

## **Brown's Recycling Business Statement**

Realizing there's never a perfect place to site some businesses, we feel that we have worked tirelessly to come up with a site that is the least intrusive for most of the citizenry of New Meadows. Having found a spot that we feel is appropriate; our plan is to design the site for a very successful working model for recycling and recovery of useable parts and equipment as well as vehicles. Our plan is to model our layout after our partners in business, United Metals of Caldwell. This means capturing and recovery of all fluids from vehicles and equipment and dealing with them in a safe and appropriate manner to protect the environment and the overall safety of our operation.

We will be dealing with batteries, flammable materials, and very infrequently the possibility of small quantities of hazardous materials. These products will be dealt with in a safe professional manner. The fluids will be recycled by an appropriate handler of this kind of material. Two of the businesses that have been referred to me are Thermo Fluids of Boise and Gem State Fluids of Boise, also. The batteries, catalic converters and other by products will be handled by United Metals of Caldwell.

This business will be buying everything from aluminum cans to large equipment. We anticipate, it will create two to three full time jobs, year around. We also believe it will be an asset to our community as well as the region. Our patrons will have a place to take their ferrous and non-ferrous metals and be able to buy parts and reclaimed tires so they don't have to travel to the valley.

This business will bring a tax base to our community as well as buying goods and services to keep our operation running day to day.

# City of New Meadows Application for

## Zone Change or Amendment / Annexation / Subdivision / P.U.D.

Name of Development: Brown's Mountain Recycling Date: 8-18-2014  
 Name of Developer: Bill & Donna Brown Name of Owner: Kyle Kerby dba Morgan & Co  
 Contact Phone #: (208) 347-2290 Contact Phone #: (208) 469-9086  
 Address: 34545. End Rd. PO Box 325 Address: \_\_\_\_\_  
New Meadows ID 83654  
 Reason for Application:  Zone Change  Zone Amendment  Annexation  Subdivision  PUD  
 Legal Description of Property: included in packet  
 Current Zoning of Property: R3

APPLICATION PROCEDURE: At a minimum, the application shall contain the following information before application is to be accepted:

1.  Name, address and phone number of applicant
2.  Name, address and phone number of owner or stake holder
3.  Legal Description of the property
4.  Description of existing use
5.  Description of proposed use
6.  Site Plan (drawn to scale which shows the property that is under consideration, location of all improvements and the specific information concerning the request)
7.  Brief narrative describing the development
8.  Certificate of Ownership (the certification of a reputable Title Insurance Company licensed under the laws of the State of Idaho as to the ownership of the property and of any interest shown therein of record.)
9.  A list of all property owners and their mailing address within a 300 foot radius from external property boundaries of the subject property. (This information must be from a licensed Title Agency in the State of Idaho)
10.  Elevations of each building site (if applicable)
11.  Determination of flood plain limits
12.  Description of water course alterations or diversion structures (if applicable)
13.  Certified by a registered professional engineer that flood proofing and elevations are correct and comply with Section 5 of Ordinance #288-04
14.  Availability of public facilities such as streets, sewage, water, etc. to support the proposed uses
15.  Compatibility of the allowable uses with the surrounding areas
16.  Notarized Affidavit of Legal Interest (if applicable)
17.  ALL applicable application fees (applicant to be invoiced for all postage, advertisements, legal review, engineering review during the process)

Description	Fee	Fee Collected (Official Use Only)
Zone Change or Amendment	\$750	\$750.00 check # 9486
Subdivision Pre-Application	\$100	
Subdivision Preliminary Plat 9 or less	\$750 + \$10 per lot	
Subdivision Preliminary Plat 10 or more	\$1500 + \$10 per lot	
Subdivision Final Plat	All Costs Incurred	
P.U.D. <10	\$500 + \$10 per lot	
P.U.D. >10	\$1000 + \$10 per lot	
Annexation	\$750	

The date of the public hearing will be established by the Administrator upon acceptance of a completed application and review.

Applicant Signature: Donna Brown Date: 8-18-14  
 Administrator Signature: ~~Donna Brown~~ Date: 8-18-14



# Application for Zone Change

1. On application
2. On application
3. Legal description is included in packet.
4. Existing Use

The existing use on this parcel of property owned by JI Morgan is industrial with a logging operation storing equipment, equipment parts and recently used by ABT Towing, a wrecker service, for parts sales and to store cars, trucks and tires.

