

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing: CUP 907 Date: January 15th, 2014 Time: 5:30 pm

Applicant: Pleasant Hill Farms File #:CUP 907

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. | Site Plan (Submitted by Applicant) |
| Exhibit #2D. | Vicinity Map Plan (Submitted by Applicant) |
| Exhibit #2E. | Assessor's Plat Map (Submitted by Applicant) |
| Exhibit #2F. | Reclamation Plan (Submitted by Applicant) |
| Exhibit #2G. | Storm water Plan (Submitted by Applicant) |
| Exhibit #2H. | Spill Prevention Plan (Submitted by Applicant) |
| Exhibit #3. | Staff Introduction for Latah County Zoning Commission hearing for CUP #907 held on January 15 th , 2014 |

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 #907-A request by Pleasant Hill Farms to expand an existing rock excavation, crushing and processing operation by an additional 6 acres over twenty years and a portable asphalt plant. The site is located approximately six miles northwest of the City of Troy, less than one-half mile north of State Highway 8, in Section 25, Township 40 North, Range 3 West B.M., and is currently referenced as assessor's parcel number RP40N03W257275A.

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 qualify to be registered as an existing development, not exempt as per Section 4.03.04 of this ordinance, or an existing conditional use permit, shall be considered a new development. Prior to opening

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 (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): 160 acres
Soils: Latahco Thatuna silt loams, 0-5% slopes
Porrett silt loam, 0-3% slopes
Santa silt loam, 2-5% slopes
Santa silt loam, 5-20%
Schumacher silt loam, 10-35%
(Latah County Soil Survey Sheet #28)
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 / Spray bars
Sewer: Not Applicable
Access: Gun Club road
Schools: Troy School District
Fire Protection: Troy Fire District
Law Enforcement: Latah County Sheriff

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

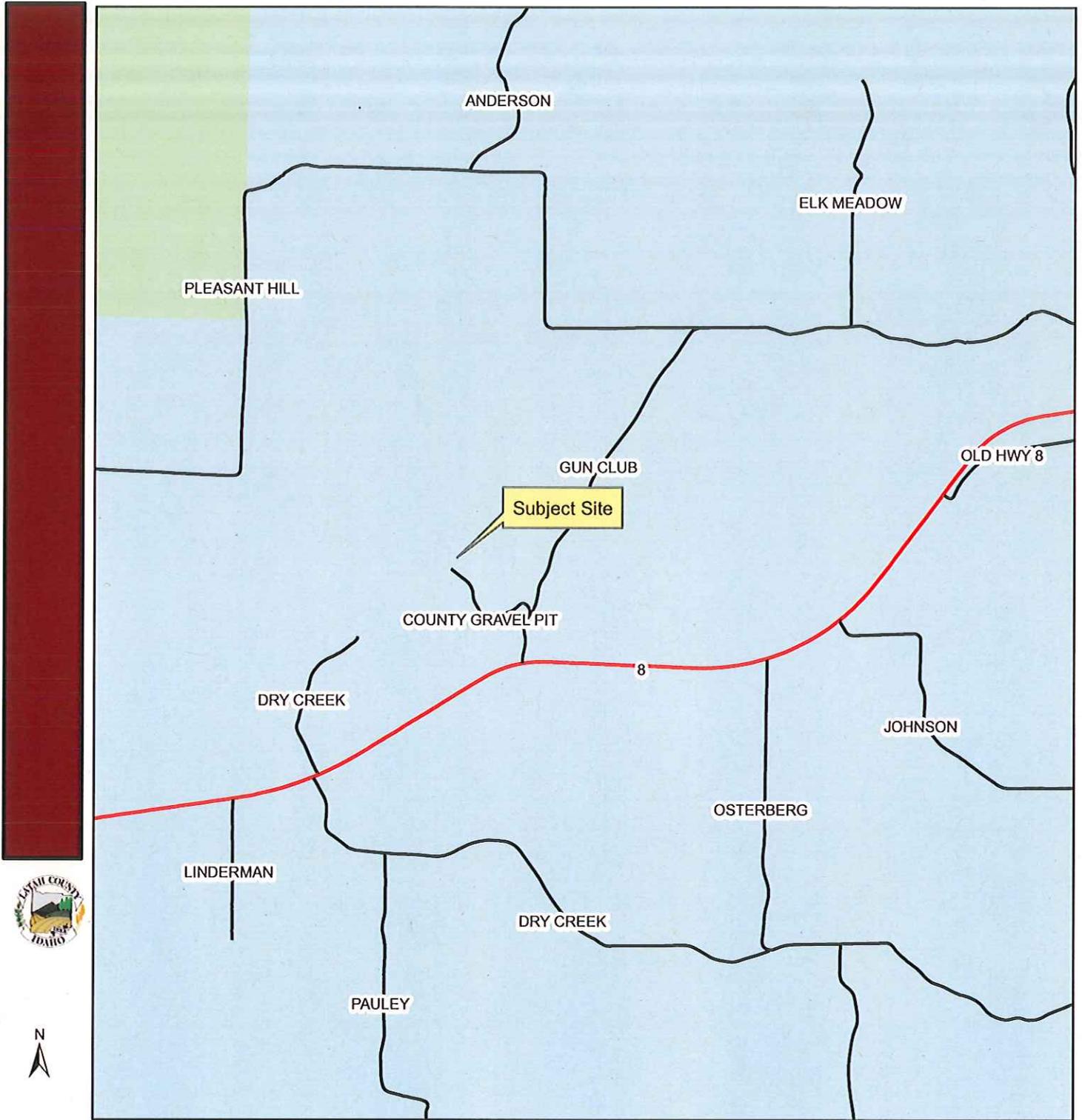
Local Planning Act: Idaho Code 67-6512

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 907 Comprehensive Plan and Vicinity Map



