF WOOD CHIPS, HOGGED MATERIAL, FINES, COMPOST AND RAW PRODUCT ASSOCIATED WITH YARD WASTE AND RECYCLING FACILITIES

2808.1 General. The storage and processing of wood chips, hogged materials, fines, compost and raw product produced from yard waste, debris and recycling facilities shall comply with Sections 2808.2 through 2808.10.

2808.2 Storage site. Storage sites shall be level and on solid ground or other all-weather surface. Sites shall be thoroughly cleaned before transferring wood products to the site.

2808.3 Size of piles. Piles shall not exceed 25 feet (7620 mm) in height, 150 feet (45 720 mm) in width and 250 feet (76 200 mm) in length.

Exception: The *fire code official* is authorized to allow the pile size to be increased when additional fire protection is provided in accordance with Chapter 9. The increase shall be based upon the capabilities of the system installed.

2808.4 Pile separation. Piles shall be separated from adjacent piles by *approved* fire apparatus access roads.

2808.5 Combustible waste. The storage, accumulation and handling of combustible materials and control of vegetation shall comply with Chapter 3.

2808.6 Static pile protection. Static piles shall be monitored by an *approved* means to measure temperatures within the static piles. Internal pile temperatures shall be monitored and recorded weekly. Records shall be kept on file at the facility and made available for inspection. An operational plan indicating procedures and schedules for the inspection, monitoring and restricting of excessive internal temperatures in static piles shall be submitted to the *fire code official* for review and approval.

CHAPTER 28

LUMBER YARDS AND WOODWORKING FACILITIES

SECTION 2801
GENERAL

2801.1 Scope. The storage, manufacturing and processing of timber, lumber, plywood, veneers and byproducts shall be in accordance with this chapter.

2801.2 Permit. Permits shall be required as set forth in Section 105.6.

SECTION 2802
DEFINITIONS

2802.1 Definitions. The following terms are defined in Chapter 2:

COLD DECK.

FINES.

HOGGED MATERIALS.

PLYWOOD AND VENEER MILLS.

RAW PRODUCT.

STATIC FILES.

TIMBER AND LUMBER PRODUCTION FACILITIES.

SECTION 2803
GENERAL REQUIREMENTS

2803.1 Open yards. Open yards required by the *International Building Code* shall be maintained around structures.

2803.2 Dust control. Equipment or machinery located inside buildings that generates or emits *combustible dust* shall be provided with an *approved* dust collection and exhaust system installed in accordance with Chapter 22 and the *International Mechanical Code*. Equipment or systems that are used to collect, process or convey *combustible dusts* shall be provided with an *approved* explosion control system.

2803.2.1 Explosion venting. Where a dust explosion hazard exists in equipment rooms, buildings or other enclosures, such areas shall be provided with explosion (*deflagration*) venting or an *approved* explosion suppression system complying with Section 911.

2803.3 Waste removal. Sawmills, planing mills and other woodworking plants shall be equipped with a waste removal system that will collect and remove sawdust and shavings. Such systems shall be installed in accordance with Chapter 22 and the *International Mechanical Code*.

Exception: Manual waste removal when *approved*.

2803.3.1 Housekeeping. Provisions shall be made for a systematic and thorough cleaning of the entire plant at sufficient intervals to prevent the accumulations of *combustible dust* and spilled combustible or flammable liquids.

2803.3.2 Metal scrap. Provision shall be made for separately collecting and disposing of any metal scrap so that such scrap will not enter the wood handling or processing equipment.

2803.4 Electrical equipment. Electrical wiring and equipment shall comply with NFPA 70.

2803.5 Control of ignition sources. Protection from ignition sources shall be provided in accordance with Sections 2803.5.1 through 2803.5.3.

2803.5.1 Cutting and welding. Cutting and welding shall comply with Chapter 35.

2803.5.2 Static electricity. Static electricity shall be prevented from accumulating on machines and equipment subject to static electricity buildup by permanent grounding and bonding wires or other *approved* means.

