

**NOTICE OF PUBLIC HEARING**  
**BEFORE THE LATAH COUNTY ZONING COMMISSION**  
**Wednesday, September 18th, 2013, 5:30 p.m.**

The Latah County Zoning Commission will hold a public hearing on Wednesday, September 18<sup>th</sup>, 2013 in Room 2-B, Latah County Courthouse, Moscow, Idaho, to receive comments on:

**CUP # 897** – A request by Potlatch Forest Holdings, Inc. for a conditional use permit to expand operations of an existing mineral resource development to include blasting and crushing on an approximately 17-acre portion of a 77 acre parcel in the Agriculture/Forest zone. The property is located on Hwy 9, .5 miles south of the intersection of Hwy 9 and Hwy 6, in Section 08, Township 41 North, Range 03 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel numbers RP41N03W087808A and RP41N03W087318A.

All interested parties are encouraged to attend. Accommodations for individuals who qualify under the ADA are available upon request. Notice is required in the Planning Dept. 3 working days prior to the hearing in order to acquire accommodations. This hearing will be held pursuant to the Latah County Hearing Procedures Ordinance and under authority of the Idaho Local Planning Act, the Latah County Comprehensive Plan and the Latah County Land Use Ordinance. The Latah County Zoning Commission reserves the right to limit the length of testimony.

Additional information on this request, including copies of the proposal, is available from the Planning Dept., Latah County Courthouse, Moscow, Idaho. (208) 883-7220.

Mauri Knott  
Associate Planner

## LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

**Public Hearing:** CUP 897    **Date:** September 18<sup>th</sup>, 2013    **Time:** 5:30 pm

**Applicant:** Potlatch Forest Holdings Inc.

**File #:** CUP 897

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### **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.** Narrative Supplement (Submitted by Applicant)
- Exhibit #2C.** Aerial Photograph (Submitted by Applicant)
- Exhibit #2D.** Site Plan and Storm water Retention Plan (Submitted by Applicant)
- Exhibit #2E.** Reclamation Plan (Submitted by Applicant)
- Exhibit #2F.** Best Management Practices (Submitted by Applicant)
- Exhibit #2G.** Policy and Management Guidelines for Forest Operations (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission hearing for CUP #897 held on September 18<sup>th</sup>, 2013.

# 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 #897-A request by Potlatch Forest Holdings, Inc. for a conditional use permit to expand operations of an existing mineral resource development to include blasting and crushing on an approximately 17-acre portion of a 77 acre parcel in the Agriculture/Forest zone. The property is located on Hwy 9, .5 miles south of the intersection of Hwy 9 and Hwy 6, in Section 08, Township 41 North, Range 03 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel numbers RP41N03W087808A and RP41N03W087318A.

## **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 Darwin Baker, 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 meet the requirements of Section 4.03.03, shall be registered as an existing development, not exempt as per Section 4.03.04 of this ordinance, or otherwise.

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 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):** 77 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:** Industrial Commercial Residential (ICR)  
**Existing Zoning:** Agriculture/Forest (A/F)  
**Existing Uses:** Mineral Resource Development  
**Neighboring Zoning:** Agriculture/Forest (A/F)  
**Neighboring Uses:** Forestry and rural residential

**Infrastructure/Services:**

**Water:** Water Truck  
**Sewer:** Not Applicable  
**Access:** State Highway 9  
**Schools:** Potlatch School District  
**Fire Protection:** Potlatch Fire District  
**Law Enforcement:** Latah County Sheriff

**APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:**

**Local Planning Act:** Idaho Code 67-6512

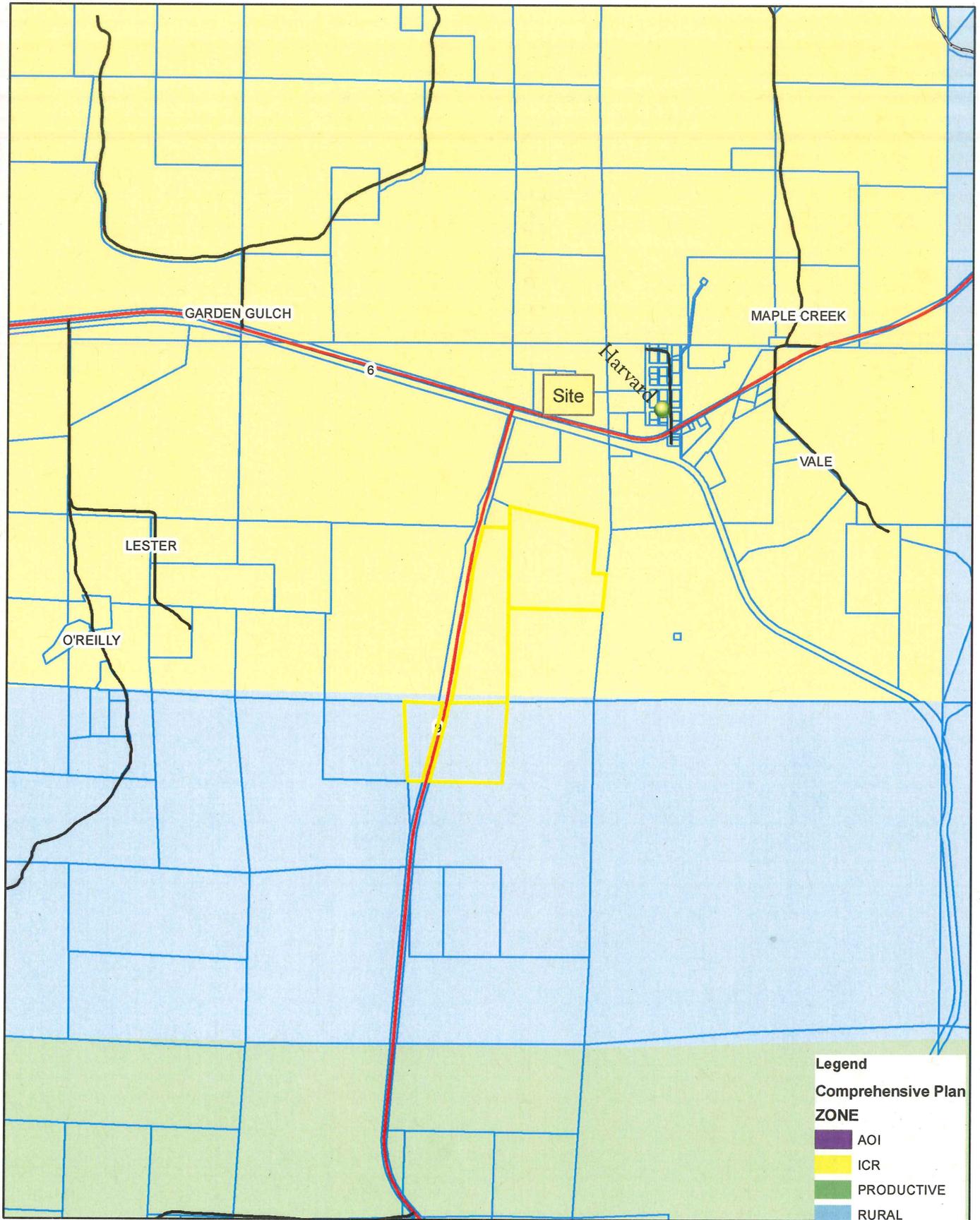
**Latah County Land Use Ordinance #269, as amended:**