Legend

Comprehensive Plan

ZONE

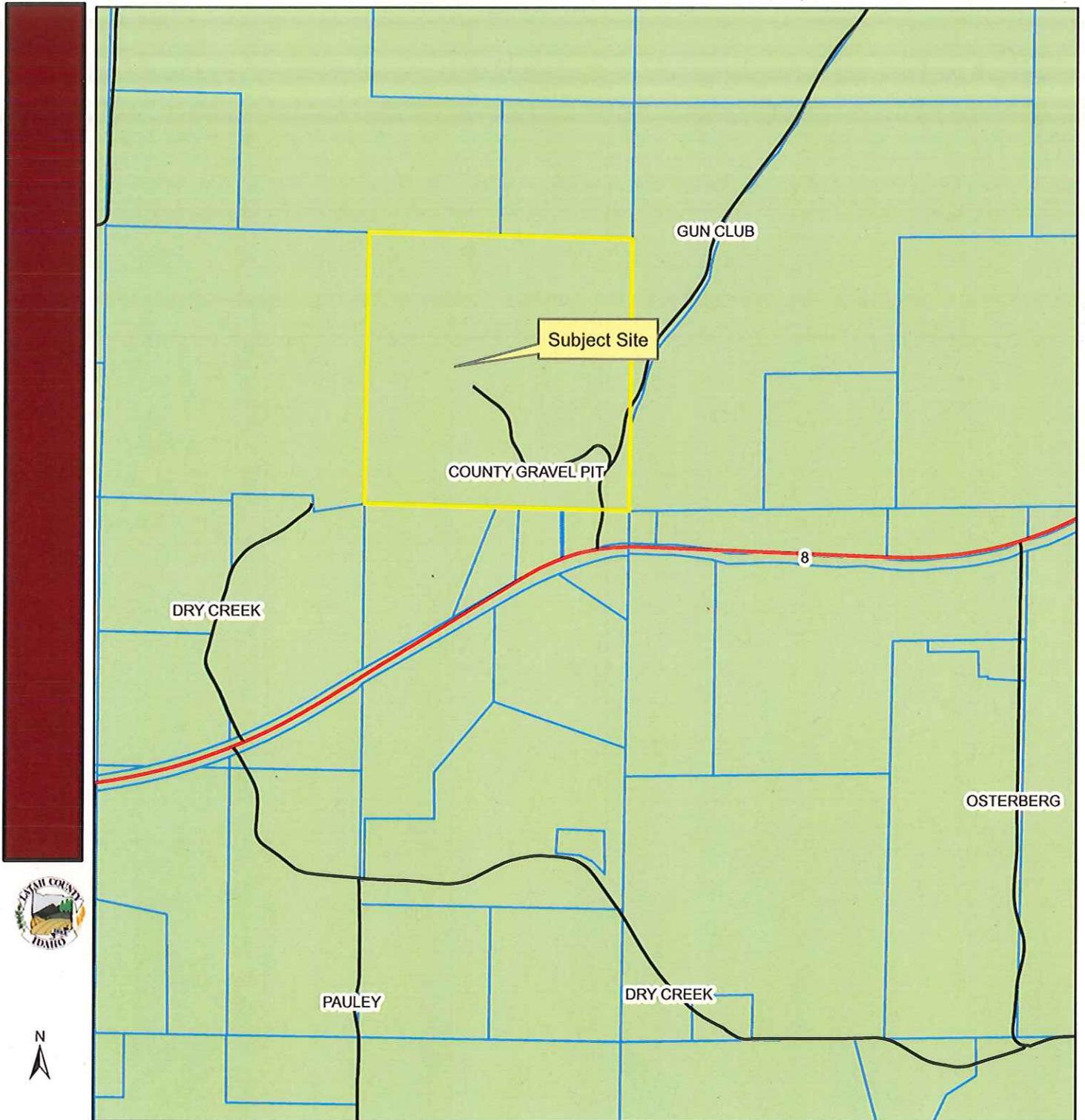
- AOI
- ICR
- PRODUCTIVE
- RURAL



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

LCZC Hrg: CUP 907
Applicant: Pleasant Hill
Exhibit #: 1A
Date: 01/15/2014

CUP 907 Zoning Map



Legend

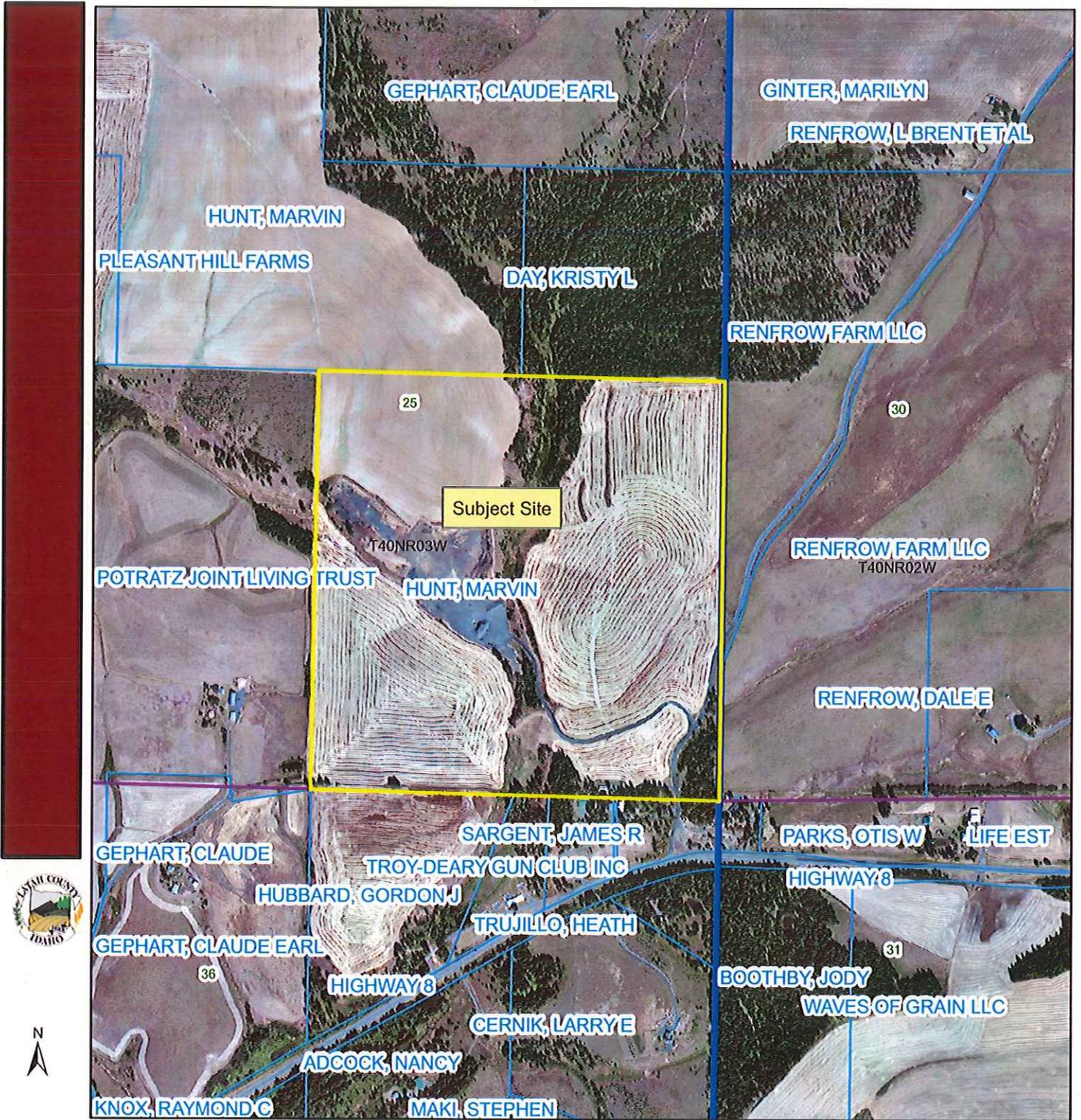
Parcels	Zoning_Districts_2009	Motor Business
	ZONE_TYPE	Multiple Family Residential
Agriculture / Forest	Municipality	Rural Residential
Agriculture / Forestry	Single-Family Residential	Single-Family Residential (R1)
Area of Impact - Genesee	Suburban Residential	
Commercial		
Industrial		



NOTE: This Document is a representation only.
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LCZC Hrg: CUP 907
Applicant: Pleasant Hill
Exhibit #: 1B
Date: 01/15/2014