5. Proposed use

Brown's Mountain Recycling is proposing a broad base recycling and reclaim business and sales. Our concept is to buy all recyclables in the Heartland area. We will buy and process everything from aluminum cans to road graders. All items will either be reclaimed and sold or moved on to a recycling scrap yard.

6. Site plan is included in packet.
7. Brief narrative

The development is adjoining JI Morgan's logging operation on the east side of South End Road. It is 3.342 acres that has been historically used for industrial business.

Our concept is to fix and/or refurbish things that can be saved and put them up for resale and the rest will go through the recycle process. We will process all metals and batteries for resale and appropriately handle all fluids for resale. We will adhere to all rules and regulations by DEQ and EPA and appropriately handle the selling or disposing of all items.

The operational portion of the property will be fenced. We propose a six to nine foot fence (whatever the City prefers) for visual as well as security for the property. The property will be very limited in lighting, mostly for security reasons and hours of operation. Operational hours will be from 7am to 9pm, with evening cutbacks in the winter.

8. Affidavit of legal interest is included in packet.
9. List of property owners and their mailings included in packet.

10. Elevations of each building.

There's an existing building on the property that is 14 feet high. We will not be adding any other structures at this time.

11. Flood plain limits

12. There will be no water course alterations or diversion structures.

13. Flood proof and elevations certified by registered professional engineer.

14. Public facilities

We will have on site porta potties and bottled water.

15. Compatibility

The property from Highway 95 almost to Substation Road and from South End Road to the alley to the west of Commercial Street belongs to JI Morgan and Co. Our parcel of land included, which sits in the middle of the west side off of South End Road. The property to the south of our proposed operation has historically been used for pasture and livestock grazing, which is how it is used today. The property to the east off the alley to the west of Commercial Street was residential and had some homes. It's now being used for pasture.

Our property and the property to the north of us all the way to Highway 95 is where Morgan's office, CFN, equipment parking, shop and boneyard for their logging equipment's body and mechanical parts are stored.

This property that has been used for years to store heavy equipment pieces and parts and has had the huge shop for repairs and upkeep of such equipment and our section that has more recently been used as a wrecking yard for ABT Towing is the most compatible property in Meadows Valley for the operation we have in mind.

16. Notarized Affidavit is included in packet.

17. All fees are included in packet.



# DROULARD LAND SURVEYING

JOEL W. DROULARD  
*Professional Land Surveyor*

POST OFFICE BOX 69  
McCALL, IDAHO 83638

TELEPHONE 208-630-3423  
E-MAIL JOEL@DROULARD.COM

July 7, 2014

**BILL BROWN**  
SW4 SEC. 24, T19N, R1E, ADAMS COUNTY

A parcel of land situate in the South West 1/4 of Section 24, T. 19 N., R. 1 E., B.M., Adams County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch diameter rebar marking the corner common to Sections 23, 24, 25 and 26, T. 19 N., R. 1 E., B.M., Adams County, Idaho; thence, N. 00° 11' 07" W., a distance of 1,743.79 feet along the boundary common to said Sections 23 and 24, to the REAL POINT OF BEGINNING:

Thence, continuing N. 00° 11' 07" W., a distance of 364.00 feet,  
Thence, N. 89° 48' 53" E., a distance of 400.00 feet to a 1/2 inch diameter rebar with a plastic cap,  
Thence, S. 00° 11' 07" E., a distance of 364.00 feet to a 1/2 inch diameter rebar with a plastic cap,  
Thence, S. 89° 48' 53" W., a distance of 400.00 feet to the Point of Beginning, containing 3.343 acres, more or less.

Bearings are based on Record of Survey Instrument Number 88795.





**BROWN'S MOUNTAIN RECYCLING**  
**BILL AND DONNA BROWN**  
 P.O. BOX 325 208-347-2290  
 3454 SOUTH END RD.  
 NEW MEADOWS, ID 83654

4486  
 28-7174/3251  
 1088

8-18-2014  
Date

Pay to the  
 Order of

City of New Meadows \$ 750.00  
 Seven Hundred Fifty and <sup>no</sup>/<sub>100</sub> Dollars

**STERLING**  
 SAVINGS BANK

Anytime Line 1-888-678-7800  
 sterlingsavingsbank.com

New Meadows Office  
 308 Virginia Ave.  
 New Meadows, ID 83654

For

zoning change

*[Redacted Signature]*

⑆ 25171740 ⑆ 5087000458 ⑆ 4486

Harland Clarke

CITY OF NEW MEADOWS, ID  
 CASH RECEIPT

Printed 15:21:14 - 08/19/14

Batch: 10553  
 Transaction: 7

Reference Number: ZONING CHANGE  
 Name: BILL / DONNA BROWN  
 Address: PO BOX 325 [NEW MEADOWS ID  
 83654]