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

**Latah County Comprehensive Plan**

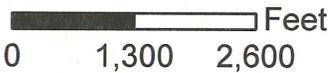
# CUP 897 Vicinity and Comprehensive Plan Land Use Map

Latah County Planning and Building



Legend	
Comprehensive Plan ZONE	
<span style="display:inline-block; width:10px; height:10px; background-color:purple;"></span>	AOI
<span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span>	ICR
<span style="display:inline-block; width:10px; height:10px; background-color:green;"></span>	PRODUCTIVE
<span style="display:inline-block; width:10px; height:10px; background-color:blue;"></span>	RURAL

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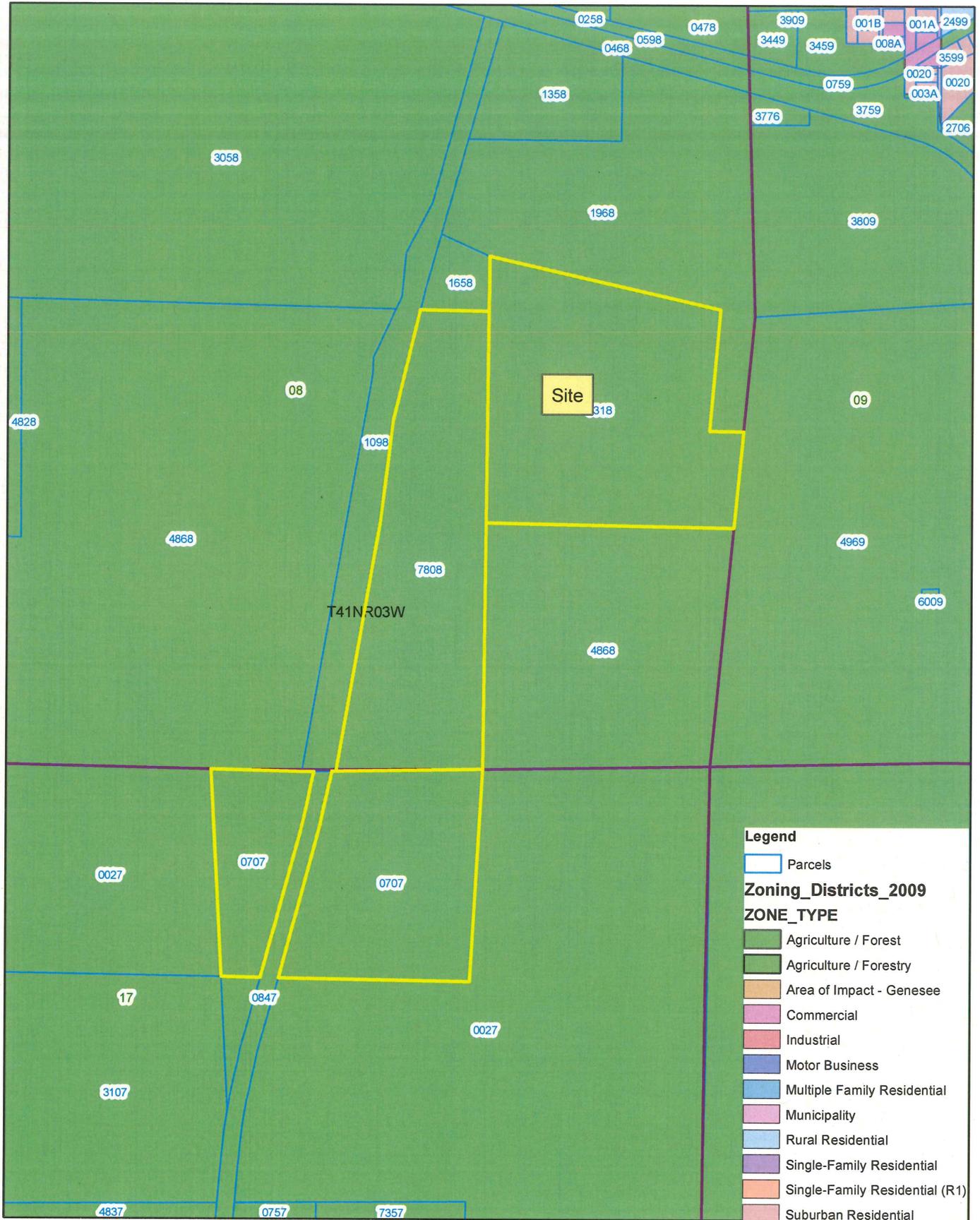


NOTE: This Document is a representation only.  
Latah County bears no responsibility for errors or omissions.