CUP 907 Aerial and Adjacent Property Owner Map



Legend

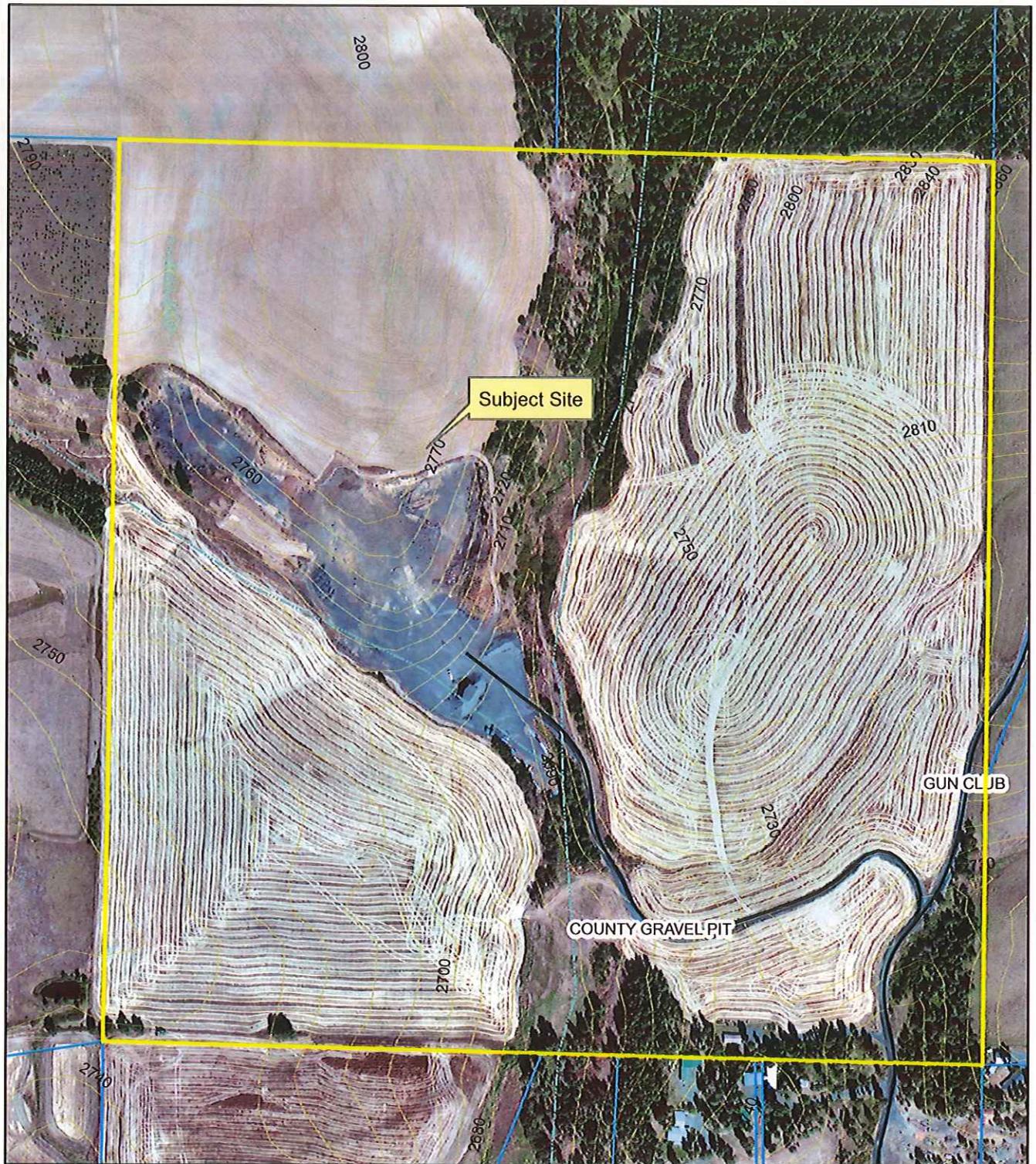
Parcels



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

LCZC Hrg: CUP 907
Applicant: Pleasant Hill
Exhibit #: 1C
Date: 01/15/2014

CUP 907 Elevation and Streams



Legend

- Parcels
- con010ft_arc
- Streams**
- INTERMITTENT
- PERENNIAL
- RIVER



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

LCZC Hrg: CUP 907
Applicant: Pleasant Hill
Exhibit #: 1D
Date: 01/15/2014



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 Pleasant Hill Farms		b. Home Phone / Work Phone (208) 835- 5322 5704		c. Email	
d. Mailing Address 1040 Pleasant Hill Rd		e. City Troy		f. State ID	g. Zip code 83871
h. Property Owner (if different than applicant) Darrill Hunt		i. Home Phone 208-835-5322		j. Work Phone 509-230-1657	
k. Mailing Address 1040 Pleasant Farms		l. City Troy		m. State Id	n. Zip code 83871

2. General Site Information

a. Assessor's Parcel Number(s) RP40N03W257275			b. Parcel Address (if applicable) 1041 Gun Club Road		
c. Acreage of Existing Parcel 160 Acres	d. Zoning A/F	e. Comprehensive Plan Designation Rural		f. Floodplain designation(s) "C"	g. FEMA Panel # 270
h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No.		i. Impact City N/A		j. Road Used to Access Site Gun Club 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

Rock Quarry; Gravel Extraction and Stockpiling; Natural Resource Mineral Resource Development

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

a. Fire District Troy	b. Road District NLCHD	c. School District Troy
d. Source of Potable Water (i.e. water district or private well) N/A	e. Sewage Disposal (i.e. sewer district or private septic system) N/A	

4. Adjacent Properties Information

a. Zoning of Adjacent Properties A/F	b. Existing Uses of Adjacent Properties Agricultural, Timber, Residential
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5. Permit Information

a. Proposed Use

Rock Quarry; Gravel Extraction and Stockpiling; Natural Resource Mineral Resource Development; HMA Asphalt Plant Operations.

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?	Section 4.03.02
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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 Pleasant Hill Farms	b. Date 11-26-13
c. Signature of Property Owner (if different than applicant) Darrill Hunt	d. Date 11-26-13

Office Use Only

Date Received 12/2/13	Amount 300.00	Receipt No. 995117	By [Signature]
CUP# 907	Date Determined Technically Complete 12/2/13		By [Signature]
Hearing Date January 15, 2014			

09/19/2013

7. Attachments

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

- Fee:** (\$300.00) 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 / certain proposed uses.

LCZC Hrg: CUP 907
 Applicant: Pleasant Hill
 Exhibit #2
 Date: 01/15/2014

Exhibit A

Narrative Worksheet

LCZC Hrg: CUP 907
Applicant: Pleasant Hill
Exhibit #: 2A
Date: 01/15/2014

Conditional Use Narrative Worksheet

Applicant: Pleasant Hill Farms Phone: (208) 835-5904 – Pleasant Hill Farms
(208) 835-5322 – Darrell Hunt- Home
(509) 330-1657 – Darrell Hunt - Cell

Description of Proposal:

Pleasant Hill Farms (owner) is seeking permission to continue using the existing Hunt Quarry site located in the W1/2, SE1/4, Section 25, Township 40 North, Range 3 West B.M. (located on Gun Club Road). Currently, the quarry encompasses approximately 12.75 acres including stockpile area, overburden storage, and rock extraction area. Depending on demands from local transportation districts (primarily North Latah Highway District) and private needs, this quarry would be expanded to approximately 18.5 acres over the next 15-20 years.

In the past, mining and crushing operations have been intermittent. Generally mining has taken place on a one to two year interval and lasting several weeks per occurrence. As crushing needs in the area have not changed much in the past several years, this frequency of crushing operations will likely not change. Loading and hauling operations will likely continue to be frequent and continuous on an as-needed basis. The quarry is to be operated and reclaimed pursuant to the approved reclamation plan through the Idaho Department of Lands.

Pleasant Hill Farms is also seeking permission to install a portable asphalt plant as part of the natural mineral resource development. Installation of a portable HMA plant would be more intermittent than rock crushing as demands are far less for asphalt than crushed aggregates. HMA plant operations would also operate several weeks per occurrence until a paving project is completed and the plant would then be removed.

Over the past several years (beginning in the 1972) rock has been extracted from this site. The aggregates from this site have become a vital public function as it provides approximately 1/3 of the gravel required to maintain the roads in the North Latah County Highway District. This quarry also possesses excellent aggregate quality which is essential for good infrastructure and longevity of roads both paved and graveled.

Existing Uses of Property:

Currently the Hunt Quarry is being used as a aggregate source/rock quarry. There are no structures located within the existing or planned quarry site. The surrounding property is owned and operated by Pleasant Hill Farms for agricultural uses.

Consistency Requirements:

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 proposed use is not detrimental to the health or safety of those in the surrounding area. The quarry is an existing source and has not had these impacts on the surrounding area in the past. A majority of the surrounding area is composed of farm land and some timber. There are few neighbors to this site (mainly to the south of the quarry) and State Highway 8 is located just to the south of the neighboring residences. Drilling, blasting, crushing and HMA plant operations will be restricted to the proposed hours of operation that will limit the impacts on the surrounding neighbors. Blasting will be controlled and fly rock will be confined to the site premises. Emissions from the operations will be controlled pursuant to the current laws and regulations of the Idaho Department of Environmental Quality. As a result, permitted uses and the enjoyment of those uses in this zone will not be adversely affected.

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

No new facilities or services will be required as a result of this application. There will be some added traffic (mostly truck) coming in and out of the quarry however no improvements to the roadways will be required. The only cost would be regular maintenance to the existing public road access.

C.) The use is not in conflict with the goals and policies of the comprehensive plan.

The proposed continual use of the quarry is consistent with the goals and policies of the comprehensive plan. Continual use of the quarry will provide aggregates for roads and projects in the area enjoyed by the public in their transportation needs. The quarry supports forestry and agricultural industries by providing required roadways utilized by these industries. The operations of this quarry promotes jobs and reduced transportation costs in the area providing a more solid based and sustainable economic foundation. The quarry has adequate public services via a good public access that would not need any improvements. The people of the county should look at this quarry as a good solid rock foundation to their economy.

a.) community design element

The goal of the community design element is to ensure a pattern of planned growth which results in the orderly and attractive development of Latah County. By continuing the operation of the Hunt Quarry, this goal is met by keeping the operation in a rural setting where there is minimal impact to neighbors or other zoning use thus minimizing conflicts. The proposed use is also best located near a pavement artillery where truck traffic have good access to the main highway and there is less dust issues for truck traffic. Currently there are only a few dwellings in the immediate vicinity of the quarry. One house is located approximately 1500' southwest of the

quarry and the remaining dwellings reside approximately 1800' to the south of quarry near the intersection of SH8 and Gun Club Rd. The remaining area is agricultural tilled fields.

b.) Population element

The proposed continuation of the quarry operation does not involve residential development. Thus the population element is non-applicable to this proposal.

c.) Housing Element

The proposed use involves no residential construction however it may support the construction of housing via the aggregate needs for roads and the aggregates required during the actual construction.

d.) Economic Development Element

A rock quarry operation is very important to many industries especially those that are in the general area of the quarry site. Aggregates produced from this quarry are utilized especially for road maintenance, residential, industrial and commercial construction. Forestry utilizes aggregates for logging roads so that logging trucks have good access to the forests. Similarly agriculture utilizes aggregates to also transport goods from farms to the local elevators. Aggregates are also required for maintaining the access to rural Latah County homes and businesses. The quarry also brings work to the area providing jobs and giving opportunities.

