

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing: CUP 869 Date: November 7, 2012 Time: 5:30 pm

Applicant: Potlatch Forest Holdings Inc.

File #:CUP 869

EXHIBITS:

- Exhibit #1. Criteria Worksheet and Staff Report
- Exhibit #1A. Vicinity and Comprehensive Plan Land Use Map
- Exhibit #1B. Zoning Map
- Exhibit #1C. Aerial Photograph and Adjacent Property Owners Map
- Exhibit #1D. Soils and Topographic Map
- Exhibit #2. Application Form (Submitted by Applicant)
- Exhibit #2A. Applicant's Narrative (Submitted by Applicant)
- Exhibit #2B. Vicinity & Site Plan (Submitted by Applicant)
- Exhibit #2C. Aerial Photograph (Submitted by Applicant)
- Exhibit #2D. Site Plan (Submitted by Applicant)
- Exhibit #2E. Notice of Application for Reclamation Plan from Idaho Department of Lands, dated May 31st, 2012
- Exhibit #3. Staff Introduction for Latah County Zoning Commission hearing for CUP #869 held on November 7th, 2012

CRITERIA WORKSHEET & APPLICATION SUMMARY

Note: This exhibit does not represent staff analysis of information provided by the applicant supporters, or opponents; however, staff has identified policies which may be applicable to this particular request. Information submitted to the Planning Department prior to the mailing of the staff packet has been organized herein in relation to the applicable criteria for approval or denial. This worksheet is intended only to help identify if all relevant criteria have been addressed with supporting factual information and to provide a juxtaposition of any conflicting testimony that has been presented.

Type of request:

Conditional Use Permit for a Mineral Resource Development

Description of application:

CUP # 869 – A request by Potlatch Forest Holdings, Inc. for a conditional use permit to operate a mineral resource development to include blasting and crushing on an approximately 2-acre portion of a 360 acre parcel in the Agriculture/Forest zone. The property is located on Park Road, 4.5 miles south of Helmer, in Section 08, Township 39 North, Range 01 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP39N01W081356A.

Applicable Code:

1) Section 7.01 requires that specific uses within a particular zone require special consideration prior to being permitted in that zone (Section 3.01, Latah County Land Use Ordinance)

The Latah County Land Use Ordinance, under section 3.01.02(7), lists mineral resource developments subject to Section 4.03 as a conditionally permitted use in the Agriculture/Forest (A/F) Zone.

2) Section 7.01.01 requires that an application for a conditional use be made by the owner of the affected property.

The conditional use permit application was signed by Dan Jones, representative of Potlatch Forest Holdings, Inc.

3) Section 7.01.02 requires:

1. A conditional use permit may be granted if the Zoning Commission finds that the proposed use conforms to each of the following criteria:

- A. The use is not detrimental to the health and safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone;
- B. The use will not require facilities or services with excessive costs to the public;
- C. The use is not in conflict with the goals and policies of the Latah County Comprehensive Plan.

2. If the Zoning Commission finds that a proposed use is essential to the public health, safety, or welfare, such use may be permitted even if the use is not found to meet the criteria listed above.

3. The Zoning Commission shall have the authority to set an expiration date for any conditional use permit so long as the reasons for such are included in their findings of fact and conclusions of law.

4) Section 4.03.03 New Mineral Resource Developments states the following:

Any mineral development which is not registered as an existing development or does not qualify to be registered as an existing development, not exempt as per Section 4.03.04 of this ordinance, or existing conditional use permit, shall be considered a new development. Prior to op

developments must obtain a conditional use permit under the provisions of Section 7.01 of this ordinance. In addition the Zoning Commission shall, as a minimum, place the requirements of Section 4.03.02 upon any newly permitted mineral development, unless making specific findings supporting the omission or alteration of the requirements of Section 4.03.02. Mineral resource developments which have been granted a valid conditional use permit prior to one year after adoption of this ordinance shall be considered permitted and shall observe all conditions previously established. New mineral resource developments shall be exempt from the provisions of Section 7.01.07 of this ordinance. The following are requirements for operation of all new mineral resource developments:

1. Activity associated with a mineral resource development shall be at least 1,000 feet from any home existing at the time of application for conditional use permit, unless a lesser distance is approved by the Zoning Commission. A lesser distance shall not be approved unless the applicant submits a signed notarized form, approved by the Planning Department, from all owners of record of any residential building within 1000 feet of the development consenting to the location of the mineral resource development. Each form shall be recorded in the Latah County Recorder's Office by the Planning Department. Approval of a distance less than 1000 feet shall be within the discretion of the Zoning Commission, even if all owners of residential buildings within 1000 feet approve of the location of the development.
2. The operator of a mineral resource development must provide at least a 75 foot undisturbed or natural buffer on the perimeter of mineral resource development operations. The buffer and the area of mineral resource development operations shall be maintained so that they are continuously free of all noxious weeds as determined by the Latah County Noxious Weed Control Superintendent. Frontage on a public road does not require a buffer. Activities associated with a mineral resource development shall not be allowed within the 75 foot buffer area. Location and specifications for access road(s) shall be determined by the Zoning Commission.
3. To protect aquatic and terrestrial habitat and other biological resources, all mineral resource developments and mineral resource development operations shall be set back at least 75 feet from perennial streams and 30 feet from any intermittent streams shown on USGS 7.5 minute maps; except for stream crossings that are regulated by a state or federal regulatory system and those activities permitted under the Idaho Placer and Dredge Mining Protection Act from the Idaho Department of Lands, a Stream Channel Alteration Permit from the Idaho Department of Water Resources, a Dredge and Fill Permit from the U.S. Army Corps of Engineers, a Development Permit from the Latah County Planning Department, and / or a National Pollution Discharge Elimination System permit from the U.S. Environmental Protection Agency. Applicable permit documentation shall be provided to the Zoning Administrator prior to onset of mineral resource development.
4. The applicant shall prepare and submit the following plans with the application for a conditional use permit:
 - A. Dust abatement plan to include mineral resource development operations and all access roads.
 - B. A plan for coordination with County response units for hazardous materials transport and use and emergency spill response.
 - C. A plan for procedures and protocols for spill containment and storage of oil, fuels, and/or chemicals; and documentation of compliance with the state and federal laws or documentation of exemption from requirements.

- D. A plan for fire suppression and response, including an inventory of tools stored on-site to implement planned suppression and response.

5. The applicant may be required to post a bond with the Latah County Planning Department to assure full compliance with the proposed plans and provisions of this section. The amount of the bond shall be determined by the Latah County Zoning Commission.

5) Section 4.03.02 requires the following

1. Hours of operation are limited to 9 AM to 6 PM daily. An operator may vary from this requirement by applying for a conditional use permit under the provisions of Section 7.01 of this ordinance.

2. Written verification of compliance with the Idaho Surface Mining Act, including filing of any reclamation plan required by the Idaho Surface Mining Act.

3. The excavation site, any overburden and stockpiles, and a 50 foot buffer strip surrounding these areas shall be maintained so that they are continuously free of all noxious weeds as determined by the Latah County Noxious Weed Control Superintendent.

4. The operator shall provide, by certified mail, written notification to all residences within one mile of any blasting. The notification shall be distributed and in the possession of the occupants of these residences at least 72 hours prior to any blasting. The notification shall give the date and time of the planned blast.

5. Blasting shall be restricted to the hours of 9:30 AM to 4:30 PM, Monday through Friday. No blasting shall occur on Saturdays, Sundays, or the following holidays: January 1, Memorial Day, Labor Day, Thanksgiving Day, and December 25.

6. An owner or operator may request, and the Director may grant, an exception to provide for additional hours of operation for a mineral resource development when additional hours of operation are needed to alleviate a public emergency. Public emergencies include the following:

A. Damage to public roads or structures that require immediate repair.

B. Road construction or repair that is scheduled during nighttime hours to reduce traffic conflicts.

7. Signs, upon approval of the signs by the Planning Department, warning of truck entrances shall be posted within one-quarter ($\frac{1}{4}$) mile of the site's entrance onto a public road.