LCZC Hrg: CUP 897  
Applicant: Potlatch  
Exhibit #: 1A  
Date: 09/18/2013

# CUP 897 Zoning

Latah County Planning and Building



Created by MK 9/9/2013

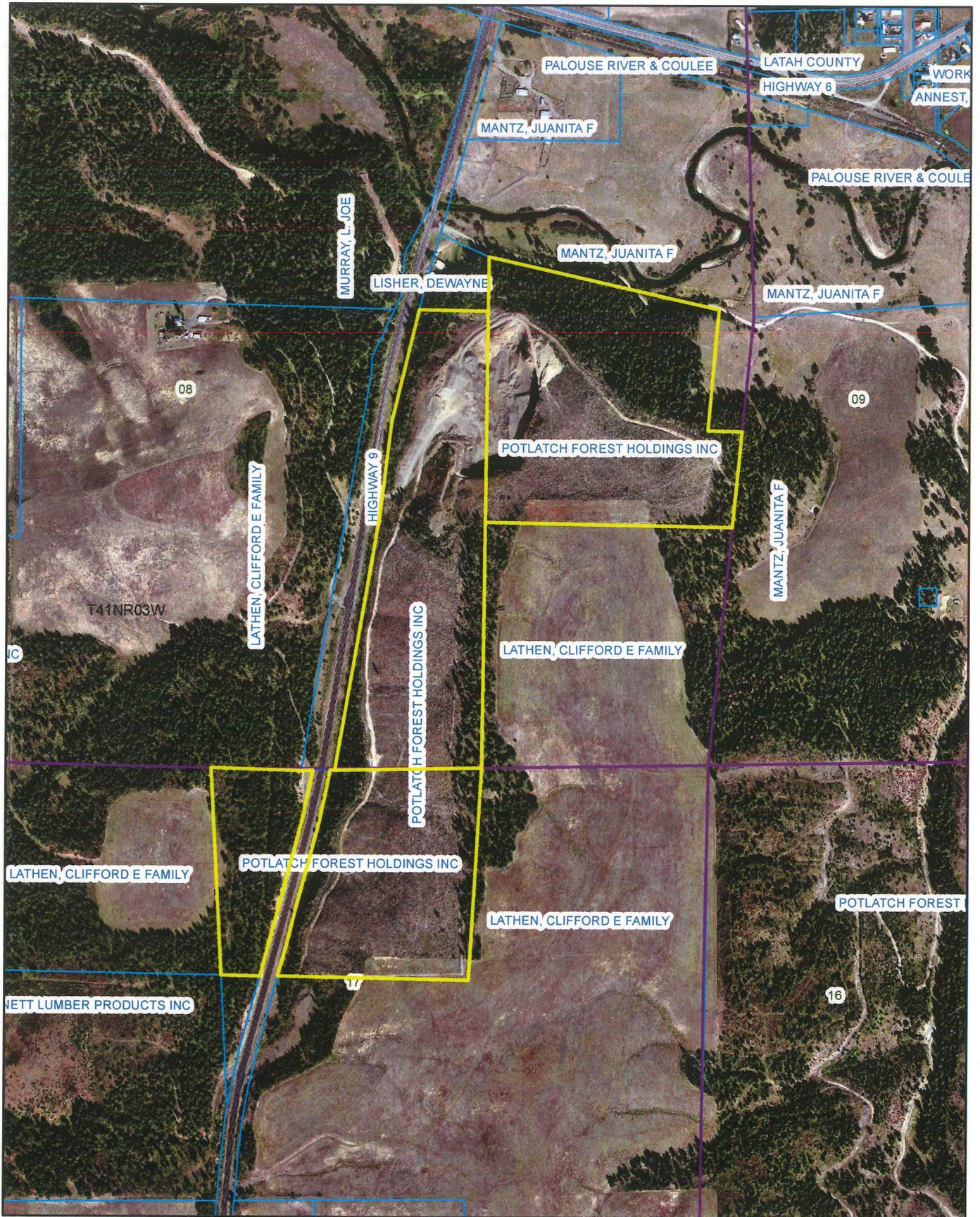
0 500 1,000 Feet

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

LCZC Hrg: CUP 897  
Applicant: Potlatch  
Exhibit #: 1B  
Date: 09/18/2013

# CUP 897 Aerial and Adjacent Property Owners

Latah County Planning and Building



Created by MK 9/9/2013

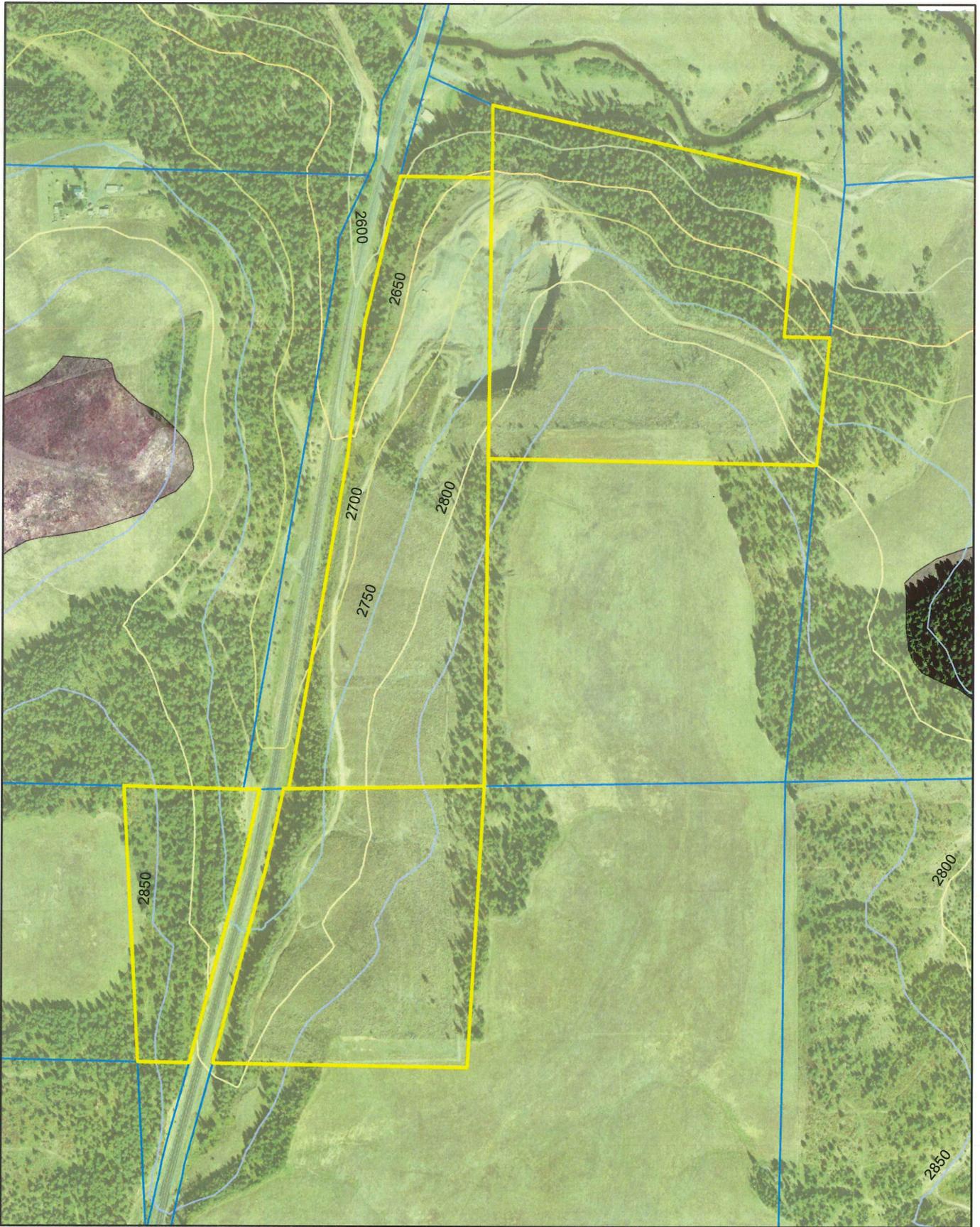
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NOTE: This Document is a representation only.  
Latah County bears no responsibility for errors or omissions.