Item(s) Description:		
Planning and Zoning - General		750.00
Check # 4486		750.00
Cash Paid		
Credit Paid		
Less Change Given	(	)
<b>TOTAL:</b>		<b>750.00</b>

Comments:  
 ZONING CHANGE

# City of New Meadows

## Conditional Use Permit Application

Date: 08/18/14 Name: Bill & Donna Brown  
Month/Day/Year (Applicant)

Mailing Address: P.O. Box 325

3454 South End Road

Phone: (208) 347-2290

Name: Kyle Kerby dba Morgan & Co  
(Owner or Stakeholder of Valid Option)

Mailing Address: \_\_\_\_\_

New Meadows, Id 83654

Phone: (208) 469-9086

Location: \_\_\_\_\_ Lot/Block Number: \_\_\_\_\_

APPLICATION PROCEDURE: At a minimum, the application shall contain the following information before application is to be accepted:

1.  Name, address and phone number of applicant
2.  Name, address and phone number of owner or stake holder
3.  Legal Description of the property
4.  Description of existing use
5.  Zone District
6.  Description of proposed variance or conditional use
7.  Site Plan (drawn to scale which shows the property that is under consideration, location of all improvements and the specific information concerning the request)
8.  Objective narrative stating the reasoning for a variance or conditional use and the justification of the request
9.  Certificate of Ownership (the certification of a reputable Title Insurance Company licensed under the laws of the State of Idaho as to the ownership of the property and of any interest shown therein of record.)
10.  A list of all property owners and their mailing within a 300 foot radius from external property boundaries of the subject property. (This information must be provided by and certified to by a licensed Title Company doing business in Adams County)
11.  ALL applicable application fees (applicant to be invoiced for all postage, advertisements, legal review, engineering review after process)

	Fee:	Paid:
Conditional Use Permit-Residential	\$100	
Conditional Use Permit-Non-Residential	\$250	\$250.00

*check 4487*

The date of the public hearing will be established by the Administrator upon acceptance of a completed application and review.

Applicant Signature: Donna Brown Date: 8-18-14

Owner of Record Signature: \_\_\_\_\_ Date: 8-18-14

Administrator Signature: Donna Brown Date: 8-18-14

*MAC*

**RECEIVED**  
 8-19-14  
*MAC*

## Application for Conditional Use

1. On application.
2. On application.
3. Legal description is included in packet.
4. Existing use

The existing use on this parcel of property owned by JI Morgan is industrial with a logging operation storing equipment, equipment parts and recently used by ABT Towing, a wrecker service, for parts sales and to store cars, trucks and tires.

5. Zone district

R3 with application for zone change to industrial submitted.

6. Proposed conditional use.

Brown's Mountain Recycling is proposing a broad base recycling and reclaim business and sales. Our concept is to buy all recyclables in the Heartland area. We will buy and process everything from aluminum cans to road graders. All items will either be reclaimed and sold or processed and shipped to a recycling center.

7. Site plan is included in packet.
8. Reasoning and justification for conditional use.

It seems sometimes there is no good place to put certain businesses. This property in our opinion, in our community, is the most suitable place, with the least visual of the daily operation of this kind of business, and has historically been done on this property for many years. This type of business will help clean up our regional communities and give an outlet for people to have the opportunity to be paid to recycle and regenerate all kinds of materials.

9. Affidavit of legal interest is included in packet.
10. List of property owners and mailing within a 300 foot radius is included in packet.
11. Application fees included in packet.

C.P.F. NO. 75906

23 24

1/4 COR

N 00°11'07" W 543.28'

S O U T H E N D R O A D

N 00°11'07" W 364.00'

25'

N 89°48'53" E 400.00'

375.00'

S 00°11'07" E 364.00'

3.343 Acres

S 89°48'53" W 400.00'

375.00'

N 00°11'07" W 1743.79'

C.P.F. NO. 107061

23 24

T19N, R1E

26 25

Book Page  
of Records of Survey

I, Bill W. Drouillard, a Registered Land Surveyor, do hereby certify that the above notes taken during an actual survey made by me in July of 2014, and that it correctly represents the points, courses and distances as recorded in said field notes.