8. The mineral resource development shall be marked by warning signs posted 200 feet from mine operations.

9. A plan to retain storm water runoff within the mineral resource development boundaries.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel(s): 360 acres
Soils: Crumarine silt loam, 0-7% slopes
Santa silt loam, 5-20% slopes
Taney silt loam, 3-7% slopes
Taney silt loam, 7-25% slopes
(Latah County Soil Survey Sheet #40)
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Productive
Existing Zoning: Agriculture/Forest (A/F)
Existing Uses: Mineral Resource Development and Pasture
Neighboring Zoning: Agriculture/Forest (A/F)
Neighboring Uses: Agriculture and forestry

Infrastructure/Services:

Water: Water Truck
Sewer: Not Applicable
Access: Park Road, North Latah Highway District
Schools: Whitepine School District #288
Fire Protection: Deary Fire District
Law Enforcement: Latah County Sheriff

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

Local Planning Act: Idaho Code 67-6512

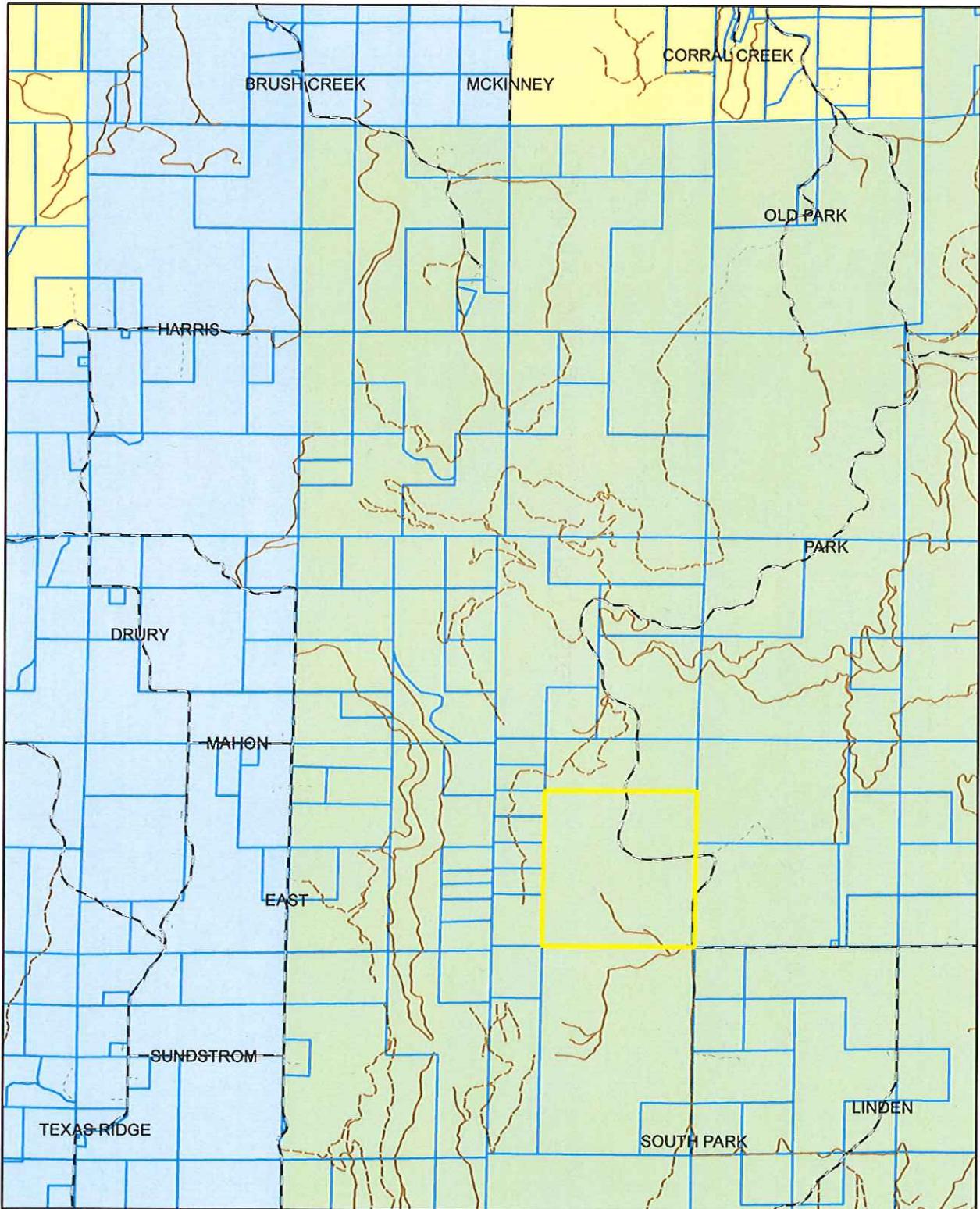
Latah County Land Use Ordinance #269, as amended:

Section 3.01 Agriculture/Forest Zone
Section 4.03 Mineral Resource Development
Section 7.01 Conditional Use Permits

Latah County Comprehensive Plan

CUP 869 Comprehensive Plan and Vicinity Map

Latah County Planning and Building



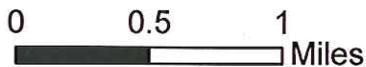
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Comprehensive Plan