LCZC Hrg: CUP 897  
Applicant: Potlatch  
Exhibit #: 1C  
Date: 09/18/2013

# CUP 897 Soils and Topographic Map

Latah County Planning and Building



Created by MK 9/9/2013

0 500 1,000 Feet

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

LCZC Hrg: CUP 897  
Applicant: Potlatch  
Exhibit #: 1D  
Date: 09/18/2013



# 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 <b>Potlatch Corporation</b>	b. Home Phone	c. Work Phone <b>208.877.0106</b>	
d. Mailing Address <b>114 First Avenue</b>	e. City <b>Deary</b>	f. State <b>ID</b>	g. Zip code <b>83823</b>
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) <b>17 acres (12 active + 5 new)</b>	b. Parcel Address (if applicable) <b>N2 1/4 of SE 1/4 of Section 8 Township 41N, Range 3W, Lat 46° 54' 44"N Long -116° 44' 23"W</b>	
c. Acreage of Existing Parcel <b>17 acres (12 active + 5 new)</b>	d. Zoning <b>Ag/Forest</b>	e. Comprehensive Plan Designation <b>Productive ICR</b>
f. Floodplain designation(s) <b>None</b>	g. FEMA Panel # <b>NA</b>	
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 <b>Highway 9</b>

**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 <b>Potlatch Fire District</b>	b. Road District <b>North Latah County</b>	c. School District <b>Potlatch (#285)</b>
d. Source of Potable Water (i.e. water district or private well) <b>None</b>	e. Sewage Disposal (i.e. sewer district or private septic system) <b>NA</b>	

### 4. Adjacent Properties Information

a. Zoning of Adjacent Properties <b>Rural Agricultural / Forestry</b>	b. Existing Uses of Adjacent Properties <b>Agricultural/Forestry</b>
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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>[Signature]</i>	b. Date <b>8/16/2013</b>
c. Signature of Property Owner (if different than applicant)	d. Date

### 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 / Z certain proposed uses.

### Office Use Only

Date Received <b>8/30/13</b>	Amount <b>200.00</b>	Receipt No. <b>995009</b>	By <i>[Signature]</i>
CUP # <b>897</b>	Date Determined Technically Complete <b>8/30/13</b>	By <i>[Signature]</i>	
Hearing Date <b>September 18, 2013</b>			



## 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 progressing eastward into the natural slope and into the pit floor. The source floor may be mined to within 10 vertical feet of the unnamed, adjacent tributary to Palouse River along the pit's western boundary. Mining will commence over the next 10 to 15 years and the source will be reclaimed under the attached reclamation plan.

### Existing Uses of Property

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

The quarry is accessed on the east side of Highway 9, approximately .6 miles past the Highway 9/Highway 6 intersection. The quarry is bounded to the west by an unnamed tributary to the Palouse River & Highway 9. Vegetation consists of mostly deciduous and evergreen trees.

### 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 to not negatively impact the surrounding streams, neighboring properties, or adjacent land uses. Blasting into the source is controlled to avoid flyrock to neighboring properties and adheres to Latah County requirements for notification and blasting time periods. Past slope instability has been addressed by reconfiguring the slope system, seeding and controlling runoff so as to help stabilize the slope system. 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 897  
Applicant: Potlatch  
Exhibit #: 2A  
Date: 09/18/2013

**C. The use is not in conflict with the goals and policies of the Comprehensive Plan.**

In our opinion, the continued use of the source to supply quality aggregates to the region is not in conflict with the comprehensive plan.

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

*In addition to your response above, please explain your proposal's consistency with the proceeding elements of the Comprehensive Plan. If a certain element is not applicable to your proposal, please explain why. Please refer to the Latah County Comprehensive Plan for specific goals and policies of the particular elements.*

**a. Community Design Element**

The community will not access this private parcel.

**b. Population Element**

Population is limited in the area and has proven to not be affected by current operations. The neighboring property and resident are notified at the time each blast event is planned.

**c. Housing Element**

There are no houses planned as part of this operation and only one home exists within 1,000 feet of the source property.

**d. Economic Development Element**

Continued development of the region's resources depends on providing quality, safe roads for private and commercial transportation. This source provides that and has been used by numerous state, county, and commercial users for local, county, and state roadway improvements.

**e. Public Services, Facilities, and Utilities Element**

No public services are required.

**f. School Facilities and Student Transportation Element**

No new students will originate from this operation and land use nor will any be impacted.

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**g. Transportation Element**

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Existing roadways are adequate for the planned use site. Highway 9 shall be monitored or closed temporarily when blasting occurs. Blasting may only occur between 9 am and 4 pm.

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**h. Natural Resource Element**

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The Potlatch Corporation intends to mine from existing elevations eastward into the natural slope and into the pit floor. Drainages to the west and north will not be disturbed. Maximum bench height on exposed rock slopes will be 50'. Source floor may be mined to within 10' vertical of the unnamed tributary adjacent to the Palouse River. Potlatch anticipates 1 to 2 shots annually, producing between 10,000 and 15,000 tons of rock products.

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**i. Special Areas Element**

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Not applicable to this land use application.

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**j. Hazardous Areas Element**

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Not applicable to this land use application.

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**k. Recreation Element**

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Not applicable to this land use application.

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**l. Land Use Element**

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Approximately 3.3 acres will be mined over 10-15 years. As mining advances, the source will be reclaimed to and closed in accordance with IDL practices.

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**m. Property Rights Element**

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

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**Supplemental Narrative CUP Application  
Potlatch Corporation  
Harvard 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.

**Hours of Operation**

This source is located in a rural area with the nearest inhabitants located approximately 1,000 feet away. Potlatch formally requests an exception to the operation ordinances to allow mining, crushing, and aggregate production from 4:00 am to 9:00 pm, 7 days a week.

5 STORMWATER MANAGEMENT



6 SITE PHOTOGRAPH



Notes: Conveyance ditch connects primary and secondary stormwater collection area, allowing additional storage, evaporation and infiltration.

7 RECOMMENDED SWPPP BMP'S

1. Primary and secondary storage areas measure approximately 150 to 200 feet square and average 2 - 2.5 feet deep.
2. Total estimated upland runoff area is approximately 16 acres, resulting in an estimated 0.97 acre-feet of runoff volume for a 25-year event.
3. Average available stormwater storage per detention area = 1.41 acre feet each.
4. Resulting storage factor of safety for a single 25-year event is approximately 2.9.
5. Remove existing and do not stage future aggregate stockpiles in primary and secondary stormwater detention storage areas.
6. Drill and shoot in an open pattern near the center of the primary and secondary stormwater storage areas to allow infiltration, increase storage.
7. Given the proximity of the Unnamed tributary to the Palouse River along the westside of the source, monitor turbidity quarterly during mining activity.
8. New Berm - Apply seed and straw mulch to facilitate vegetation.

