



Public Hearing Item 4: Conditional Use Permit

Planning & Zoning Committee • June 3, 2025

<u>Proposed Use:</u>	Recycling and Waste Transfer Operation
<u>Applicable Section(s):</u>	12.105.02; Table 12.105.02(1); 12.125.21; 12.155.07(2)
<u>Zoning District(s):</u>	A-1 Agriculture (<i>A-3 Agriculture Business proposed</i>)
<u>Property Owner(s):</u>	Town of Springvale
<u>Applicant(s):</u>	Town of Springvale
<u>Property Location:</u>	Located in the Southwest Quarter of the Southwest Quarter of Section 12, Town 12 North, Range 11 East
<u>Town:</u>	Springvale
<u>Parcel(s) Affected:</u>	365.A
<u>Site Address:</u>	Welsh Prairie Road/Old B Road

Background:

The Town of Springvale, owner, requests the Planning and Zoning Committee review and approve a Conditional Use Permit for a Recycling and Waste Transfer Operation on the aforementioned property. Section 12.155.07(2) of the Columbia County Zoning Ordinance defines a composting, recycling or waste transfer operation as including, “a facility or any area for the transfer of solid waste to a final disposal site, recycling centers, and any operation or land use devoted to the collection, storage, processing or disposal of vegetation (composting operation). Parcel 365.A is 1 acre in size and is vacant. The property is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain present. The property is considered to be prime farmland and is listed as potentially highly erodible per NRCS. Land use and zoning of adjacent properties is below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Agriculture	A-1 Agriculture
East	Agriculture	A-1 Agriculture
South	Agriculture and Waste Transfer Operation	A-1 Agriculture (<i>C-1 Light Commercial proposed</i>)
West	Agriculture and Single-Family Residence	A-1 Agriculture

Analysis:

The Town is proposing to relocate the recycling and waste transfer operation from parcel 380 to this site. The relocation of the recycling and waste transfer operation to this location will provide space for the Town to locate a new town hall on parcel 380. Recycling and waste transfer operations are a conditional use within the A-3 Agriculture Business district; therefore, the Town is also requesting a Conditional Use Permit in conjunction with this rezoning request. Access will be provided along Old B Road and a driveway permit was approved for this new access on May 7.

The site will be fenced for both security and screening purposes. The Town will operate the new operation similarly to the existing, with operating hours once weekly, on Saturdays, from approximately 8:00 am until 1:00 pm. The operation serves the residents of the Town. Items accepted include plastics, glass, steel and tin cans, aluminum cans, paper products, cardboard, and landfill items.

Subchapter 12.125.21 regulates the use as noted below. It is important to note that this section also regulates composting, which it not proposed to occur at this site; therefore, any composting-related requirements are not enforceable.

SEC 12.125.21 COMPOSTING, RECYCLING OR WASTE TRANSFER OPERATION

- (1) Shall comply with all county, state and federal regulations, including the issuance of a Department of Natural Resources permit under State Statutes.
- (2) The appropriate County approval authority may require a landscaped transitional yard, in accordance with the standards in Section 12.140.06(2)(d).
- (3) All buildings, structures, and activity areas on composting operation sites shall be located a minimum of 100 feet from all pre-existing dwellings on adjoining properties.
- (4) Composting and recycling operations shall not involve on-site holding, storage or disposal of food scraps, other vermin-attracting materials, or hazardous wastes defined by State Statutes, unless they are licensed by the State.

Town Board Action:

The Springvale Town Board met on April 16, 2025, and recommended approval of the Conditional Use Permit.

Standards for Review:

The proposed use complies with the General Criteria of Section 12.150.07(4) of the Columbia County Zoning Ordinance. See Attachment A for more details.

Recommendation:

Staff recommends approval of the Conditional Use Permit for a Recycling and Waste Transfer Operation, subject to the adoption of the following recommended Findings, Conclusions, and Conditions.