ZONE

- AOI
- ICR
- PRODUCTIVE
- RURAL

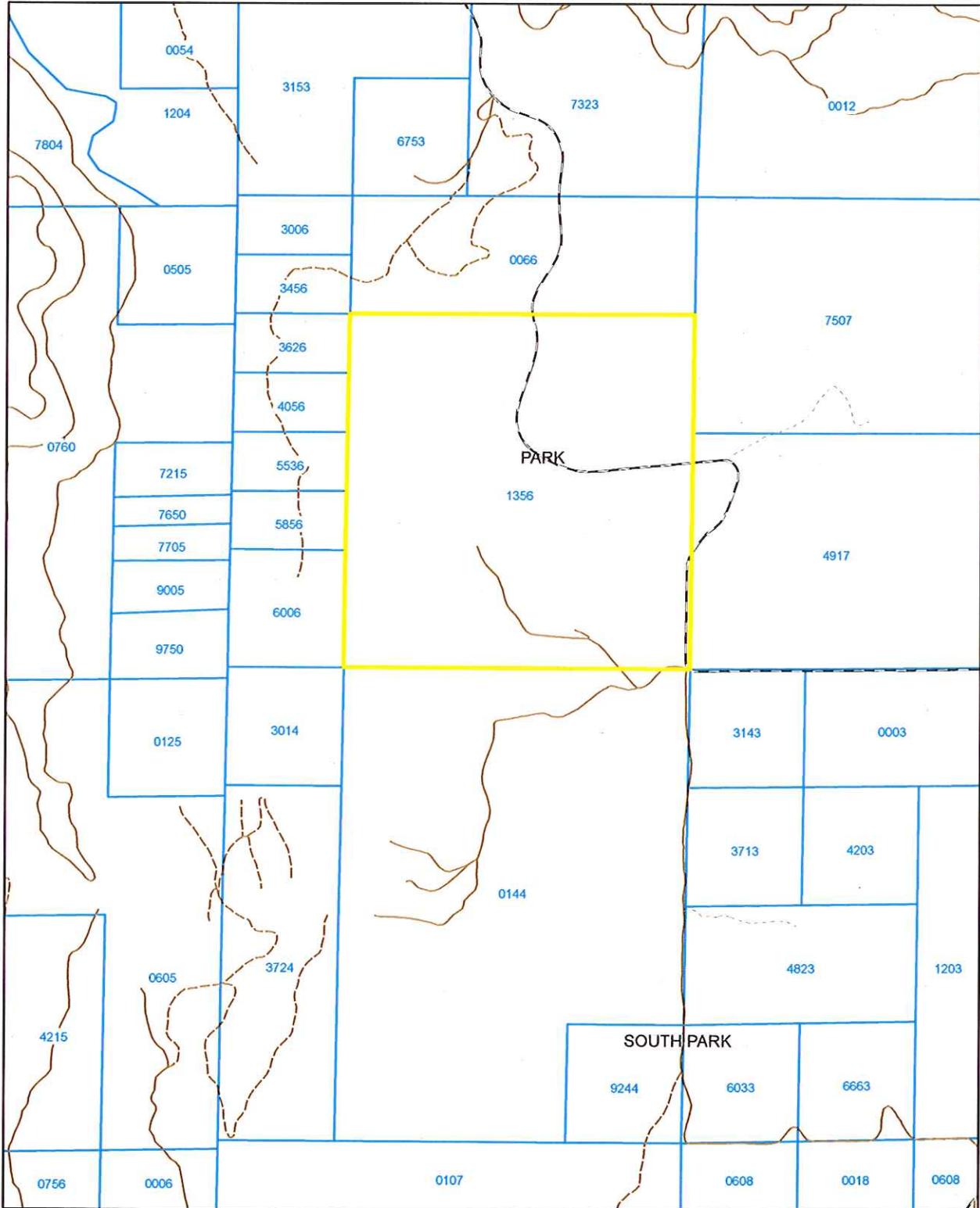


NOTE: This Document is a representation only.
Latah County bears no responsibility for errors or omissions.

LCZC Hrg: CUP 869
Applicant: Potlatch
Exhibit #: 1A
Date: 11/07/2012

CUP 869 Zoning Map

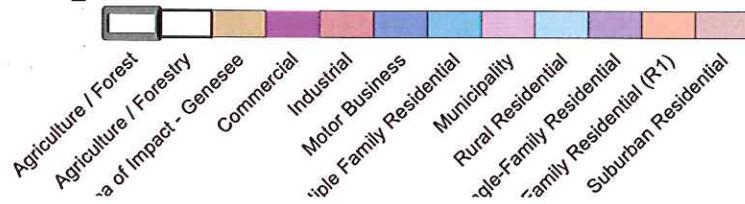
Latah County Planning and Building



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Parcels

ZONE_TYPE



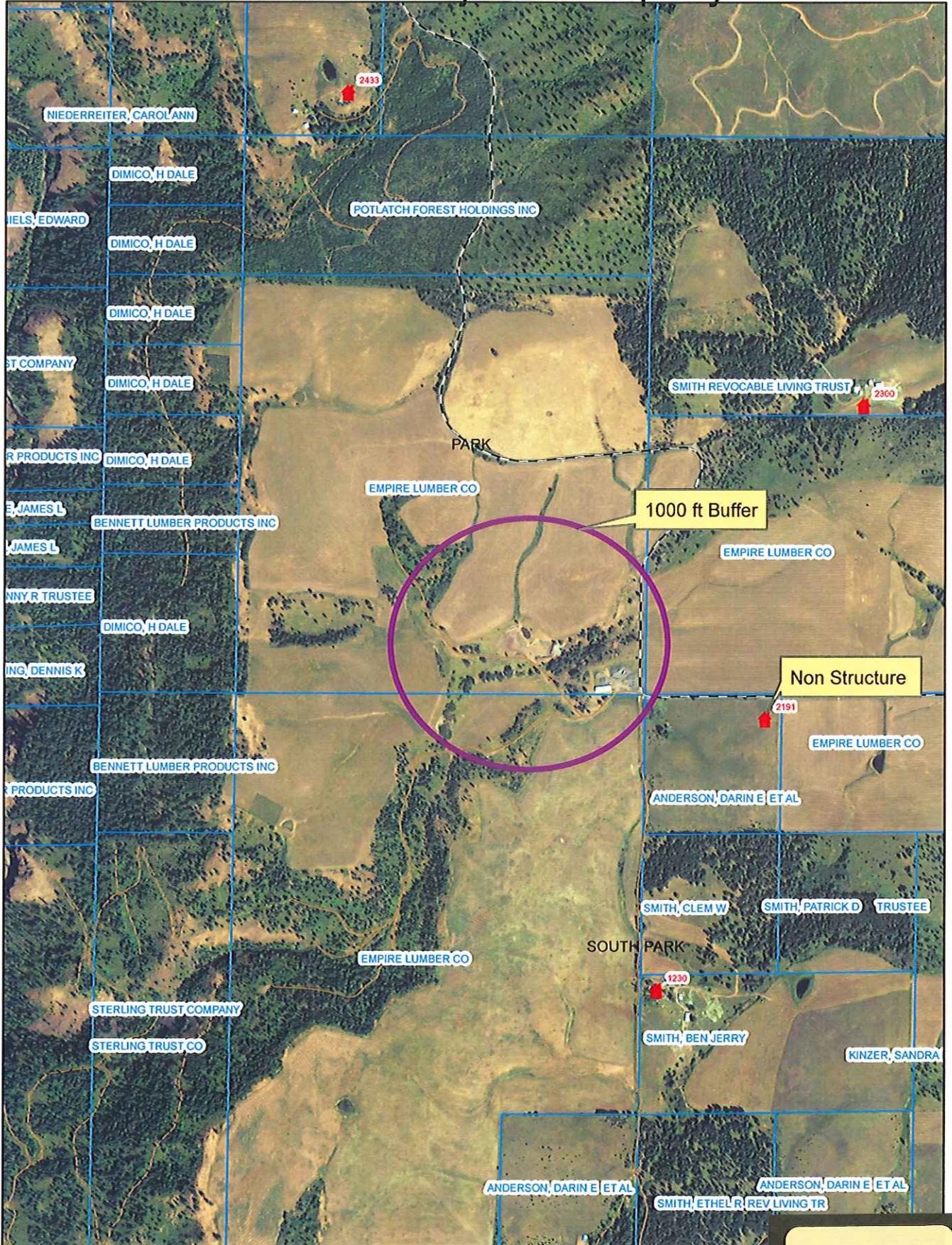
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LCZC Hrg: CUP 869
Applicant: Potlatch
Exhibit #: 1B
Date: 11/07/2012