Two policies within this element are specifically directed to the mining industry. The first policy is to protect existing residences and businesses from impacts of mining and process operations. This will be done by following the proposed time restrictions on the operation. There is also a minimal conflict with dwellings at this location as there are very few surrounding neighbors. The second policy requires restoration of mining areas so that the land is suitable for other beneficial uses. This second policy will be accomplished by implementing and following the reclamation plan required by the Idaho Department of Lands throughout the remainder of the quarry's operation. The plan requires restoration via shaping and replanting after completion of mining activities leaving the quarry capable of being utilized for other industries/uses.

e.) Public Services, Facilities, and Utilities Element

Continued use of the existing quarry will require no additional public facilities or services to facilitate its operation. The quarry will actually help the North Latah County Highway District provide a service at a lower cost as aggregates are available in the area which significantly reduces the transportation costs for the district. It is also good to have good quality resources available for federal, state, and local use.

f.) School Facilities and Student Transportation

The continuations of the use of this quarry will not increase or cause new students which would require transportation costs to schools.

g.) Transportation Element

Continued use of the existing quarry would not affect the efficiency or the safety of existing public roadway system. Trucks will be entering and leaving the site during the hours of operation. Gun Club road is not heavily traveled and there has not been any significant impacts to traffic in the past.

h.) Natural Resource Element

The quarry is already an existing disturbance. The site is not in a flood plain and no wetlands will be disturbed. A drainage ditch also runs along the south side of the pit. There are no known areas of significant in the vicinity. Also no known critical habitats are present in the area that would be affected by the operation.

i.) Special Areas Element

There are no special areas in the proximity of the site that will be impacted by this use.

j.) Hazardous Areas Element

The quarry is not located in a floodplain. Slopes are to be constructed and operated in a manner that is pursuant to the reclamation plan and in conjunction with Mine Safety and Health Administration high-wall regulations.

k.) Recreation Element

The proposed continuation of the quarry will neither create nor affect recreational uses.

l.) Land Use Element

The Hunt Quarry has been in operation for over 40 years. The continuation of this site is consistent with the goal and policies set out in this section of the comprehensive plan. The general vicinity of the quarry is located within primarily an agricultural area. However the location of the quarry is on land that would be considered not productive farm land to "waste land" This quarry is also an isolated operation with a minimal impact to surrounding dwellings.

m.) Property Rights Element

No property values will be adversely affected by the continual use of this quarry. Approval of the continued use will allow the property owner to make economical use of their private property.

n.) Water Resource Element

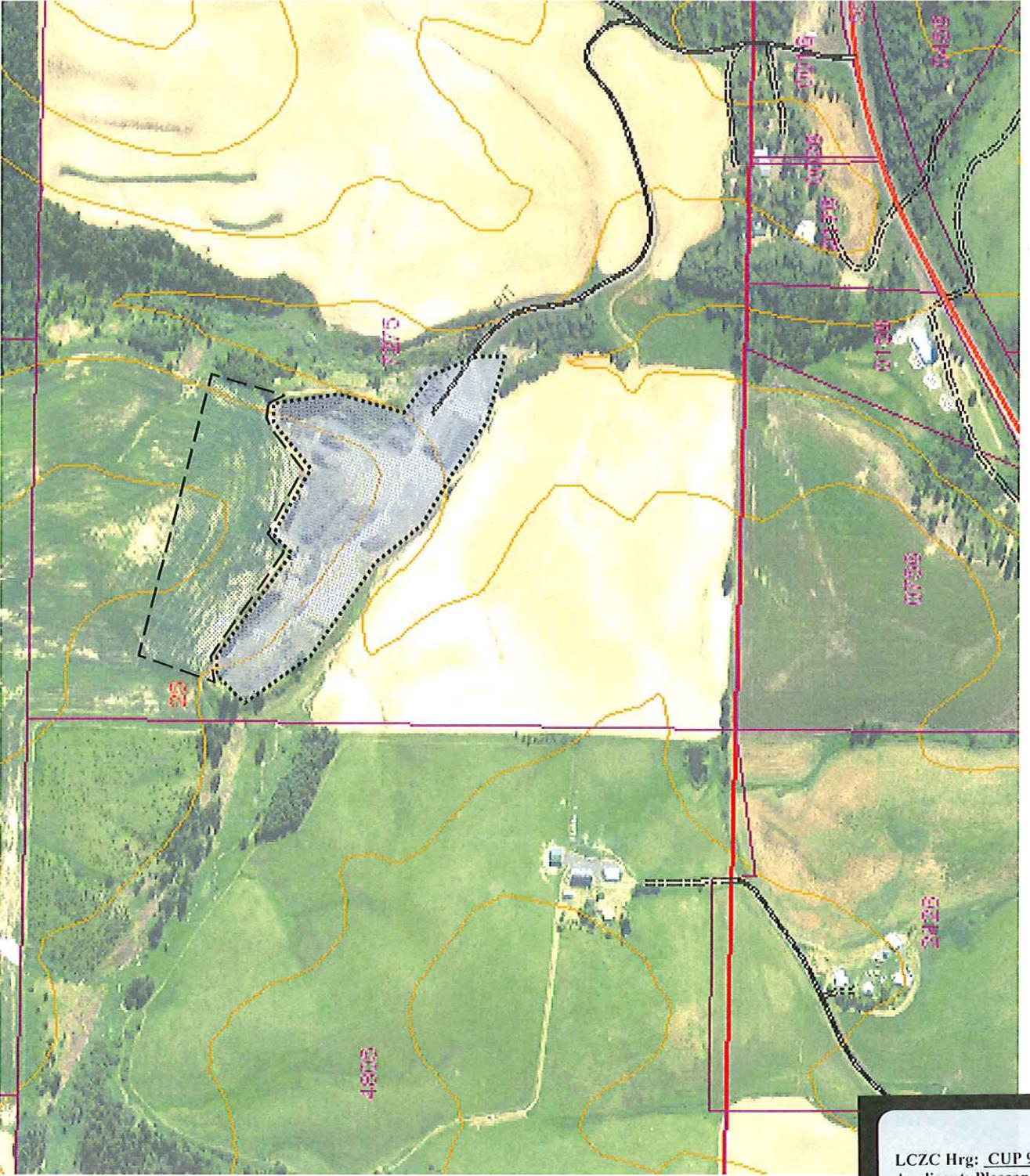
Continual operation of the quarry would meet the water resource element. Water is utilized at the source for dust abatement which is a use that protects and enhances the public health and safety. A storm water and spill plan has been developed for the quarry to prevent degradation of surface and groundwater quality. No irrigation will be utilized on site.

Conditional Uses Permit – Proposed Conditions

Applicant Pleasant Hill Farms proposed the following conditions be imposed on its application to operate a natural mineral resource development on the Hunt Quarry located W1/2, SE1/4, Section 25, Township 40 North, Range 3 West B.M, Latah County, Idaho.

- 1.) Drilling and blasting activities shall be limited to the hours of 5 a.m. to 9 p.m.
- 2.) Crushing and asphalt plant activities shall be limited to the hours of 5 a.m. to 9 p.m.
- 3.) Dust abatement, including the use of spray bars shall be used to reasonable control fugitive dust emissions within the operations.
- 4.) Lighting shall be directed away from residences to maximum extent possible.
- 5.) Written notification, at least 48 hours prior to blasting, shall be given to adjacent land owners within 300 feet of the affected facility.
- 6.) This permit shall be valid for 10 years after approval.
- 7.) The quarry shall be gated and locked when not in use.
- 8.) The site shall be posted "No Trespassing".