Recommended Findings of Fact:

1. Upon review of the guidelines in Section 12.150.07(4) of the Columbia County Zoning Ordinance, and with the explanation of the criteria in Attachment A of the Staff Report, the Committee finds the following:
 - a. The Town of Springvale is the owner of the subject property.
 - b. The Town of Springvale is the applicant for a Conditional Use Permit.
 - c. The Town of Springvale is requesting a rezone for parcel 365.A to the A-3 Agriculture Business district.
 - d. The Town of Springvale is requesting a Conditional Use Permit to operate a Recycling and Waste Transfer Operation within the A-3 Agriculture Business zoning district.
 - e. The property is already developed with a single-family residence and accessory structure on site.
 - f. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
 - g. The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
 - h. The erosion potential of the site, based on topography, drainage, slope, soil type, and vegetative cover is minimal.
 - i. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
 - j. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
 - k. The Conditional Use shall conform to the standards of the applicable district(s) in which it is located.

Recommended Conclusions of Law:

1. The subject property is located in the Town of Springvale and is zoned A-1 Agriculture.
2. The owner is requesting a rezone for the subject property to the A-3 Agriculture Business zoning district.
3. A recycling and waste transfer operation is a conditional use within the A-3 Agriculture Business zoning district.

4. The proposed use is consistent with the purpose and intent of the Columbia County Zoning Ordinance.
5. The Town of Springvale is the petitioner for a Conditional Use Permit. The petition followed the procedures of Section 12.150.07(3) of the Columbia County Zoning Ordinance.
6. The petitioners are proposing to use an existing one-acre parcel as a recycling and waste transfer operation, which is allowed as a Conditional Use under Table 12.105.02(1).
7. The Springvale Town Board has reviewed and recommended approval of the Conditional Use Permit, in accordance with Section 12.150.07 of the Columbia County Zoning Ordinance.
8. The Columbia County Planning and Zoning Committee has the authority under Sections 12.150.03(2)(b) and 12.150.07 of the Columbia County Zoning Ordinance to conduct public hearings, review, and decide on requests for Conditional Use Permits.
9. The standards of Section 12.125.21 of the Columbia County Zoning Ordinance are applicable.

Recommended Conditions for the Decision:

1. The Conditional Use Permit shall become effective upon rezoning of the property to the A-3 Agriculture Business district.
2. The Conditional Use Permit is not transferrable to another owner.
3. An Emergency Response Number shall be obtained for the site within 12 months of the date of this Conditional Use Permit.
4. A fence shall be installed around the perimeter of the operation and shall be constructed so as to screen the site from public view as well as prevent refuse materials from leaving the site. Landscaping along the exterior of the fence is encouraged for visual screening.
5. A gate shall be installed to secure the site outside of operational hours.
6. The owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.
7. The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.
8. If the Planning and Zoning Committee finds that the review criteria of Subsection 12.150.07(4) of the Columbia County Zoning Ordinance, or the conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the Conditional Use Permit.
9. Any agreement(s) or condition(s) pertaining to this Conditional Use Permit made between the Town of Springvale and the owner are hereby incorporated as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement(s) or condition(s), unless an individual point of the agreement(s) or condition(s) is specifically included above as a condition of approval. Any additional Town agreements or conditions are listed below. In the event that the Town submits a finding of noncompliance with any of the item(s) listed below, for which the County has not assumed direct enforcement authority, upon written request by the Town, the County reserves the right to review the Conditional Use Permit.