CUP 869 Aerial and Adjacent Property Owners

Latah County Planning and Building

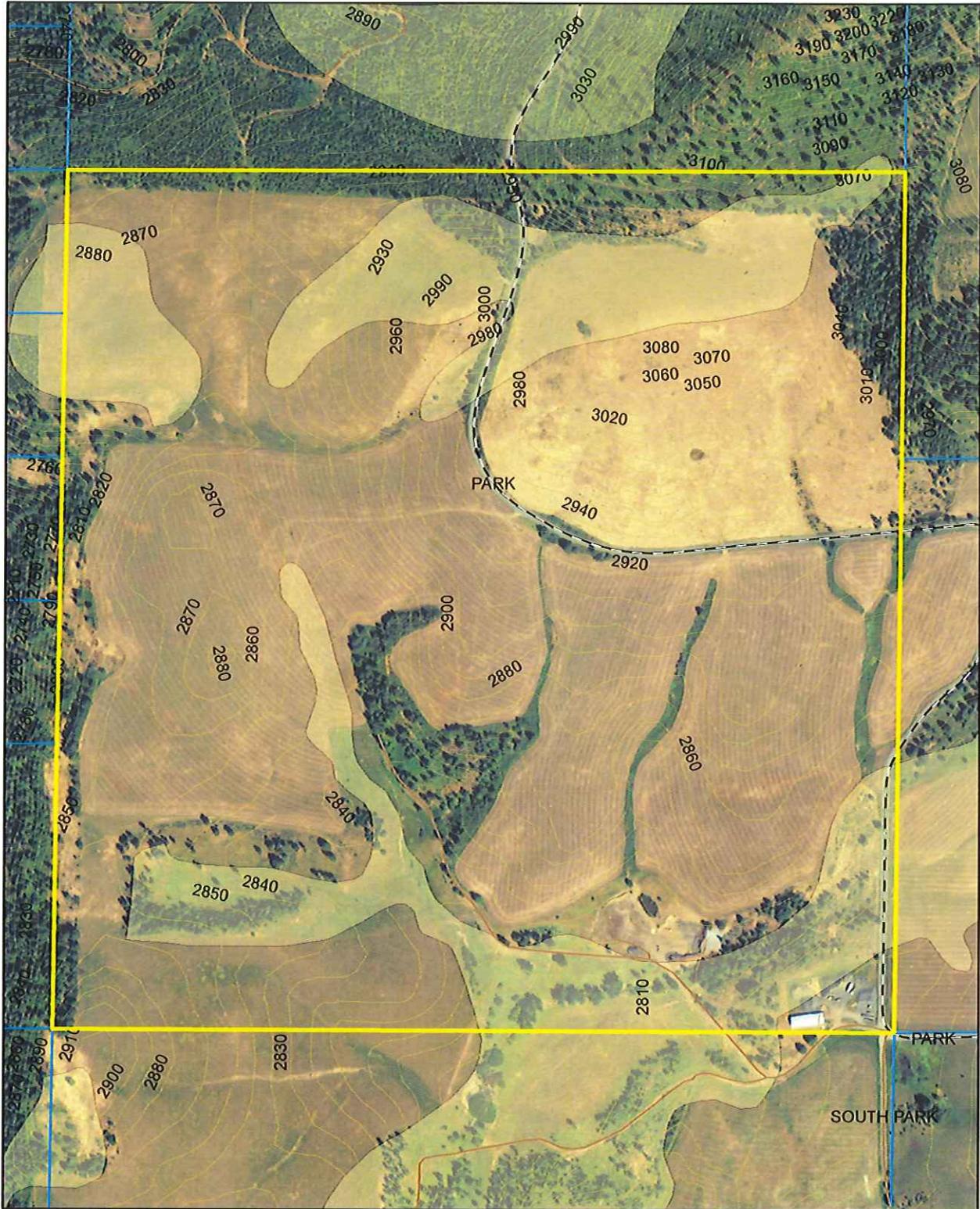


NOTE: This Document is a representation of the information provided. Latah County bears no responsibility for the accuracy of the information.

LCZC Hrg: CUP 869
 Applicant: Potlatch
 Exhibit #: 1C
 Date: 11/07/2012

CUP 869 Soil and Topography Map

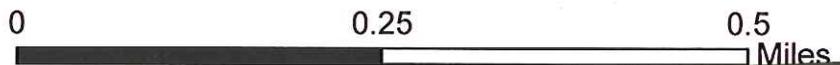
Latah County Planning and Building



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- SoilsDesignation**
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-  less productive
-  productive

NOTE: This Document is a representation only.
Latah County bears no responsibility for errors or omissions.



LCZC Hrg: CUP 869
Applicant: Potlatch
Exhibit #: 1D
Date: 11/07/2012



Application for Conditional Use Permit

Instructions

Please complete the application and required attachments. For certain uses, additional information may be necessary. Incomplete applications or applications without all required attachments will not be accepted. A public hearing will be scheduled only after Staff has determined the application is technically complete.

Please submit to: **Latah County Department of Planning & Building**

Latah County Courthouse 522 S Adams, Room 205, P.O. Box 8068, Moscow, ID 83843 (208) 883-7220

1. Applicant Information

a. Applicant Name Potlatch Corporation		b. Home Phone	c. Work Phone 208.877.0106	
d. Mailing Address 114 First Avenue		e. City Deary	f. State ID	g. Zip code 83823
h. Property Owner (if different than applicant)		i. Home Phone		j. Work Phone
k. Mailing Address		l. City	m. State	n. Zip code

2. General Site Information

a. Assessor's Parcel Number(s) RP39N01W081356		b. Parcel Address (if applicable)		
c. Acreage of Existing Parcel Approximately 2 acres	d. Zoning Ag/Forest	e. Comprehensive Plan Designation Productive	f. Floodplain designation(s) None	g. FEMA Panel # NA
h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No.	i. Impact City		j. Road Used to Access Site Park Road	

Note: Sites within an area of city impact may require additional notification time prior to public hearings or a hearing before the other jurisdiction.

i. Existing Uses
Aggregate

3. Service Provider Information (please attach additional information if requested)

a. Fire District Deary Fire District	b. Road District North Latah County	c. School District White Pine (#288)
d. Source of Potable Water (i.e. water district or private well) None	e. Sewage Disposal (i.e. sewer district or private septic system) NA	

4. Adjacent Properties Information

a. Zoning of Adjacent Properties Rural Agricultural	b. Existing Uses of Adjacent Properties Agricultural - Pasture
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5. Permit Information

a. Proposed Use
Aggregate Mining & Production

b. What provision of the Latah County Zoning Ordinance allows the proposed use to be considered for a Conditional Use Permit in the Zoning District in which the property is located?
3.01.02.7 and Sec. 4.03

Note: If the proposed use is not specifically listed, please contact the Department prior to submittal to determine if the use is similar to those that are specifically listed as conditionally permitted uses. The Department may require additional information in order to make a determination.

6. Authorization

The applicant does hereby certify that all of the above statements and information in any attachments transmitted herewith are true, and further acknowledges that approval of this application may be revoked if it is found that any such statements are false.

a. Signature of Applicant <i>Don Jones</i>	b. Date 9/8/12
c. Signature of Property Owner (if different than applicant) <i>Randy Miller</i>	d. Date 9-8-12

Office Use Only

Date Received 9/18/12	Amount 200.00	Receipt No. 890669	By <i>mm</i>
CUP # 869	Date Determined Technically Complete 9/18/2012	By <i>mm</i>	
Hearing Date 10/17/2012			

7. Attachments

All attachments should be reproducible in black and white at 8 1/2" x 11"

- Fee:** (\$200.00) Make checks payable to Latah County.
- Completed Narrative Worksheet:** See instructions on the Conditional Use Permit Narrative Worksheet.
- Site Plan:** The site plan should include a north arrow, location of roads and rights-of-way, existing buildings, improvements and features; the location and dimensions of proposed facilities, improvements and operations; as well as any other details necessary for the Zoning Commission to make a decision.
- Vicinity Map:** The map should show the site location in relation to neighboring communities and natural features.
- Assessor's Plat Map:** Include a copy of that portion of the map that shows the subject parcel and adjoining parcels.
- Other Attachments:** Required by staff / Zoning Commission for certain proposed uses.

LCZC Hrg: CUP 869
Applicant: Potlatch
Exhibit #:2
Date: 11/07/2012



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name

Potlatch Corporation

Phone Number

208.877.0106

Purpose: To assist the Zoning Commission in making an informed decision regarding the applicant pursuant to the requirements of the Latah County Land Use Ordinance.

Instructions: Please respond to each section of this form. If you need more space, you may attach additional sheets to the worksheet.

Description of Proposal

Describe your proposal in detail. Include all aspects of your proposal.

The Potlatch Corporation intends to mine from existing elevations and exposed faces roughly north/northwest. Approximately 100,000 cubic yards of rock will be mined and processed as aggregate for local Potlatch projects and shared under royalty with other commercial, state and highway district uses. Mining will commence over the next 10 to 15 years and the source will be reclaimed under the reclamation plan.

Existing Uses of Property

Please describe what uses, structures and features currently occupy the property.

The quarry is accessed by a private land extending ~1/4 mile SW from Intersection of Park Rd & S Park Rd. The quarry is bounded to the E by an unnamed tributary to the Potlatch River & to the W by shallow draw which intersects the tributary. The site is comprised of gently rolling hills currently farmed in grass & adjacent grazing land. Vegetation consists mostly of moderately dense grass within the field area & deciduous and evergreen trees and shrubs in the grazing area. The 2 areas are separated by a barbed wire fence. A previously mined basalt face is exposed on the south side of the property. The overall basalt face is approximately 5 to 10 feet of overburden cover. The pit floor is relatively level and is an area for winter cattle feeding, as well as stockpiled aggregate and boulders.