L E G E N D

- o Found 5/8 inch dia. rebar
  - Set 1/2" x 24" rebar w/plastic cap
- Bearings based on Record of Survey Inst No 88795



RECORD OF SURVEY

situate in the south west 1/4 of Section 24, T. 19 N., R. 1 E., B.M., Adams County, Idaho

for **BILL BROWN**

SCHEDULE A

PROPERTY OWNER'S NOTICE GUARANTEE

Liability: \$100.00  
Fee: \$ 50.00

Order No.: 100-14-1246

Name of Assured: BILL BROWN and DONNA BROWN

Date of Guarantee: July 29, 2014 at 5:00 P.m.

The assurances referred to on the face page hereof are:

1. That according to the last equalized real property assessment roll in the office of Adams County, Idaho:
  - a. The persons listed below as "assessed owner" are shown on the assessment roll as owning real property within 300 feet of the land identified on the assessment roll as Assessor's Parcel No(s): RPM00000243711A
  - b. The Assessor's Parcel No. (APN) and any addresses shown below are as shown on the assessment roll.
2. That according to the Company's property records (but without examination of those company records maintained or indexed by name), there have been no documents recorded subsequent to July 29, 2014 purporting to transfer title to any of the property listed below, except as indicated.

<u>APN</u>	<u>ASSESSED OWNER</u>
RPM00000243711A	J.I. MORGAN P.O. Box D, New Meadows, ID 83654
RP19N01E231203A	Randy G. & Erin D. Nuxoll 2500 N. Linder Rd., Eagle, ID 83616
RP19N01E237200A	Spencer Kofoed 8454 Brookhave Place Middleton, ID 83644
RP19N01E239100A	Laryglen Swift P.O. Box 538, New Meadows, ID 83654

Exception: none

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Angela Bumgarner

### DROULARD LAND SURVEYING

JOEL W. DROULARD  
*Professional Land Surveyor*

POST OFFICE BOX 69  
McCALL, IDAHO 83638

TELEPHONE 208-630-3423  
E-MAIL JOEL@DROULARD.COM

July 7, 2014

**BILL BROWN**  
SW4 SEC. 24, T19N, R1E, ADAMS COUNTY

A parcel of land situate in the South West 1/4 of Section 24, T. 19 N., R. 1 E., B.M., Adams County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch diameter rebar marking the corner common to Sections 23, 24, 25 and 26, T. 19 N., R. 1 E., B.M., Adams County, Idaho; thence, N. 00° 11' 07" W., a distance of 1,743.79 feet along the boundary common to said Sections 23 and 24, to the REAL POINT OF BEGINNING:

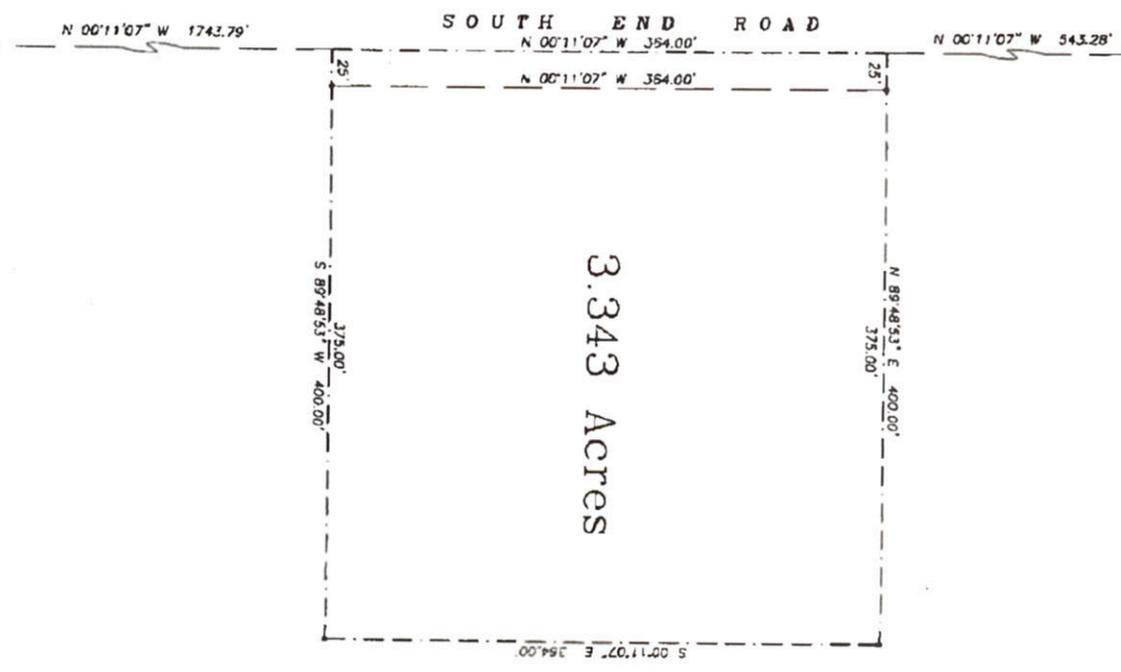
- Thence, continuing N. 00° 11' 07" W., a distance of 364.00 feet,
- Thence, N. 89° 48' 53" E., a distance of 400.00 feet to a 1/2 inch diameter rebar with a plastic cap,
- Thence, S. 00° 11' 07" E., a distance of 364.00 feet to a 1/2 inch diameter rebar with a plastic cap,
- Thence, S. 89° 48' 53" W., a distance of 400.00 feet to the Point of Beginning, containing 3.343 acres, more or less.