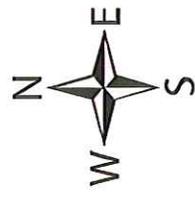
Exhibit B - Site Map



.....
Current Existing
Border
(~12.75 acres)

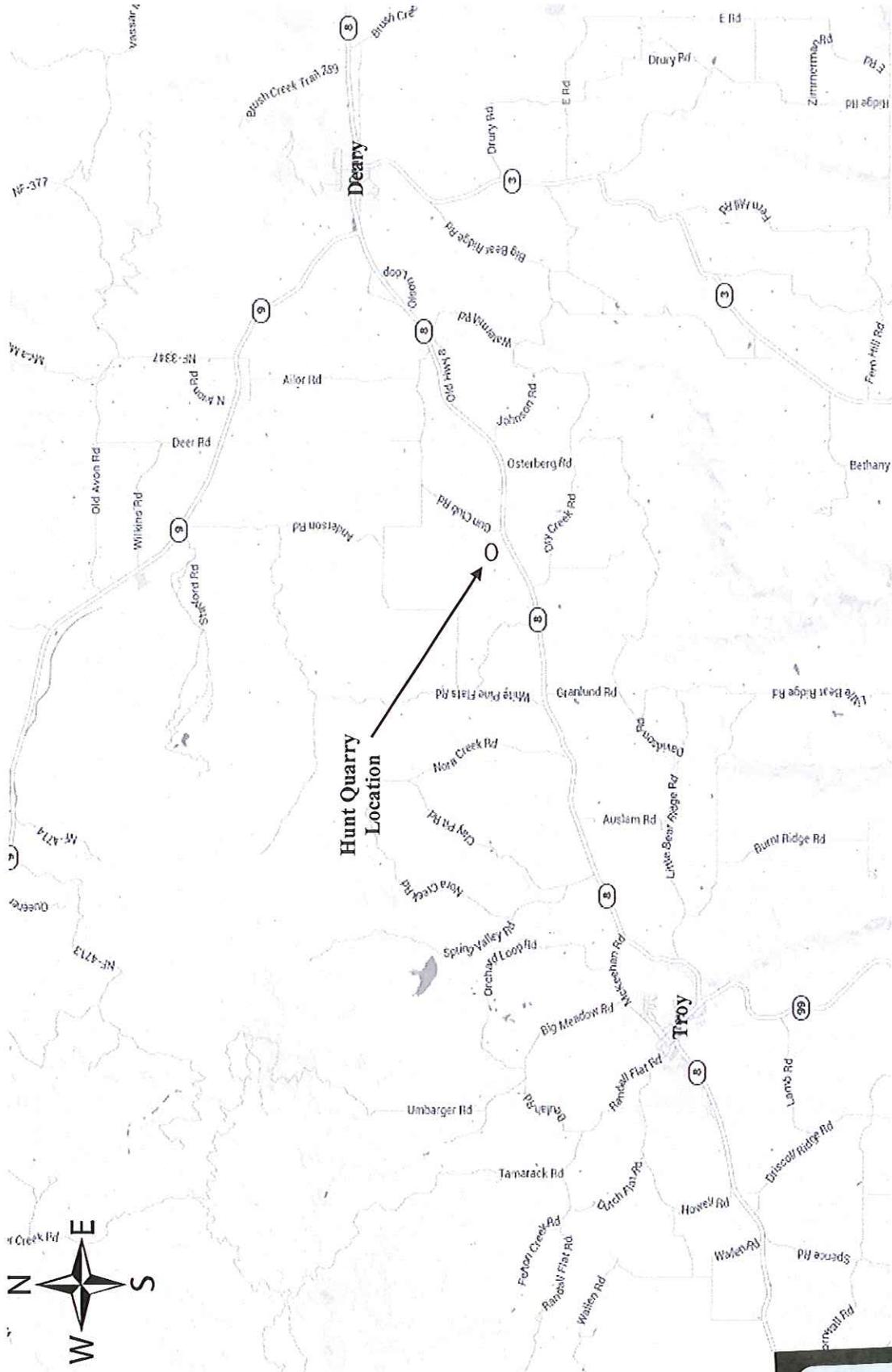
Future Quarry
Border
(~18.5 acres)

Scale
+/-250'



LCZC Hrg: CUP 907
Applicant: Pleasant Hill
Exhibit #: 2C
Date: 01/15/2014

Exhibit C Vicinity Map



LCZC Hrg: CUP 907
Applicant: Pleasant Hill
Exhibit #: 2D
Date: 01/15/2014

December 5, 1978

C

North Latah County Highway Dist.
Route 3, Box 189
Moscow, Idaho 83843

Gentlemen:

O

The following reclamation plan was approved by action of the State Board of Land Commissioners on December 4, 1978:

<u>PLAN NO.</u>	<u>COUNTY</u>	<u>LEGAL DESCRIPTION</u>
RP-542	LATAH	Pt. NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 25, Township 40 N., Range 3 West, B.M.

P

If you have any questions concerning the approval of this plan, please contact this office.

Sincerely,

Y

LARRY M. JONES
Mined-Land Reclamationist

LMJ:sjb

CC: Clearwater Area Office
Dept. of Fish and Game
Dept. of Water Resources
Dept. of Fish and Game
Div. of Environment

LCZC Hrg:CUP 907
Applicant: Pleasant Hill
Exhibit #: 2F
Date: 01/15/2014

MEMO TO THE STATE LAND BOARD

SUBJECT: Approval of Reclamation Plan

NUMBER: RP-542

APPLICANT: North Latah County Highway District

DETAILS: On October 4, 1978, the applicant submitted a reclamation plan for a basalt source located in a portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 25, Township 40 North, Range 3 West, B.M., in Latah County. The site comprises ten acres and is owned by Mr. Orley Hunt.

REMARKS: This pit is a basalt quarry, worked in the past, but never under a reclamation plan. Plan as submitted meets the minimum criteria of the Act. Clearwater Area Office has conducted a site inspection of the area. Other State agencies have no adverse comment.

RECOMMENDATION: Approve plan as submitted.

RECOMMENDATION APPROVED:  DEC 4 - 1978

RECOMMENDATION DENIED:

OTHER ACTION:

LMJ:sjb
11/13/78



FINAL RECLAMATION

- (1) Abandoned affected lands shall be topped to the extent that such overburden is reasonably available from the pit source, with types of overburden which is conducive to the control of erosion or the growth of vegetation.
- (2) The owner does not want any existing roads to be abandoned upon termination of lease. He desires to use them for his farming operations. Therefore, the roads will not be cross ditched upon termination of lease.
- (3) Affected areas of the source which will sustain vegetative growth shall be planted with a plant/s as recommended by the U. S. Department of Agriculture, Soil Conservation Service.

RP-542

GENERAL NOTES

- (1) Material obtained from this source may be used as rip-rap, pit run aggregate, fill material, crushed aggregates, and landscape boulders.
- (2) Information was obtained for design only. Depth and types of materials are representative only of source surface exposures. Variations are expected. No test holes have been made to date.
- (3) This source has been used by the North Latah County Highway District in accordance with an executed lease on file at the North Latah County Highway District office on White Avenue in Moscow, Idaho.
- (4) Material obtained from this source by the North Latah County Highway District is not for resale.

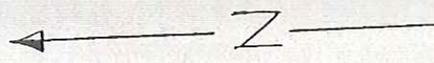
SOURCE OPERATION

- (1) Material will be removed from the source starting northwest-erly and northeasterly.
- (2) When pit walls exceed a slope of $3/4$ to 1, they shall be benched as indicated in section A - A' on topography map of source area.
- (3) Driller shall examine pit walls for fishers and loose rock after each drilling and blasting plus excavation operation. Any dangerous rock shall be blasted or otherwise removed from the walls and/or sides.
- (4) The bottom of the pit shall be excavated or constructed in such a manner as to provide drainage in a southerly direction into Dry Creek and it's tribu-taries.
- (5) Crushed materials shall be stock piled in cleared area south of pit area and east of Dry Creek.
- (6) Removed overburden materials shall be placed in the central pit area eventually. It shall be evenly sloped to the north.