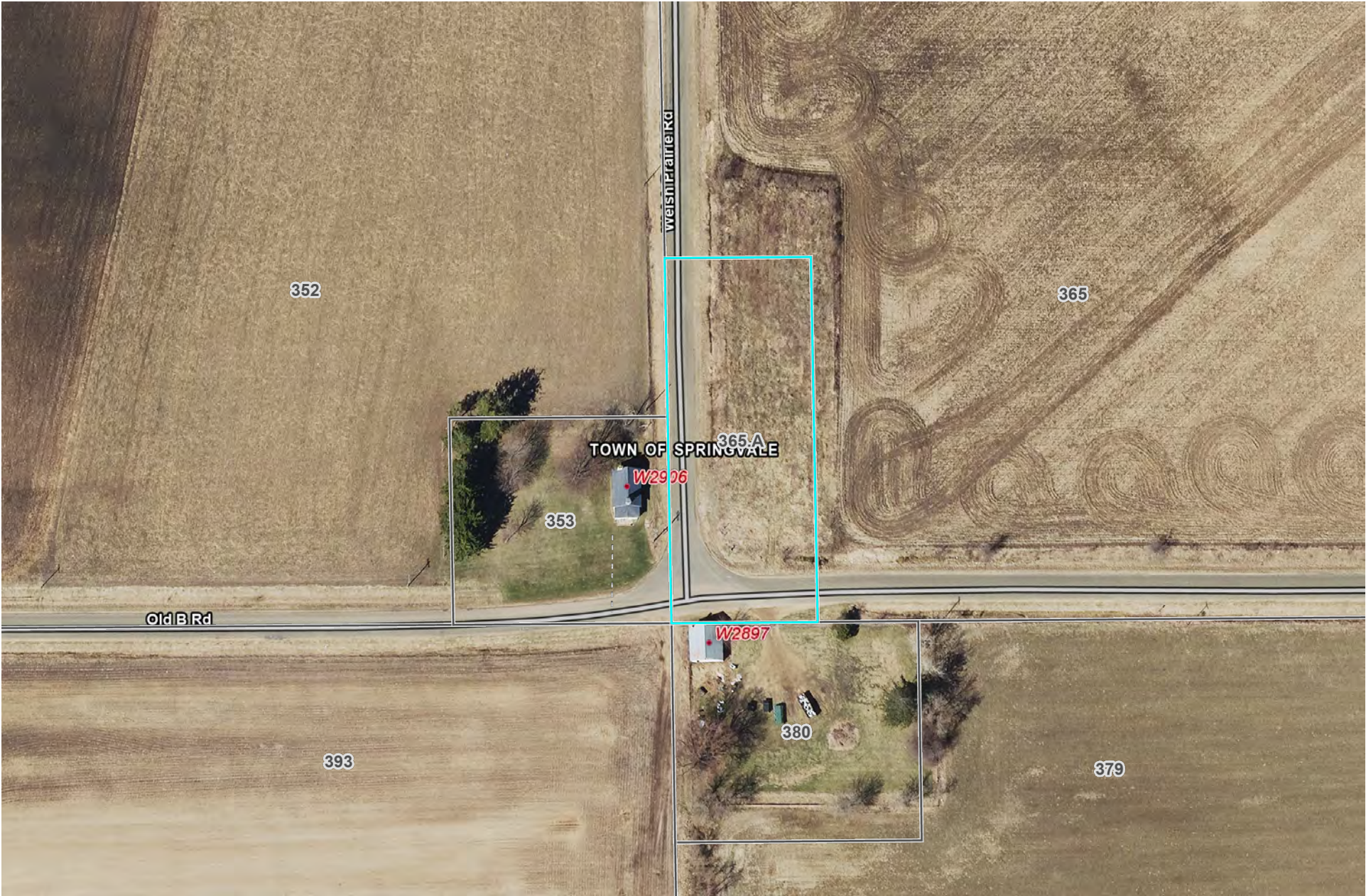
Section 12.150.07(4): Criteria for review of all Conditional Uses

Re: Public Hearing Item 4: Town of Springvale CUP

**Staff comments are italicized after each review item.*

Review Criteria. In reviewing the conditional use permit the Planning and Zoning Committee shall use the following as guides for making a decision.

- (1) The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands. *Issues which could be seen as having the potential to be detrimental appear to be able to be adequately mitigated by the application of conditions of approval, including perimeter fencing.*
- (2) The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area. *There will be no change to the physical character of the area. The recycling and waste transfer operation is being located from an adjacent parcel to this site. Operating within the conditions of approval will ensure that the proposed use will not substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.*
- (3) The erosion potential of site based on topography, drainage, slope, soil type, and vegetative cover. *The site is noted as potentially highly erodible. Site development, including any filling and grading shall be completed using best management practices, including silt fencing.*
- (4) The prevention and control of water pollution including sedimentation, and the potential impacts on floodplain and wetlands. *There are no floodplains or wetlands near the site.*
- (5) The site has adequate utilities, including if necessary acceptable disposal systems. *Utilities are not required for the proposed recycling and waste transfer operation.*
- (6) Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow. *Ingress and egress to the site is from a driveway located on a town road. The level of activity from the proposed use will not create congestion or affect traffic flow above and beyond the existing traffic flow, as residents are already utilizing the neighboring property as the current recycling and waste transfer site.*
- (7) The Conditional Use shall conform with the standards of the applicable district(s) in which it is located. *The proposed use must comply with the conditions of approval as well as the standards set forth within the Columbia County Zoning Code, specifically 12.125.21.*



Weslin Prairie Rd

recycling



Old B Rd