2803.5.3 Smoking. Where smoking constitutes a fire hazard, the *fire code official* is authorized to order the *owner* or occupant to post *approved* "No Smoking" signs complying with Section 310. The *fire code official* is authorized to designate specific locations where smoking is allowed.

2803.6 Fire apparatus access roads. Fire apparatus access roads shall be provided for buildings and facilities in accordance with Section 503.

2803.7 Access plan. Where storage pile configurations could change because of changes in product operations and processing, the access plan shall be submitted for approval when required by the *fire code official*.

SECTION 2804
FIRE PROTECTION

2804.1 General. Fire protection in timber and lumber production mills and plywood and veneer mills shall comply with Sections 2804.2 through 2804.4.

2804.2 Fire alarms. An *approved* means for transmitting alarms to the fire department shall be provided in timber and lumber production mills and plywood and veneer mills.

2804.2.1 Manual fire alarms. A manual fire alarm system complying with Section 907.2 shall be installed in areas of timber and lumber production mills and for plywood and veneer mills that contain product dryers.

Exception: Where dryers or other sources of ignition are protected by a supervised *automatic sprinkler system* complying with Section 903.

2804.3 Portable fire extinguishers or standpipes and hose. Portable fire extinguishers or standpipes and hose supplied from an *approved* water system shall be provided within 50 feet (15 240 mm) of travel distance to any machine producing



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 20-31

Preliminary / Final / Short Plat Tall Timber Machining & Lumber

Lot 4 & 5 Long Valley Sub #1
228 Maki Lane

- ☒ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☐ 14. _____

Reviewed By: [Signature]

Date: 11/16/20

From: Pozzanghera,Casey <casey.pozzanghera@idfg.idaho.gov>
Sent: Tuesday, January 12, 2021 11:11 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: FW: Agency Notice for Feb. 2021

Hi Cynda,

IDFG does not have any comments regarding the attached notices, and does not intend to participate in the public hearing. Thank you for the opportunity to review.

Casey

Casey Pozzanghera
Staff Biologist, Southwest Region
Idaho Department of Fish and Game
15950 N Gate Blvd
Nampa, ID 83687
(208) 854-8947



<https://idfg.idaho.gov>

From: Lori Hunter <lhunter@co.valley.id.us>
Sent: Tuesday, January 12, 2021 11:04 AM
To: Pozzanghera,Casey <casey.pozzanghera@idfg.idaho.gov>; ITD Development Services <d3development.services@itd.idaho.gov>; Durena Farr <durena.farr@id.nacdnet.net>; Patti Bolen <pbolen@co.valley.id.us>; Mike Reno @ CDH <mreno@cdh.idaho.gov>; Suzanne @ CDH <smack@cdh.idaho.gov>; Tom White @ CDH <twhite@cdh.idaho.gov>
Subject: Agency Notice for Feb. 2021

Please read, distribute, and comment on the attached public hearing notices. Relevant maps, site plans, etc., will also be attached. More information, including applications and staff reports, will be available at www.co.valley.id.us/public-hearing-information/

Send comments to: cherrick@co.valley.id.us

Lori Hunter, P&Z Technician
Valley County Planning & Zoning Dept.
Phone: 208-382-7115
Fax: 208-382-7119
lhunter@co.valley.id.us

The smallest good deed is greater than the grandest intention.

Visit the P&Z GIS map at www.co.valley.id.us/departments/information-technology/gis-maps/

November, 16-2020

Phone Call

Robert & Wendy Hill
13742 Nisula Road

They are in favor of continuing the use. They are neighbors to the site.

Fwd: Tall Timber CUP application

Elt Hasbrouck <ehasbrouck@co.valley.id.us>

Tue 2/2/2021 7:58 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

FYI

Begin forwarded message:

From: Laura Bettis <lbettis@hotmail.com>
Date: February 2, 2021 at 6:47:55 PM MST
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Tall Timber CUP application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

I support Will Smith's application to continue running a sawmill at his property on Maki Ln. I own the property directly to the south of him along Maki.

Laura Bettis
13681 Norwood Rd.
McCall, ID 83638

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