Consistency Requirements

Please respond to each of the three criteria listed in Section 7.01.02 of the Latah County Land Use Ordinance by explaining how your proposal meets each criteria. If the provided space is insufficient, please attach your responses to this packet.

A. The use is not detrimental to the health or safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone.

The current source management has shown not to negatively impact the surrounding streams, neighboring properties, or adjacent land uses. The planned use and eventual reclamation will adhere to the standards of care in the area during the times of operation. Reference Dust Abatement, Hazardous Materials Response, Fuel Storage and Containment, and Fire Suppression responses in the Supplemental Narrative attachment.

B. The use will not require facilities or services with excessive costs to the public.

No additional services or costs are expected to be imposed on the public or taxpayers of Idaho and Latah County.

Reference Dust Abatement, Hazardous Materials Response, Fuel Storage and Containment, and Fire Suppression responses in the Supplemental Narrative attachment.

LCZC Hrg: CUP 869
Applicant: Potlatch
Exhibit #: 2A
Date: 11/07/2012

g. Transportation Element

Existing roadways are adequate for the planned use site.

h. Natural Resource Element

The Potlatch Corporation intends to mine from existing elevations and exposed faces roughly north/northwest. Approximately 100,000 cubic yards of rock will be mined and processed as aggregate for local Potlatch projects and shared under royalty with other commercial, state and highway district uses. Mining will commence over the next 10-15 years and the source will be reclaimed under the reclamation plan.

i. Special Areas Element

Not applicable to this land use application.

j. Hazardous Areas Element

Not applicable to this land use application.

k. Recreation Element

Not applicable to this land use application.

l. Land Use Element

Approximately 1-2 acres of existing pasture will be mined over 10-15 years. As mining advances, the source will be reclaimed to pasture and closed in accordance with IDL practices.

m. Property Rights Element

Potlatch has secured a long-term lease and royalty agreement with the land owner.

**Supplemental Narrative CUP Application
Potlatch Corporation
Park Road Aggregate Source**

Supporting Documentation

Enclosed with this application, please find the reclamation plan prepared by STRATA, and a copy of *Potlatch's Policy Management Guidelines for Forest Operations* (Management Guidelines) dated March 2012. These documents support our application along with the specific information presented below. The reclamation plan delineates the anticipated mining approach, buffers from nearby streams and water bodies, and the general site conditions (rock material, overburden, etc.).

Dust Abatement

Each contractor solicited by Potlatch to perform site clearing, grubbing, drilling, blasting, and crushing is responsible by contract to control dust which interferes with the public's enjoyment of adjacent land. Generally, these operations occur on remote sites with substantial buffer between the public and actual operations, and site dust abatement performed by the contractor has proven adequate.

Hazardous Materials Responses, Fuel Storage and Containment

Please reference the Management Guidelines, sections ID-WI-017, 018 and 019, as well as ID-WI-100. All Potlatch staff and its contractors are required to adhere to these management practices for hazardous materials, fuel storage and containment, while operating in, on, or around Potlatch projects. These are made contractual requirements with all suppliers of materials and services, and are monitored by Potlatch Resource and Contract managers. The practices delineated in the above referenced sections have proven reliable and appropriate for handling the small quantity of fuel and hazardous materials at mining operations. Further, our belief is that these practices meet the state and federal standards of care in the area and for applications as discussed in the CUP.

Fire Suppression

Please reference the Management Guidelines, section ID-WI-006, with respect to fireline construction techniques. Additionally, note that mining applications require the use of equipment such as dozers and track hoes to be on site at all times, and such equipment is responsible to respond to fires created by their operations. Also, dust suppression efforts often make available water from trucks, pumps or other sources from which to respond to and suppress fires created by their operations.

**Conditional Use Permit
Potlatch Corporation
Narrative Addendum
September 26, 2012**

This source is located in a rural area with the nearest inhabitants located approximately 1 mile away. Potlatch formally requests an exception to the operation ordinances to allow mining, crushing, and aggregate production from 4:00 am-9:00 pm, 7 days a week.

