



Bannock County, ID

06/06/2023

## CUP-23-7

### Conditional Use Permit

**Status:** Active**Date Created:** May 19, 2023

### Applicant

John Wilkes  
dmaxfield@stakerparson.com  
10200 North Batiste Road  
Pocatello, ID 83202  
(208) 251-0907

### Conditional Use Permit

**Parcel #**

RPR3803048300

**Zoning**

Industrial

**Please describe your project.**

Idaho Materials & Construction sand and gravel pit & hot asphalt plant.

**What product or service are you providing?**

Construction materials & services.

**Proposed hours of operation**

7 am to 7pm, with possible DOT variance.

**Proposed days of the week operation will be in use**

Monday thru Saturday, with possible DOT variance.

**Method for Handling Waste**

In accordance with DEQ regulation

**Proposed number of employees**

10

**Equipment and Machinery Use**

Loader, dozer, dump trucks, water truck, and employee vehicles.

**Water Supply**

Private

**Sewage Disposal**

Private

**Will New Buildings be Required?**

Yes

**Will Existing Buildings be Utilized?**

No

**Will there be any emissions, such as smoke, dust, etc.?**

With completely new and modern equipment, emissions are anticipated to be very low.

**Daily One-Way Vehicle Trips, Including Employees, Deliveries, etc.**

150

**Standards for Approval**

1. The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

3. The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.

2. The proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.

4. The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.

5. The proposed use would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces and landscaping with adjacent uses as is practical.

**Narrative addressing how your application meets criterion 1**

With vegetative berm buffer and lowering of the operational elevation on the subject property, proposed use will become compatible with the eastern residential use. Other surrounding uses are currently compatible with the proposed use as well.

**Narrative addressing how your application meets criterion 2**

Because existing pits to the west are depleted and that traffic no longer exists, we would be replacing previous volumes of traffic. The proposed traffic will be almost exclusive to Siphon Road to Rio Vista Road where our traffic currently exists. We already have truck traffic from the location we currently operate at and by that traffic shifting to this new location, no additional truck traffic is anticipated. Currently, we haul the aggregate to a hot asphalt plant located at another site. This location, if approved with a hot asphalt plant, would eliminate the need to transport aggregate to the other location where the plant is, thus eliminating that existing truck traffic from county roads. The public benefit of having resources such as this closer to the market includes: 1) truck traffic traveling less distance to market helps reduce wear/maintenance on public streets, 2) maintain

competitive pricing, 3) jobs closer to where employees live, and 4) helps keep the sales tax base local.

#### **Narrative addressing how your application meets criterion 3**

With vegetative berm buffer and lowering of the operational elevation on the subject property, proposed use will become compatible with the eastern residential use. Other surrounding uses are currently compatible with the proposed use as well. With a new and modern asphalt plant proposed, the overall area will see a reduction in emissions due to the older plant being retired and removed. No new real increase in overall traffic is anticipated in the regional area, in fact, a reduction should be immediately noticeable with less truck trips not taking aggregate to the plant site.

#### **Narrative addressing how your application meets criterion 4**

The proposed use will help in achieving the goals of the County in the following ways: 1) Natural resources such as sand & gravel add to the economic vitality of the region by growing industry as well as allowing for businesses and developments to not only be built but also to allow for the incorporation of elements that promote active lifestyles further enhancing the health and well-being of the workforce and residents. 2) This critical natural resource will serve to help build the transportation infrastructure needs for the region and ensure that those transportation systems meet standards for current and future needs.

#### **Narrative addressing how your application meets criterion 5**

See site plan. Hot asphalt plant to be located as far away distance wise from less compatible uses and will be dropped in elevation so as to be less visible. Vegetative and landscaped buffers are proposed as well around the perimeter of the property.

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### **Acknowledgement**

#### **Electronic Signature [Typed Name of Applicant]**

John Wilkes

#### **Date**

05/19/2023

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### **P&Z Council Public Hearing Information**

## IDaho MATERIALS & CONSTRUCTION CONECPtUAL SITE PLAN