Bearings are based on Record of Survey Instrument Number 88795.



C.P.F. NO. 23 24  
75908 1/4 COR

C.P.F. NO. 23 24  
107061 26 25 719N, R1E



3.343 Acres

Book \_\_\_\_\_ Page \_\_\_\_\_  
of Records of Surveys

I, Paul M. Doughter, a Registered Land Surveyor, do hereby certify that the above described plat was prepared from notes taken during an actual survey conducted on or about the 1st day of May, 2014. See that it correctly represents the actual lines and distances as recorded in said plat notes.



LEGEND

- o Found 5/8 inch dia. rebar
  - Set 1/2" x 24" rebar w/plastic cap
- Bearings based on Record of Survey Plat No 88795



RECORD OF SURVEY

Plat No. 23 24 is the south east 1/4 of Section 24, T 19 N, R. 1 E, S.W., Adams County, Idaho

for  
**B I L L B R O W N**

ENCLOSED LAND SURVEYING 200-634-7288 JULY 2014 159124



Search Mail

Search Web



Compose



Inbox (404)

Drafts (34)

Sent

Spam (250)

Trash (55)

Folders

Business App. to City

frontier secure

Junk E-mail

Sent.2002

Sent.2002.07-Jul

Sent.2002.07-Jul-000

Sent.2002.08-Aug

Sent.2002.08-Aug-000

Sent.2003

Sent.2003.04-Apr

Sent.2003.04-Apr-000

Shelly Tonys House

Recent

### Recycling Center and Salvage Yard

**Crawford, Brian**

Today at 11:34 AM

To Me, dean.ehlert@deq.idaho.gov

Commissioner Brown,

Per our conversation, SWDH has no regulatory authority over Recycling Centers or Salvage Yards. I contacted Dean Ehlert (cc'd on this email) regarding DEQ's role. Dean will get back to you. His contact number is 373-0416 if you need it.

Thanks,

Brian Crawford, REHS/RS  
Land Development Supervisor  
Southwest District Health  
13307 Miami Lane  
Caldwell, ID 83607  
208-455-5412  
brian.crawford@phd3.idaho.gov

**Reply, Reply All or Forward | More**

Reply with link





south end rd



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**BROWN'S MOUNTAIN RECYCLING**  
**BILL AND DONNA BROWN**  
 P.O. BOX 325 208-347-2290  
 3454 SOUTH END RD.  
 NEW MEADOWS, ID 83654

4487  
 28-7174/3251  
 1088

8-18-14 Date

Pay to the Order of

*City of New Meadows* \$ 250.00

*Two Hundred Fifty Dollars + 00/100* Dollars

**STERLING SAVINGS BANK**

New Meadows Office  
 308 Virginia Ave.  
 New Meadows, ID 83654

Anytime Line 1-888-678-7800  
 sterlingsavingsbank.com

For *conditional use* *Donna Brown* MP

⑆ 251717400 5087000458 4487

Harland Clarke

CITY OF NEW MEADOWS, ID  
 CASH RECEIPT

Printed 15:19:46 - 08/19/14

Batch:10553  
 Transaction:6

Reference Number: CONDITIONAL USE

Name: BILL / DONNA BROWN

Address: PO BOX 325 (NEW MEADOWS ID 83654)

Item(s) Description:

Planning and Zoning - General	250.00
Check # 4487	250.00
Cash Paid	
Credit Paid	
Less Change Given ( )	
<b>TOTAL:</b>	<b>250.00</b>

Comments:  
 CONDITIONAL USE