1 SITE PHOTOGRAPH

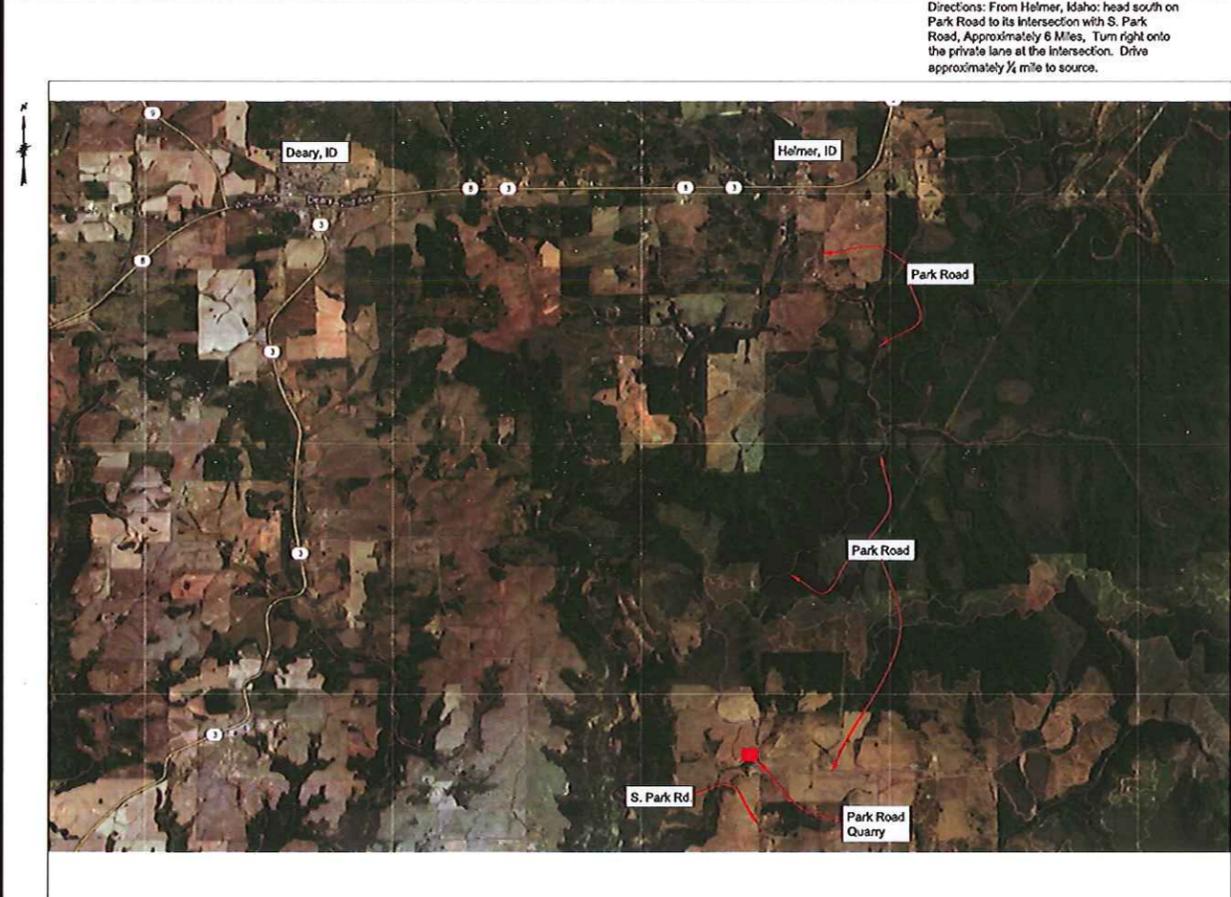


2 NOTES

- General Notes**
- The source is owned by Potlatch Corporation (Potlatch). Material originating from this source is generally classified as basalt bedrock with massive features, crystalline structure, hard, moderately fractured with thin to increasingly thick overburden to the north and moderate vegetation.
 - The source material will be mined for aggregate products such as general borrow, rip rap, base and top course.
 - Test rock probes were performed on April 28, 2012 for this source. The exploration results are retained in Potlatch files.
 - The rock material quality exposures at the face may not be representative of the materials at depth or behind the face.
 - The source has previously been used for aggregates and is maintained for local, private and commercial uses in the area.
 - Potlatch, its suppliers, or lessors are solely responsible for mining within the source property boundaries.
 - This source generally requires closely spaced blast patterns and often generates large boulders. Shot care is required along the eastern source boundaries.
- Source Operation**
- Mining will be directed by Potlatch and generally staged to progress northward into the natural slope. Drainages to the west, south, and east will not be disturbed.
 - As the pit is expanded northward within established ownership boundaries, working benches will be established based on desired rock quality and quantities.
 - Expose rock slopes per MSHA criteria, with the maximum bench height being 50 feet.
 - The source floor may be mined to within 10 vertical feet of the unmined, adjacent tributary to Potlatch Creek along the pit's eastern boundary.
 - The public county road, northeast of the pit (Park Road) shall be closed temporarily when blasting occurs.
 - Stage all mining and stockpiling such that surface runoff/drainage is managed in conjunction with erosion and sediment control practices to prevent untreated runoff from leaving the site.
 - Establish Silt Fence adjacent to mining operations or stockpiles as a prevent erosion from reaching the adjacent stream.
 - Soil placed in berms shall be compacted and the side slopes seeded, track washed and maintained as shown on Plate 5.
 - If mining is temporarily suspended for more than 90 days, grade all exposed soil slopes to be no steeper than 2H:1V, rock slopes shall be left no steeper than 1H:1V, unless they are established rock bench faces at 1H:2V.
 - Maintain an earthen berm at least 5-feet high with side slopes no steeper than 2H:1V along the outward edges of the pit for sediment control and vehicle safety.
 - Inspect the pit area at least once per year for weeds and undesirable vegetation, and apply herbicide (per manufacturer's directions) as needed to control such vegetation.
 - Stockpiles of material produced for Potlatch or under contract, shall become the property of Potlatch.

- Final Reclamation**
- At which time Potlatch deems the source no longer viable or for any other reason Potlatch deems prudent, the source shall be reclaimed.
 - Source reclamation will utilize site or imported topsoil and vegetative matter to blend the mined topography into a sustainable configuration which will resist erosion and foster plant growth.
 - Grade all exposed soil slopes to be no steeper than 2H:1V, rock slopes shall be left no steeper than 1H:1V, unless they are established bench faces at 1H:2V.
 - Hydroseed or sow selected seed blends native to the area in all disturbed areas at seasonal times which historically foster germination.
 - Apply straw wattles, straw and mulch on slopes which exceed 100 feet in length.
 - Install cross-ditches or rolling dips on roads in a manner which drains runoff to an inboard ditch treated with sediment check dams as needed.
 - Monitor the site twice annually to observe vegetative growth and drainage patterns. Where erosion is identified, rework the area, reseed and monitor quarterly until vegetation establishes and erosion ceases.
 - Block or gate private or abandoned roads to prevent access.
- General Reclamation**
- Attached to this source specific plan are Typical Best Management Practices (BMPs) for Reclamation (Plate 5) with a collection of typical BMP's which should be applied at the direction of Potlatch's Reclamation Plan Administrator.
 - Update the Potlatch Interactive Source spreadsheet to reflect mining and reclamation activities.
- Source Reclamation**
- Install all fence or compost filter socks around the perimeter of disturbed area. Disturbed Area = 43,550 acres as of 5/22/2012.
 - After each mining phase, clean the pit area of boulders larger than 2 feet across, ponded water, mining equipment and supplies, and any stored fuel or chemical containers.
 - Until the source is closed and final reclamation is initiated, maintain all slopes as designated in the Source Operation section.
 - Slope the pit floor gently to the north and west to direct runoff toward the perimeter berm and sediment control features (e.g., straw wattle, rock check dams, sediment traps) before it leaves the site.

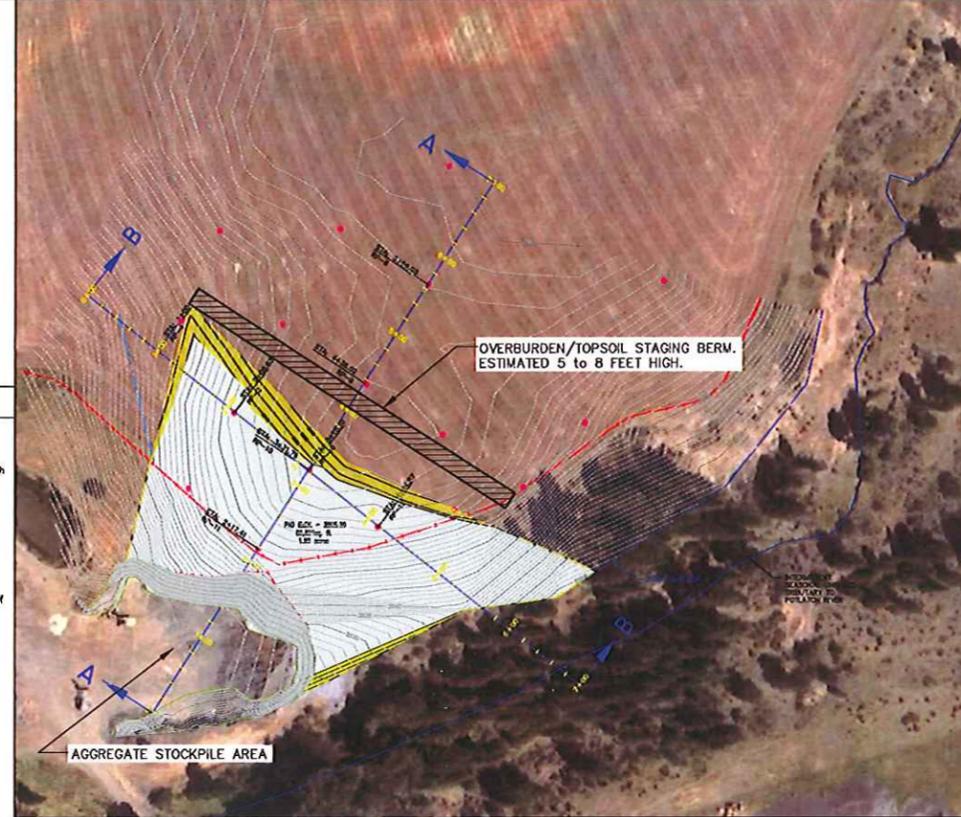
3 VICINITY MAP



Directions: From Helmer, Idaho: head south on Park Road to its intersection with S. Park Road, Approximately 6 Miles, Turn right onto the private lane at the intersection. Drive approximately ¼ mile to source.

REFERENCE: GOGGLE EARTH IMAGE 8-05-2-11

4 SOURCE PLAN



RP-1
Approximate Rock Probe Location Performed by Barnes, Inc. in 2010.
Cross - Section Line, See Sheet G-3.
Intermittent seasonal unnamed tributary to Potlatch River

NOTES:

- Horizontal Control: The coordinates and bearing basis shown hereon are a local system but a close approximation of NAD 83, Idaho State Plane, West Zone, based on an OPUS solution at Control Point 500.
- Vertical Control: Approximate NAVD83 elevation by OPUS solution at Control Point 500.
- No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted herein, there may exist other documents that may affect this surveyed parcel.
- Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.
- No attempt was made to show all physical features of the property or easements, recorded or unrecorded.