LEGEND

- PROPOSED SEEDED AND STRAW MULCHED DETENTION BERM
- CONSTRUCT SLOPE/STORMWATER FLOW
- PROPOSED STRAW WATTLE
- PROPOSED SILT FENCE
- PROPOSED ROCK CHECK DAM
- VEGETATIVE COVER
- WEIR
- DITCH (DIRECTION OF DRAINAGE)
- CONSTRUCT ROLLING HUMP AT SOURCE ENTRANCE AND ALONG ACCESS ROADWAYS
- WATER BAR

ISSUED FOR  
 DESIGN USE  
 PRELIMINARY REVIEW  
 YOUR APPROVAL  
 REFERENCE  
 CONSTRUCTION  
 DESTROY PREVIOUS PRINTS

REV	DATE	DESCRIPTION
TJW	2/5/13	50% DRAFT
TJW	2/18/13	FINAL DESIGN
TJW	3/1/13	FINAL
TJW	7/8/13	REVISION

DRAWN: CWS

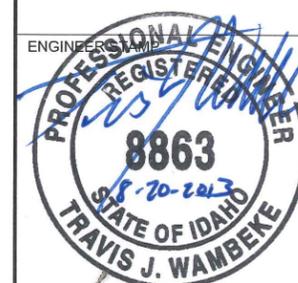
DESIGN: TJW

CHECK: TJW

FILE: POTCOR MO13050A

PROJECT:  
 SOURCE RECLAMATION PLANS  
 S410003 - HARVARD SOURCE  
 AMENDMENT  
 HARVARD, IDAHO

PREPARED FOR:  
 POTLATCH CORPORATION  
 114 1st AVENUE  
 DEARY, IDAHO  
 Attn: MR. DARWIN BAKER  
 COMPANY GRAPHIC



LCZC Hrg: CUP 897  
 Applicant: Potlatch  
 Exhibit #: 2D  
 Date: 09/18/2013

LCZC Hrg: CUP 897  
 Applicant: Potlatch  
 Exhibit #: 2C  
 Date: 09/18/2013

**1 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 south and east with moderate vegetation.
- The source material will be mined for aggregate products such as general borrow, rip rap, ballast, base and top course.
- Test rock probes were performed by Barnes, Inc. 2010 for this source. The exploration results are retained in Potlatch files and as illustrated in Section 3.
- The rock material quality exposure 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.
- Source hours of operation shall be between 5 AM and 9 PM.
- Source location: N2 1/4 of SE 1/4 of Section 8, Township 41N, Range 3W; Latitude 46° 54' 44"N, Longitude -116° 44' 23"W.

**Source Operation**

- Mining**
- Mining will be directed by Potlatch and generally staged to progress eastward into the natural slope and into the pit floor. Drainages to the west and north will not be disturbed.
  - As the pit is expanded eastward within established ownership boundaries, establish working benches 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 unnamed, adjacent tributary to Palouse River along the pit's western boundary.
  - If mining is temporarily suspended for more than 1 year, 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 outboard 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.
  - Future mining area is estimated at 5 acres.
  - Existing mining area is estimated at 12 acres.
  - Total mining area is estimated at 17 acres.
  - Overburden is estimated to vary from 2 to in excess of 10 feet.
- Blasting**
- Highway 9 shall be closed temporarily when blasting occurs. Blasting may only occur between 9 AM and 4 PM.
  - Notify all residents within 1 mile of the source 72 hours in advance of blasting.
  - Shot care is required along the northwestern and western source boundaries near highways and adjacent residential property.
  - Potlatch generally anticipates 1 to 2 shots annually, producing between 10,000 and 15,000 tons of rock products.
- Stormwater**
- 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 and prevent erosion from reaching the adjacent streams.
  - Reference G2, Stormwater Management for specific actions during and post mining activities.
  - Soil placed in berms shall be compacted and the side slopes seeded, track walked and maintained as shown on Sheet G3.
  - G3 provides typical BMP details to apply during annual mining efforts.

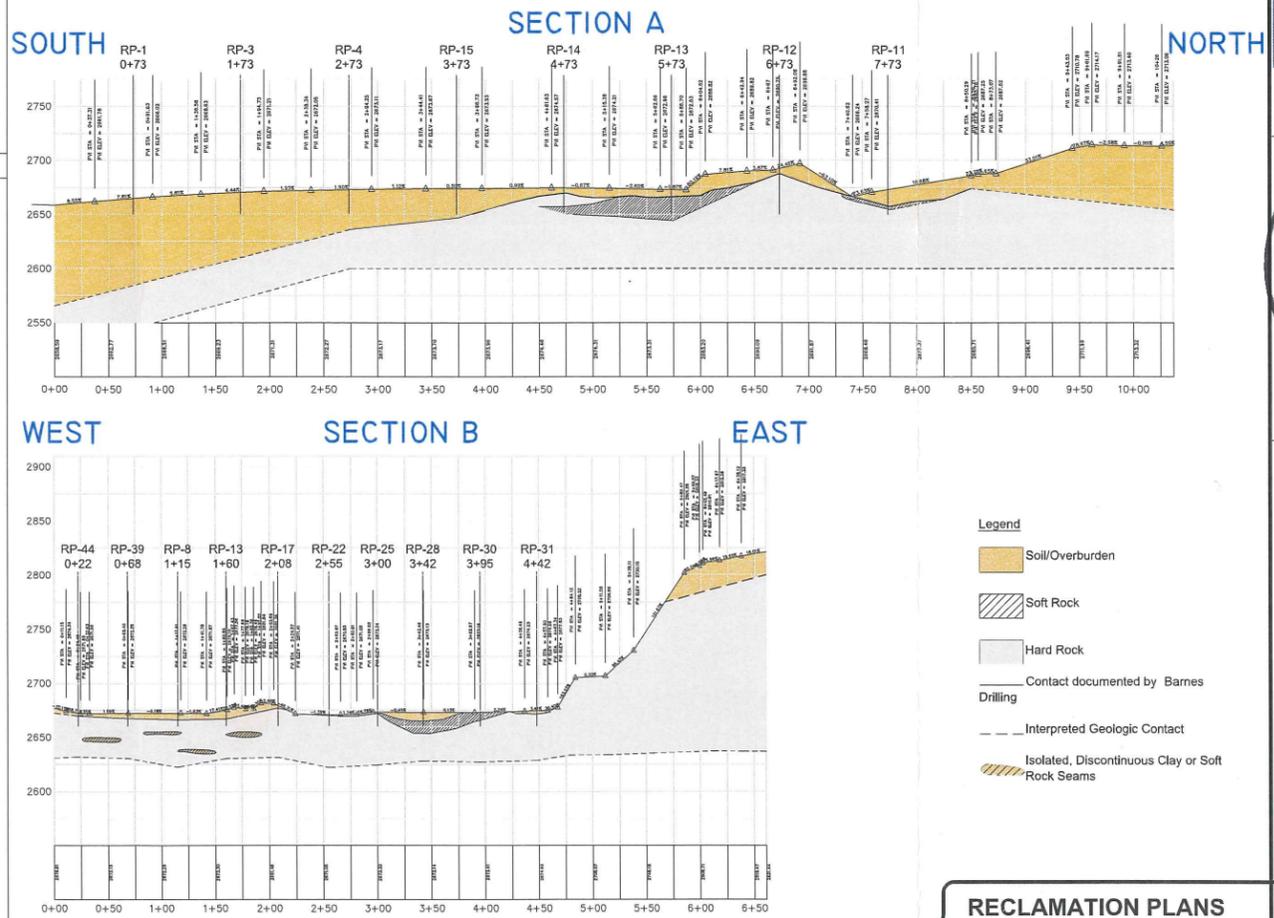
**RECLAMATION**

- General**
- Attached to this source specific plan are Typical Best Management Practices (BMP's) for Reclamation (Sheet G3) with a collection of typical BMP's which should be applied at the direction of Potlatch's Reclamation Plan Administrator.
  - Annually update the Potlatch Interactive Source spreadsheet to reflect mining and reclamation activities.
- Annual**
- Install silt fence or compost filter socks around the perimeter of disturbed area. Disturbed Area = Existing Mining Area = 12 acres as of 5/20/2012.
  - 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 into primary and secondary stormwater collection storage areas (Sheet G2) and divert runoff toward the perimeter detention berms and sediment-control features (e.g., straw wattle, rock check dams, sediment traps) before it leaves the site.
  - Construct Rolling Humps (Sheets G2 and G3) along any access road every 100 feet.
- Final**
- 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 humps on roads in a manner which directs 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.