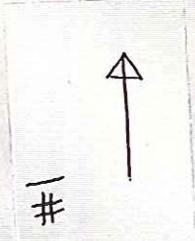
SOURCE RECLAMATION

- (1) Top soil from areas to be worked and crusher rejects finer than 1/2" shall be placed on abandoned slopes which are flatter than 2 to 1. The central pit area at the south end is now being planed for this operation.
- (2) Existing topography and terrain to the south of the pit act as a visual screen for motorists on Idaho State Highway south of pit area. The Latah County road east of the pit area is also screened from the pit by topography and terrain east of the pit area.
- (3) Pit floor shall be sloped in a southerly direction to assure a proper drainage pattern into Dry Creek and it's tributaries.
- (4) Water run-off shall be controlled by ditches and slopes to present ponding or erosion.
- (5) After each crushing period (contract) the pit walls and floor shall be left in a graded condition void of loose piles on the floor and dangerous rock on the walls.

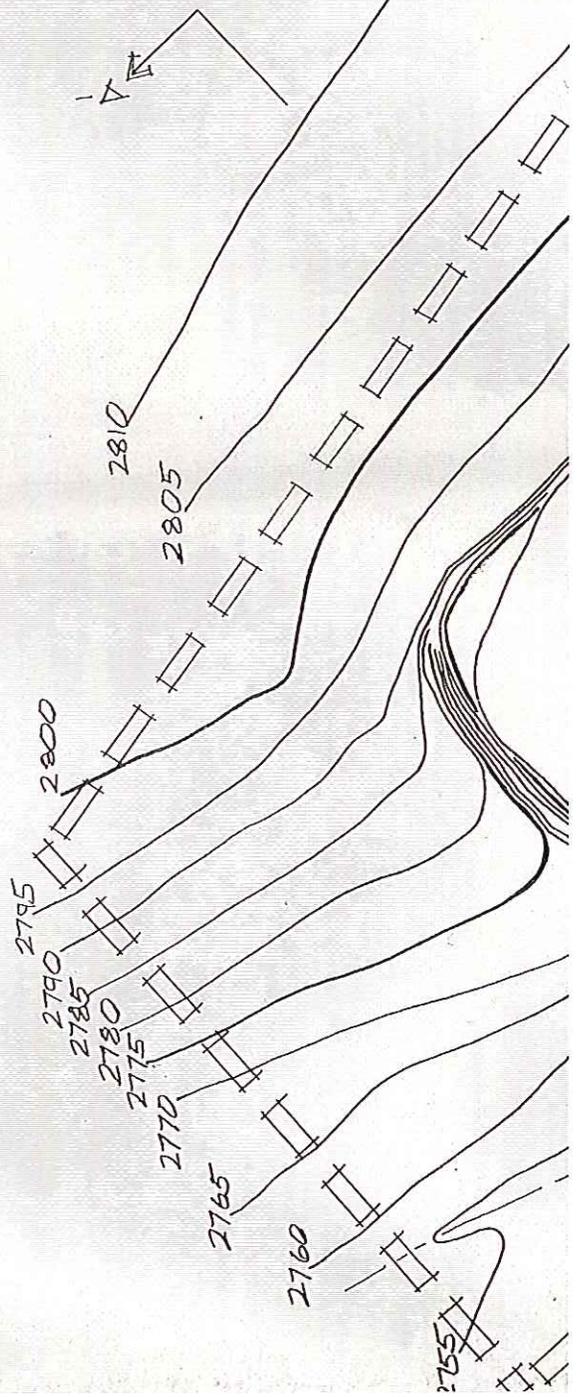
FIELD



88
10/2



SOME GRASS
ROCK OUTCROPPINGS



H
/

L 1 H

2
4

2810

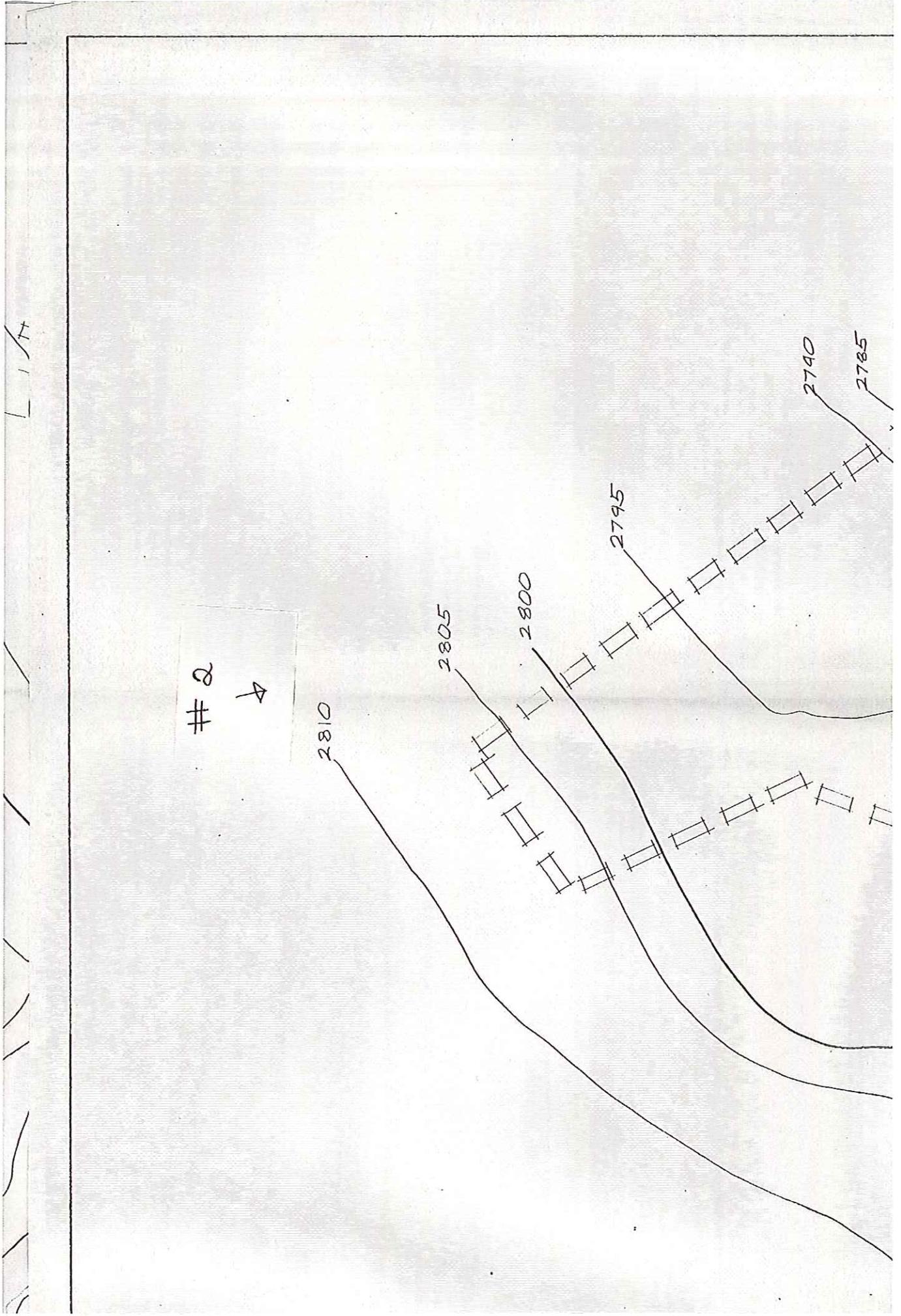
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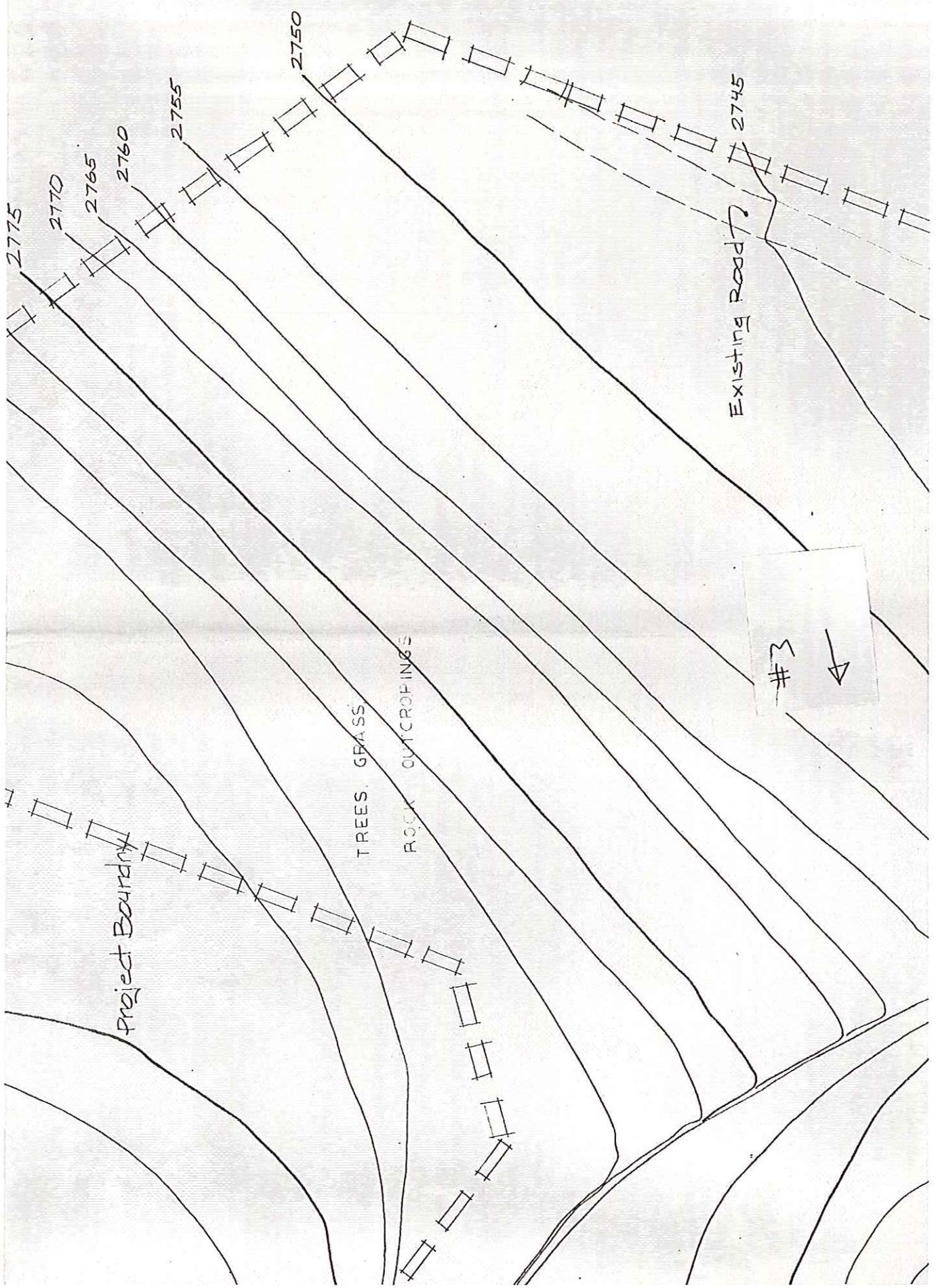
2800