IN PLACE SITE VOLUMES:

OVERBURDEN	17,970 C.Y.
SOFT ROCK	11,457 C.Y.
HARD ROCK	98,247 C.Y.
TOTAL VOLUME	127,674 C.Y.

BASED ON 2H:1V CUT SLOPES IN SOIL AND VERTICAL CUT IN ROCK. ALL VOLUMES CALCULATED AT 1:1 RATIO.

SCALE: 1 inch = 100

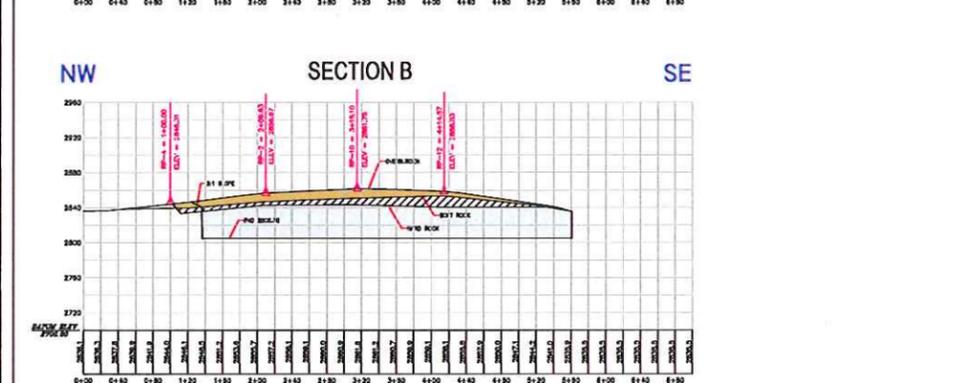
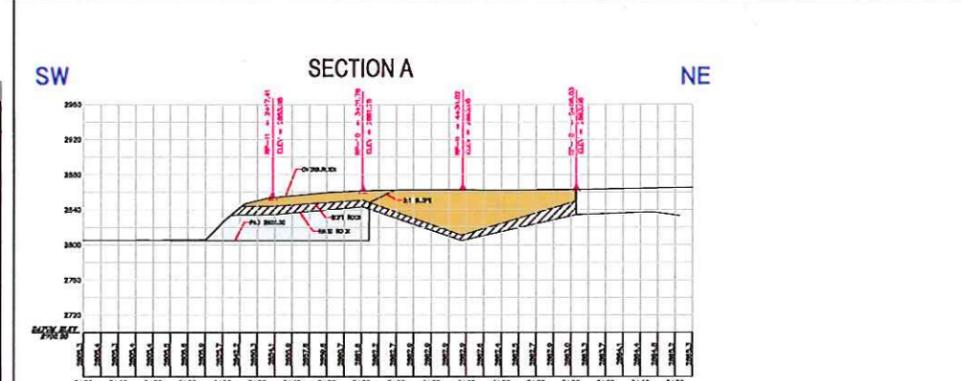
ISSUED FOR

- DESIGN USE
- PRELIMINARY REVIEW
- YOUR APPROVAL
- REFERENCE
- CONSTRUCTION
- DESTROY PREVIOUS PRINTS

REV	DATE	DESCRIPTION
TJW	5/21/12	DRAFT
TJW	6/27/12	FINAL

DRAWN: AJA
DESIGN: TJW
CHECK: TJW
ORIGINATION DATE: 5/21/2012
FILE: POTCOR M012050A
PROJECT: RECLAMATION PLAN
PARK ROAD SOURCE
LATAH COUNTY, IDAHO
SE ¼, SE ¼, SEC. 8, T39N, R1W, B.M.
PREPARED FOR:
POTLATCH CORPORATION
114 1st AVENUE
DEARY, IDAHO
Attn: MR. DARWIN BAKER
COMPANY GRAPHIC

5 CROSS SECTIONS



Legend

- Soil/Overburden
- Soft Rock
- Hard Rock
- Contact documented by Barnes
- Drilling
- Interpreted Geologic Contact

SCALE: 1 inch = 100



ENGINEER STAMP

ON UP

RECLAMATION PLANS

LCZC Hrg: CUP 869
Applicant: Potlatch
Exhibit #: 2D
Date: 11/07/2012

LCZC Hrg: CUP 869
Applicant: Potlatch
Exhibit #: 2C
Date: 11/07/2012

LCZC Hrg: CUP 869
Applicant: Potlatch
Exhibit #: 2B
Date: 11/07/2012



IDAHO DEPARTMENT OF LANDS
APPLICATION FOR RECLAMATION PLAN APPROVAL
 Reclamation Plan # _____

GENERAL INFORMATION

The Idaho Surface Mining Act, Title 47, Chapter 15, Idaho Code requires the operator of a surface mine to obtain an approved reclamation plan and bond. There is no fee required.

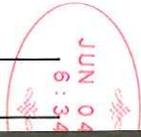
When an applicant is mining on lands administered by the U.S. Forest Service or Bureau of Land Management, it is necessary to obtain the proper federal approvals in addition to the Department of Lands. Each agency's application requirements are similar, but not exactly the same. Please review both state and federal application requirements, and develop one plan which meets the requirements of all the agencies involved.

After the mine plan has been finalized, five (5) copies of this application must be submitted to the appropriate Area office of the Idaho Department of Lands. When the department receives an application, the appropriate federal or state agencies will be notified of the application. The department shall deliver to the operator, if weather permits and the plan is complete, the notice of rejection or notice of approval of the plan within sixty (60) days after the receipt of the reclamation plan or amended plan,.

All reclamation plan applications will be processed in accordance with Section 080 of the Rules Governing Exploration, Surface Mining, and Closure of Cyanidation Facilities (IDAPA 20.03.02) and applicable Memorandums of Understanding with state and federal agencies.

APPLICATION INFORMATION

1. NAME: Potlatch Forest Holdings d/b/a: _____
2. ADDRESS: 1141 1st. St.
 CITY, STATE, ZIP CODE: Deary ID. 83823
3. TELEPHONE: 208-877-0106
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')
Darwin Baker - Road Construction Supervisor
5. PROOF OF BUSINESS REGISTRATION (if applicable): If applicant is a business, please attach proof of registration with the Idaho Secretary of State.
6. LEGAL DESCRIPTION (Section, Township, and Range) TO THE QUARTER-QUARTER SECTION:
Latah County T39N R1W Sec 8, SESE
7. ACREAGE: 2.64
8. COUNTY(ies): Latah
9. OWNERSHIP: (check applicable)
 Private U.S. Forest Service Bureau of Land Management Idaho Department of Lands
10. COMMODITY TYPE, PROPOSED START-UP DATE: Aggregates, ASAP
11. SITE NAME OR MINE NAME (if any): Park Ranch



LCZC Hrg: CUP 869
 Applicant: Potlatch
 Exhibit #: 2E
 Date: 11/07/2012

12. Please provide the following maps of your mining operation (Subsections 069.04 or 070.03 of IDAPA 20.03.02):
- a. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.
 - b. A site map which adequately shows the location of existing roads, access roads, and main haul roads, which would be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction and abandonment.
 - c. On a site location map, show the following;
 - i. The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.
 - ii. On a site location map show the approximate boundaries and acreage of the lands that will become affected by the mining operation. This map must be of adequate scale for boundary identification.
 - iii. The approximate boundaries and acreage of the lands that will become affected by the mining operations during the first year of operations. This map must be of appropriate scale for boundary identification.
 - iv. The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings ponds, that will be developed by the mining operation.
 - v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.
 - d. A surface and mineral control or ownership map of appropriate scale for boundary identification.
 - e. Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.
13. A reclamation plan must be developed and submitted in map and narrative form (Subsections 069.05 or 070.04 of IDAPA 20.03.02). The reclamation plan must include the following information:
- a. On a drainage control map show and list the best management practices which will be utilized to control erosion on or from the affected lands.
 - b. Where surface waters are likely to be impacted, identify and assess foreseeable, site-specific nonpoint sources of water quality impacts upon adjacent surface waters and the BMPs the operator will use to control such impacts during surface mining and reclamation
 - c. Which roads will be reclaimed and a description of the reclamation.
 - d. A revegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and replaced in order to properly revegetate the area. Identify soil types, the slope of the reclaimed areas, and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time and method of planting the soil, and fertilizer and mulch requirements.
 - e. Describe and show how tailings, process, or sediment ponds will be reclaimed.
 - f. Estimate the actual cost of third party reclamation which includes the direct and indirect costs for equipment mobilization, re-grading, seed, fertilizer, mulch, labor, materials, bonding, insurance, profit, and any other pertinent costs plus 10% contingency.