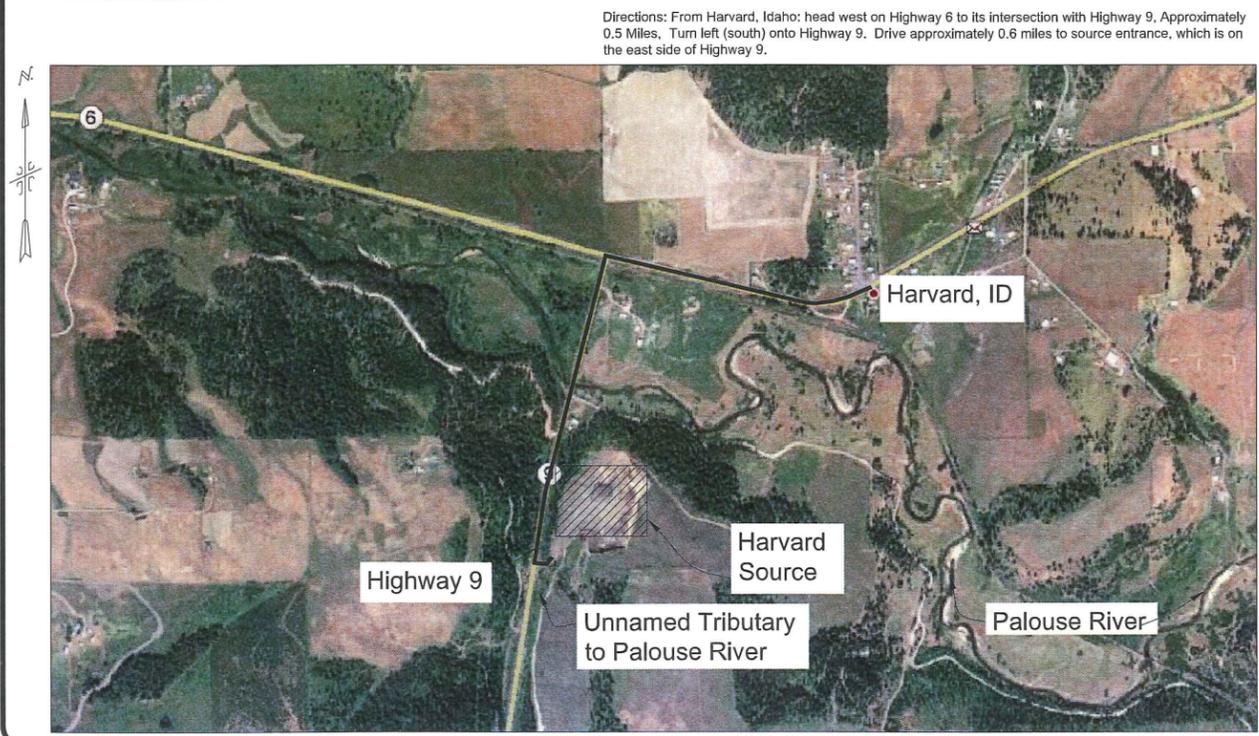
**3 SOURCE PLAN**



**4 CROSS SECTIONS**



**2 VICINITY MAP**



Directions: From Harvard, Idaho: head west on Highway 6 to its intersection with Highway 9, Approximately 0.5 Miles. Turn left (south) onto Highway 9. Drive approximately 0.6 miles to source entrance, which is on the east side of Highway 9.

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

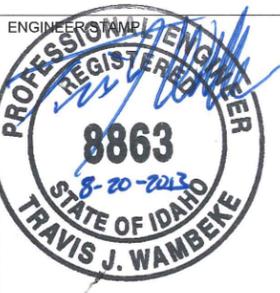
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TJW	2/18/13	FINAL DESIGN
TJW	3/1/13	FINAL
TJW	7/8/13	REVISION

DRAWN: CWS  
 DESIGN: TJW  
 CHECK: TJW

FILE: POTCOR MO13050A

PROJECT:  
 SOURCE RECLAMATION PLANS  
 S410003 - HARVARD SOURCE  
 AMENDMENT  
 HARVARD, IDAHO

PREPARED FOR:  
 POTLATCH CORPORATION  
 114 1st AVENUE  
 DEARY, IDAHO  
 Attn: MR. DARWIN BAKER  
 COMPANY GRAPHIC



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



IDAHO DEPARTMENT OF LANDS  
APPLICATION FOR RECLAMATION PLAN APPROVAL  
Reclamation Plan # S410003 - Harvard Source Amendment

**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 Corporation d/b/a: \_\_\_\_\_
2. ADDRESS: 114 First Avenue  
CITY, STATE, ZIP CODE: Deary, Idaho
3. TELEPHONE: 208.877.0106
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')  
\_\_\_\_\_
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:  
N2 ¼ of SE ¼ of Section 8 Township 41N, Range 3W, Lat 46° 54' 44"N' Long  
-116° 44' 23"W
7. ACREAGE: 17 acres (12 active + 5 new)
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: Aggregate, ongoing
11. SITE NAME OR MINE NAME (if any): Harvard Source

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 \_\_\_\_\_

Exhibit 2: This exhibit is available for viewing at Latah County Planning and building.

Environmental Management System:  
**Policy and  
Management Guidelines  
for Forest Operations**