2795

2740

2785





2775

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2760

2755

2750

2745

Project Boundary

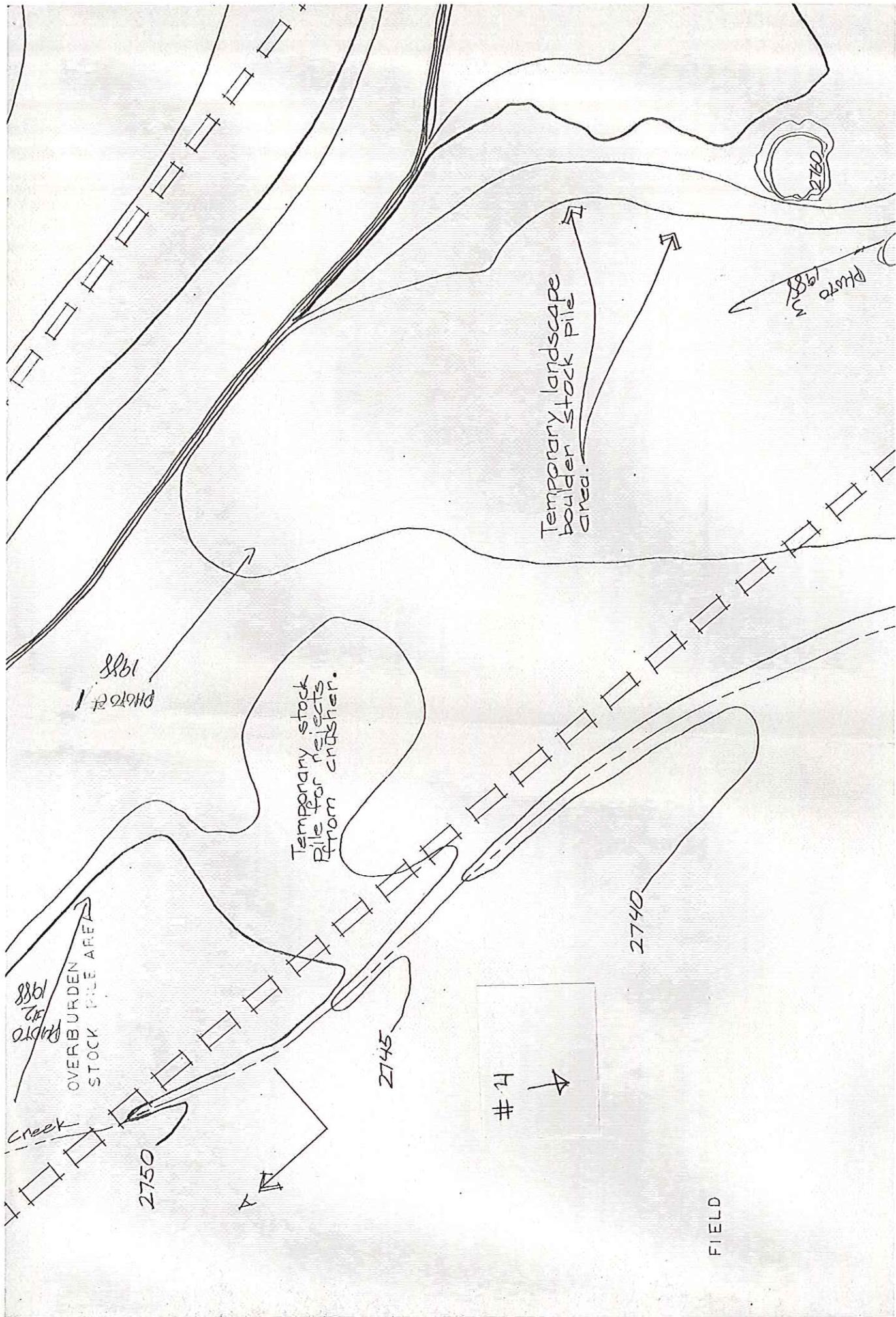
TREES, GRASS

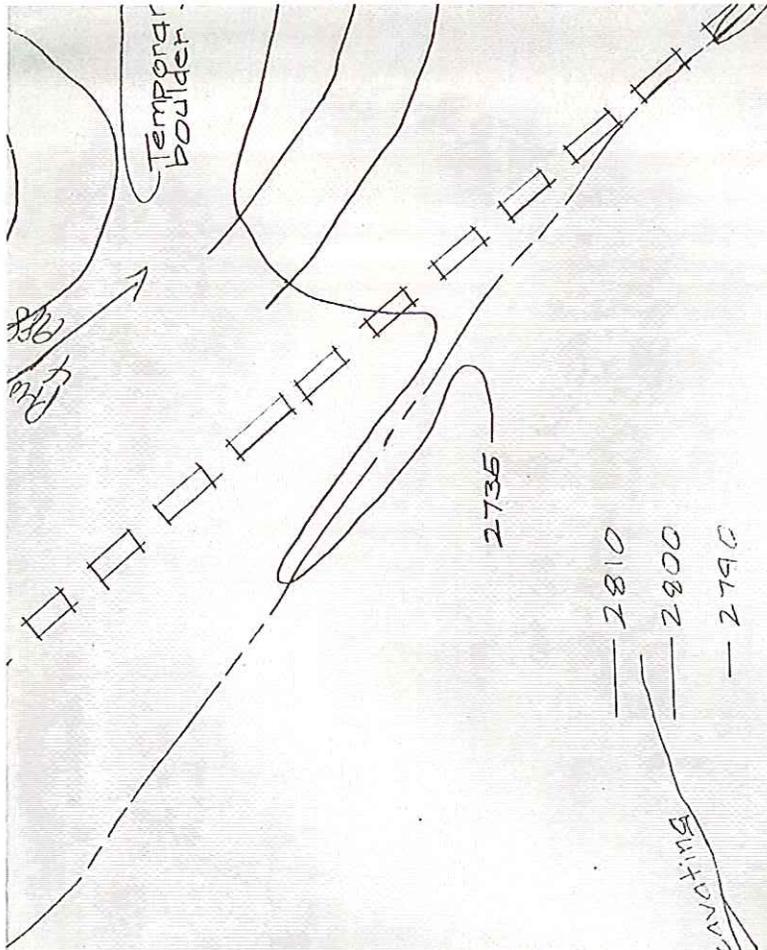
ROCK OUTCROPPINGS

Existing Road

#3







- 2810
- 2800
- 2790
- 2780
- 2770
- 2760
- 2750
- 2740
- 2730

Maximum drainage slope 5%

line prior to excavating

60' Bench Max.