APPLICANT SIGNATURE: _____



DATE _____

5-31-12

CUP #869 – Staff Introduction

A request by Potlatch Forest Holdings, Inc. for a conditional use permit to operate a mineral resource development to include blasting and crushing on an approximately 2-acre portion of a 360 acre parcel in the Agriculture/Forest zone. The property is located on Park Road, 4.5 miles south of Helmer, in Section 08, Township 39 North, Range 01 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP39N01W081356A.

The Latah County Land Use Ordinance, under section 3.01.02(7), lists mineral resource developments as subject to Section 4.03 as a conditionally permitted use in the Agriculture/Forest (A/F) Zone.

Section 7.01.02 requires:

1. **A conditional use permit may be granted if the Zoning Commission finds that the proposed use conforms to each of the following criteria:**
 - A. The use is not detrimental to the health and safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent that a permitted use in that zone;
 - B. The use will not require facilities or services with excessive costs to the public;
 - C. The use is not in conflict with the goals and policies of the Latah County Comprehensive Plan.
2. **If the Zoning Commission finds that a proposed use is essential to the public health, safety, or welfare, such use may be permitted even if the use is not found to meet the criteria listed above.**
3. **The Zoning Commission shall have the authority to set an expiration date for any conditional use permit so long as the reasons for such are included in their findings of fact and conclusions of law.**

Section 4.03.03 New Mineral Resource Developments states the following:

Any mineral development which is not registered as an existing development or does not qualify to be registered as an existing development, not exempt as per Section 4.03.04 of this ordinance, or does not have an existing conditional use permit, shall be considered a new development. Prior to operation, all new developments must obtain a conditional use permit under the provisions of Section 7.01 of this ordinance. In addition the Zoning Commission shall, as a minimum, place the requirements of Section 4.03.02 upon any newly permitted mineral resource development, unless making specific findings supporting the omission or alteration of the requirements of Section 4.03.02. New mineral resource developments shall be exempt from the provisions of Section 7.01.07 of this ordinance. The following are requirements for operation of all new mineral resource developments:

1. Activity associated with a mineral resource development shall be at least 1,000 feet from any home existing at the time of application for conditional use permit, unless a lesser distance is approved by the Zoning Commission. A lesser distance shall not be approved unless the applicant

submits a signed notarized form, approved by the Planning Department, from all owners of record of any residential building within 1000 feet of the development consenting to the location of the mineral resource development. Each form shall be recorded in the Latah County Recorder's Office by the Planning Department. Approval of a distance less than 1000 feet shall be within the discretion of the Zoning Commission, even if all owners of residential buildings within 1000 feet approve of the location of the development.

2. The operator of a mineral resource development must provide at least a 75 foot undisturbed or natural buffer on the perimeter of mineral resource development operations. The buffer and the area of mineral resource development operations shall be maintained so that they are continuously free of all noxious weeds as determined by the Latah County Noxious Weed Control Superintendent. Frontage on a public road does not require a buffer. Activities associated with a mineral resource development shall not be allowed within the 75 foot buffer area. Location and specifications for access road(s) shall be determined by the Zoning Commission.

3. To protect aquatic and terrestrial habitat and other biological resources, all mineral resource developments and mineral resource development operations shall be set back at least 75 feet from perennial streams and 30 feet from any intermittent streams shown on USGS 7.5 minute maps; except for stream crossings that are regulated by a state or federal regulatory system and those activities permitted under the Idaho Placer and Dredge Mining Protection Act from the Idaho Department of Lands, a Stream Channel Alteration Permit from the Idaho Department of Water Resources, a Dredge and Fill Permit from the U.S. Army Corps of Engineers, a Development Permit from the Latah County Planning Department, and / or a National Pollution Discharge Elimination System permit from the U.S. Environmental Protection Agency. Applicable permit documentation shall be provided to the Zoning Administrator prior to onset of mineral resource development.

4. The applicant shall prepare and submit the following plans with the application for a conditional use permit:

A. Dust abatement plan to include mineral resource development operations and all access roads.

B. A plan for coordination with County response units for hazardous materials transport and use and emergency spill response.

C. A plan for procedures and protocols for spill containment and storage of oil, fuels, and/or chemicals; and documentation of compliance with the state and federal laws or documentation of exemption from requirements.

D. A plan for fire suppression and response, including an inventory of tools stored on-site to implement planned suppression and response.

5. The applicant may be required to post a bond with the Latah County Planning Department to assure full compliance with the proposed plans and provisions of this section. The amount of the bond shall be determined by the Latah County Zoning Commission.

Section 4.03.02 requires the following for mineral resource developments:

1. Hours of operation are limited to 9 AM to 6 PM daily. An operator may vary from this requirement by applying for a conditional use permit under the provisions of Section 7.01 of this ordinance.
2. Written verification of compliance with the Idaho Surface Mining Act, including filing of any reclamation plan required by the Idaho Surface Mining Act.
3. The excavation site, any overburden and stockpiles, and a 50 foot buffer strip surrounding these areas shall be maintained so that they are continuously free of all noxious weeds as determined by the Latah County Noxious Weed Control Superintendent.
4. The operator shall provide, by certified mail, written notification to all residences within one mile of any blasting. The notification shall be distributed and in the possession of the occupants of these residences at least 72 hours prior to any blasting. The notification shall give the date and time of the planned blast.
5. Blasting shall be restricted to the hours of 9:30 AM to 4:30 PM, Monday through Friday. No blasting shall occur on Saturdays, Sundays, or the following holidays: January 1, Memorial Day, Labor Day, Thanksgiving Day, and December 25.
6. An owner or operator may request, and the Director may grant, an exception to provide for additional hours of operation for a mineral resource development when additional hours of operation are needed to alleviate a public emergency. Public emergencies include the following:
 - A. Damage to public roads or structures that require immediate repair.
 - B. Road construction or repair that is scheduled during nighttime hours to reduce traffic conflicts.
7. Signs, upon approval of the signs by the Planning Department, warning of truck entrances shall be posted within one-quarter (¼) mile of the site's entrance onto a public road.
8. The mineral resource development shall be marked by warning signs posted 200 feet from mine operations.
9. A plan to retain storm water runoff within the mineral resource development boundaries.

Exhibits will now be entered into the record.

The following exhibits were submitted with the staff packet:

- | | |
|---------------------|--|
| Exhibit #1. | Criteria Worksheet and Staff Report |
| Exhibit #1A. | Vicinity and Comprehensive Plan Land Use Map |
| Exhibit #1B. | Zoning Map |
| Exhibit #1C. | Aerial Photograph and Adjacent Property Owners Map |
| Exhibit #1D. | Soils and Topographic Map |
| Exhibit #2. | Application Form (Submitted by Applicant) |
| Exhibit #2A. | Applicant's Narrative (Submitted by Applicant) |

- Exhibit #2B.** Vicinity & Site Plan (Submitted by Applicant)
- Exhibit #2C.** Aerial Photograph (Submitted by Applicant)
- Exhibit #2D.** Site Plan (Submitted by Applicant)
- Exhibit #2E.** Notice of Application for Reclamation Plan from Idaho Department of Lands, dated May 31st, 2012
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission hearing for CUP #869 held on November 7th, 2012

That is all staff has unless the Commission has questions.