**Idaho Region**

March 2012 Edition

LCZC Hrg: CUP 897  
Applicant: Potlatch  
Exhibit #: 2G  
Date: 9/18/2013

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

# TYPICAL BEST MANAGEMENT PRACTICES (BMP'S) FOR RECLAMATION

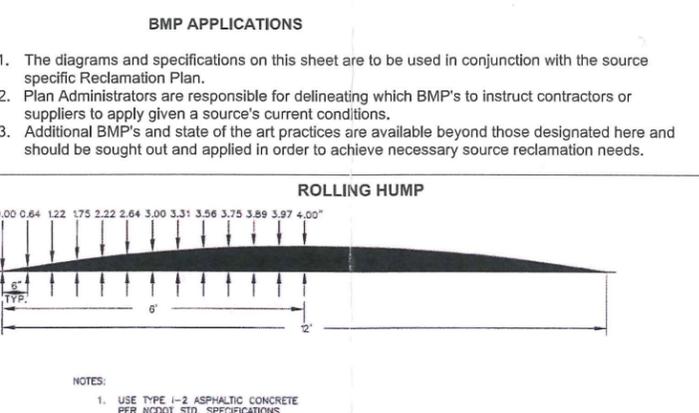
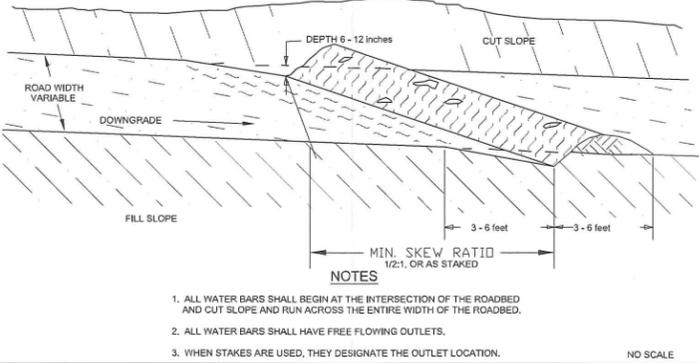
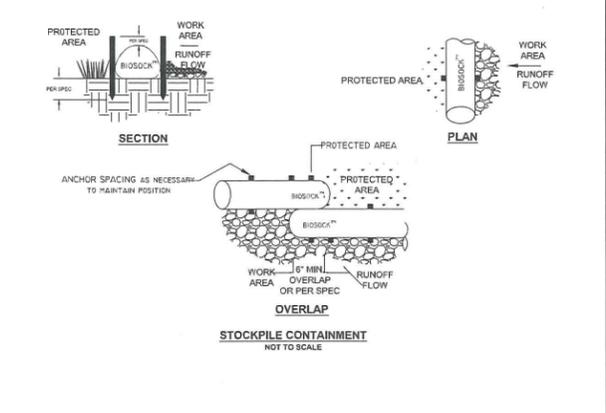
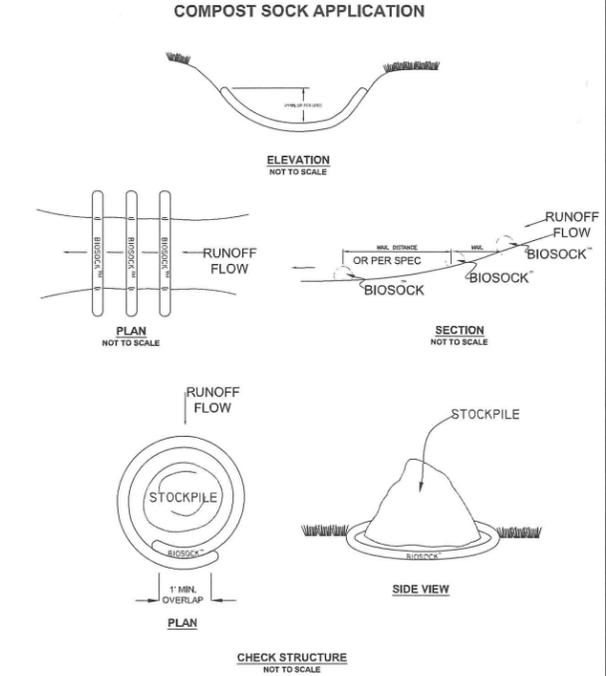
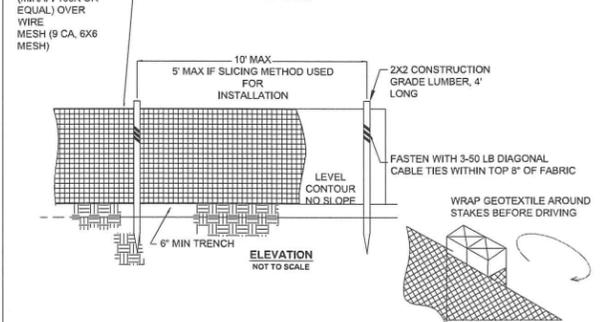
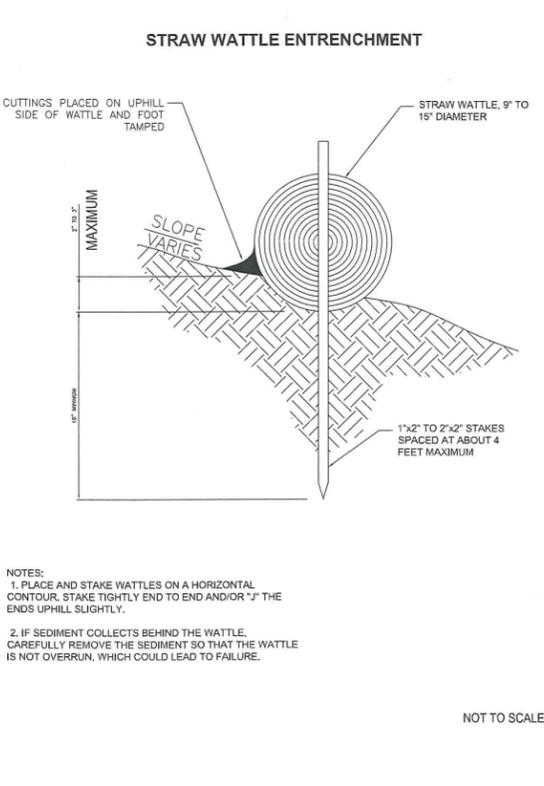
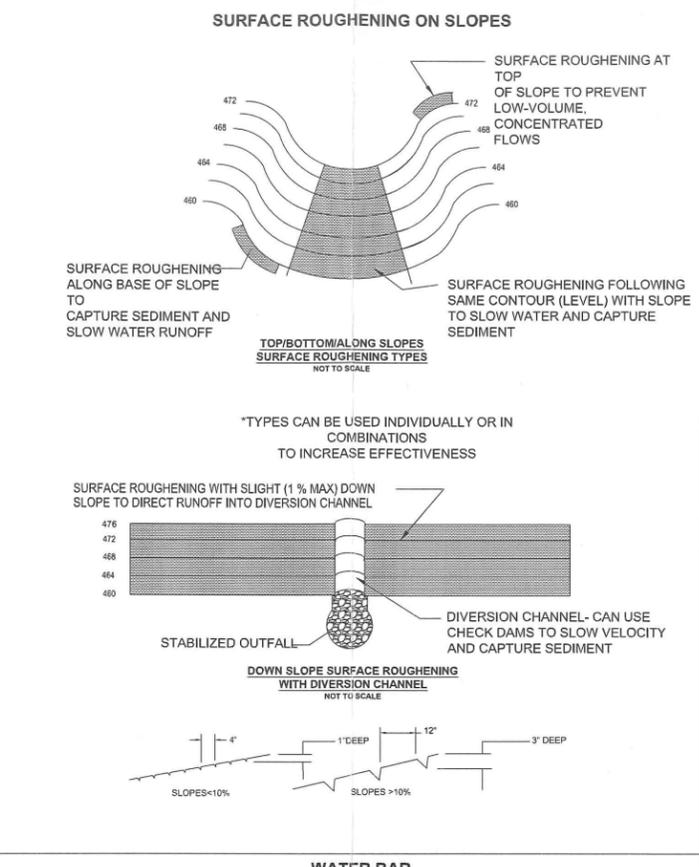
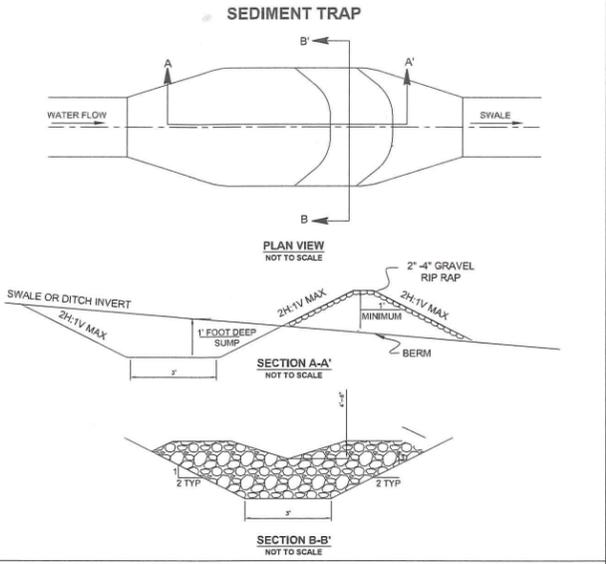
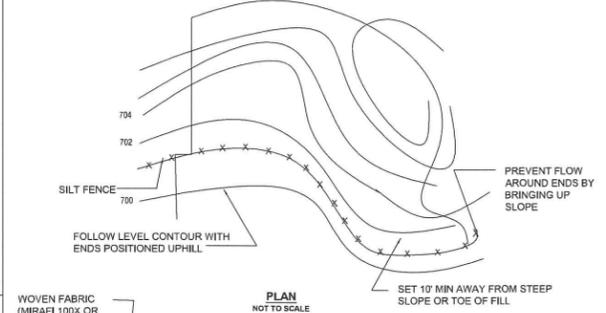
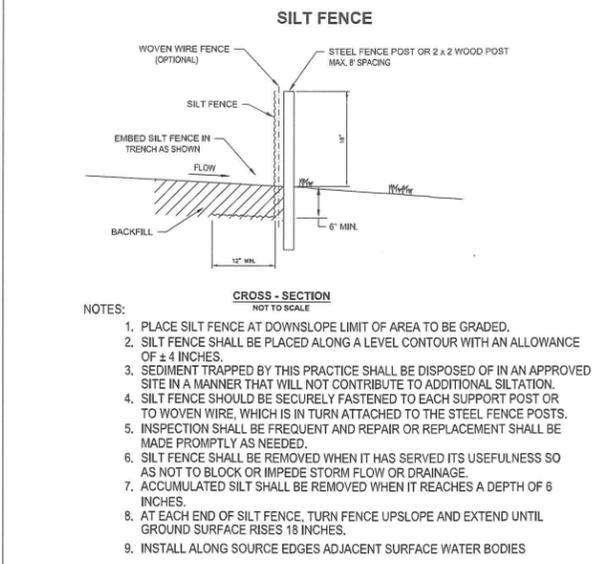
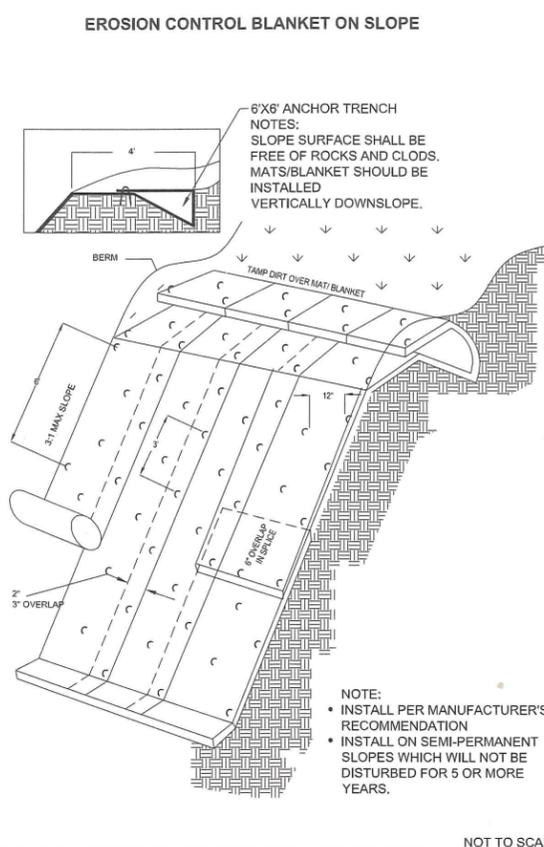
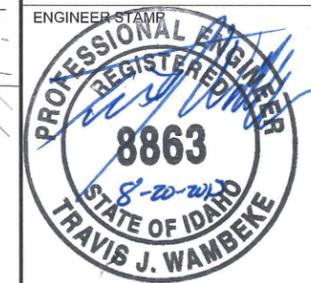
ISSUED FOR  
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 DESTROY PREVIOUS PRINTS

REV	DATE	DESCRIPTION
TJW	2/5/13	50% DRAFT
TJW	2/18/13	FINAL DESIGN
TJW	3/1/13	FINAL
TJW	7/8/13	REVISION

DRAWN: CWS  
 DESIGN: TJW  
 CHECK: TJW

FILE: POTCOR MO13050A  
 PROJECT:  
 SOURCE RECLAMATION PLANS  
 S410003 - HARVARD SOURCE  
 AMENDMENT  
 HARVARD, IDAHO

PREPARED FOR:  
 POTLATCH CORPORATION  
 114 1st AVENUE  
 DEARY, IDAHO  
 Attn: MR. DARWIN BAKER  
 COMPANY GRAPHIC



## CUP #897 – Staff Introduction

A request by Potlatch Forest Holdings, Inc. for a conditional use permit to expand operations of an existing mineral resource development to include blasting and crushing on an approximately 17-acre portion of a 77 acre parcel in the Agriculture/Forest zone. The property is located on Hwy 9, .5 miles south of the intersection of Hwy 9 and Hwy 6, in Section 08, Township 41 North, Range 03 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel numbers RP41N03W087808A and RP41N03W087318A.

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 ( $\frac{1}{4}$ ) 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.

**Exhibits will now be entered into the record.**

The following exhibits were submitted with the staff packet:

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

- Exhibit #2A.** Applicant's Narrative (Submitted by Applicant)
- Exhibit #2B.** Narrative Supplement (Submitted by Applicant)
- Exhibit #2C.** Aerial Photograph (Submitted by Applicant)
- Exhibit #2D.** Site Plan and Storm water Retention Plan (Submitted by Applicant)
- Exhibit #2E.** Reclamation Plan (Submitted by Applicant)
- Exhibit #2F.** Best Management Practices (Submitted by Applicant)
- Exhibit #2G.** Policy and Management Guidelines for Forest Operations (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission hearing for CUP #897 held on September 18<sup>th</sup>, 2013.

**That is all staff has unless the Commission has questions.**