2% ↗

Existing Channel for Dry Creek

Overburdens stock pile area

Section A-A'
 Scale - Vertical 1" = 30'
 Horizontal 1" = 30'

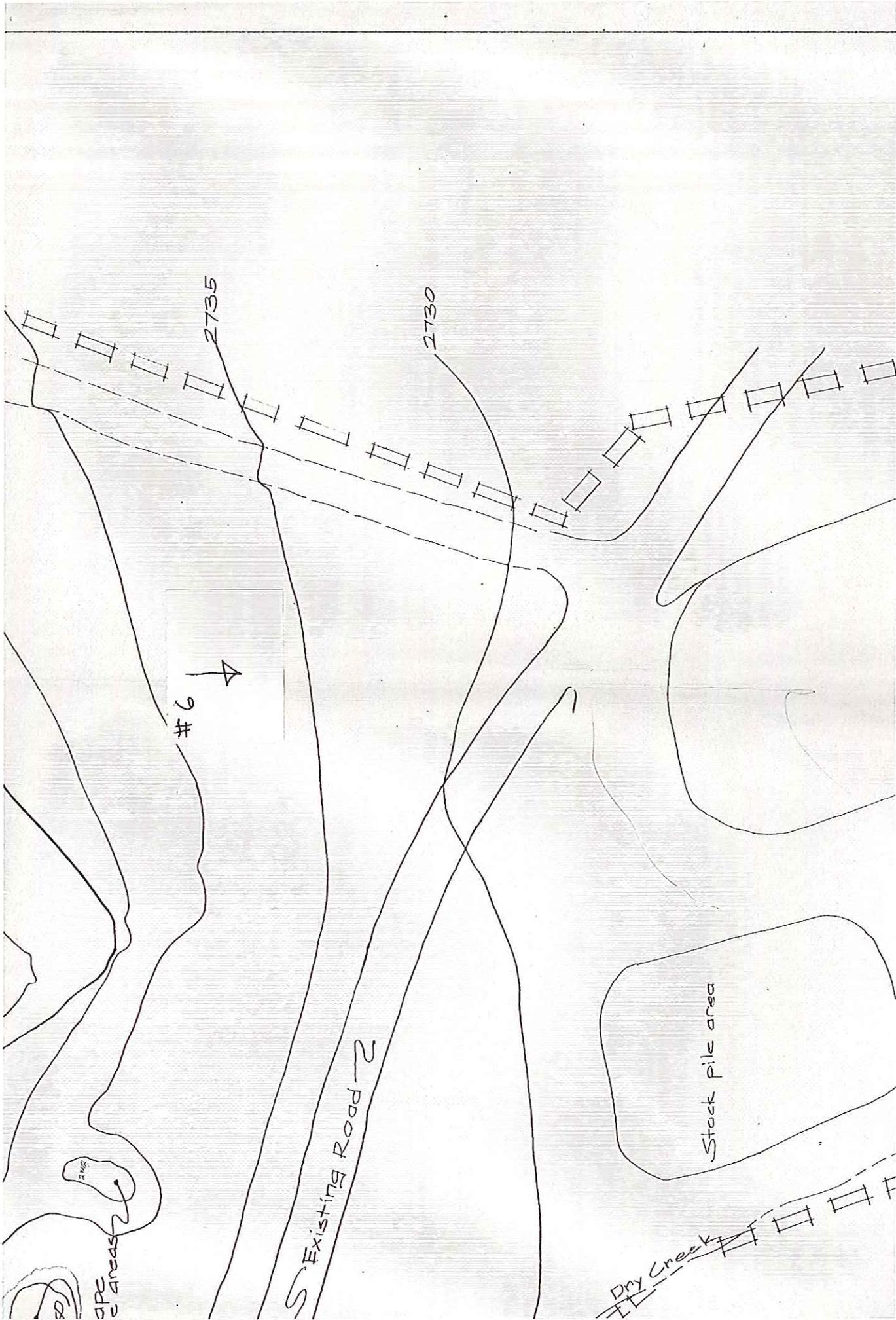
273

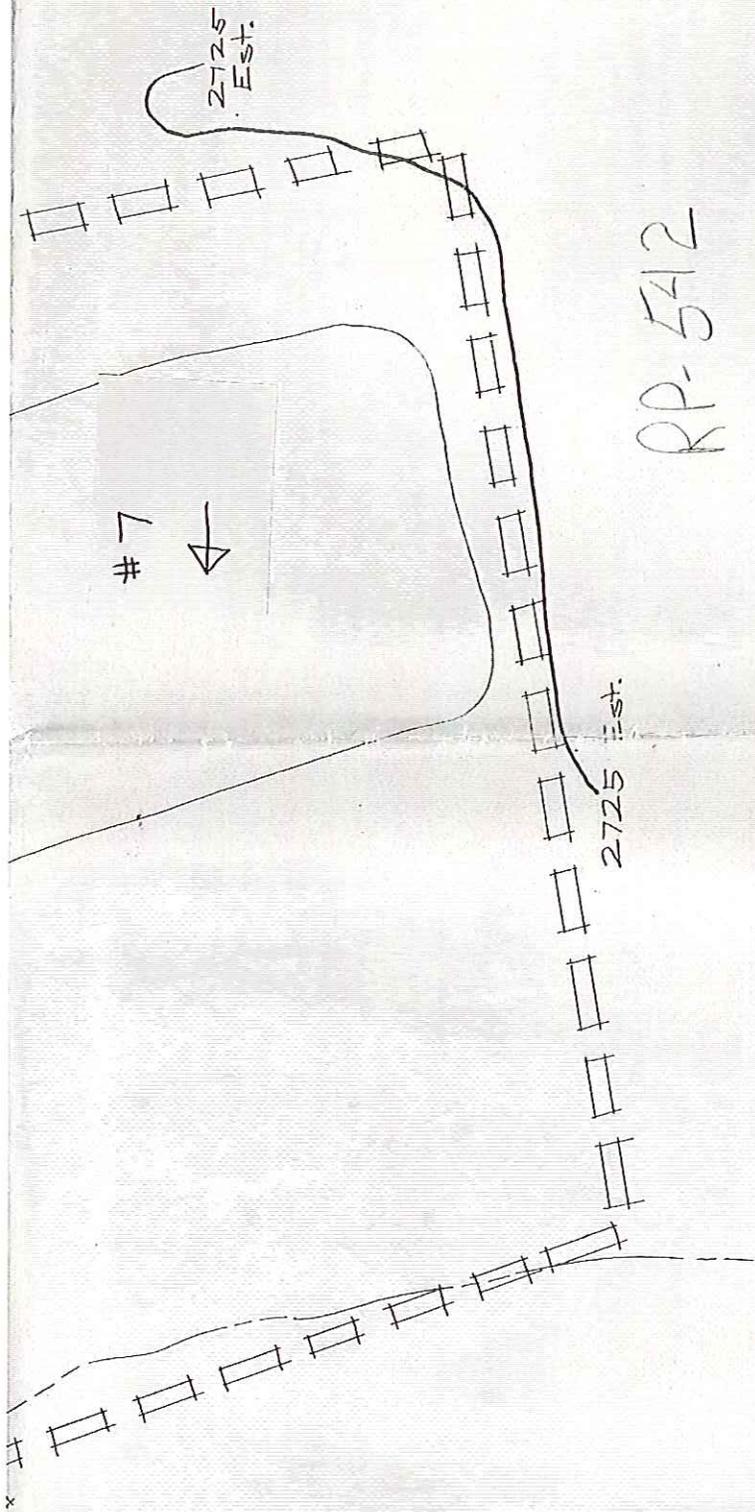
2735

#5

Temporary Boulder

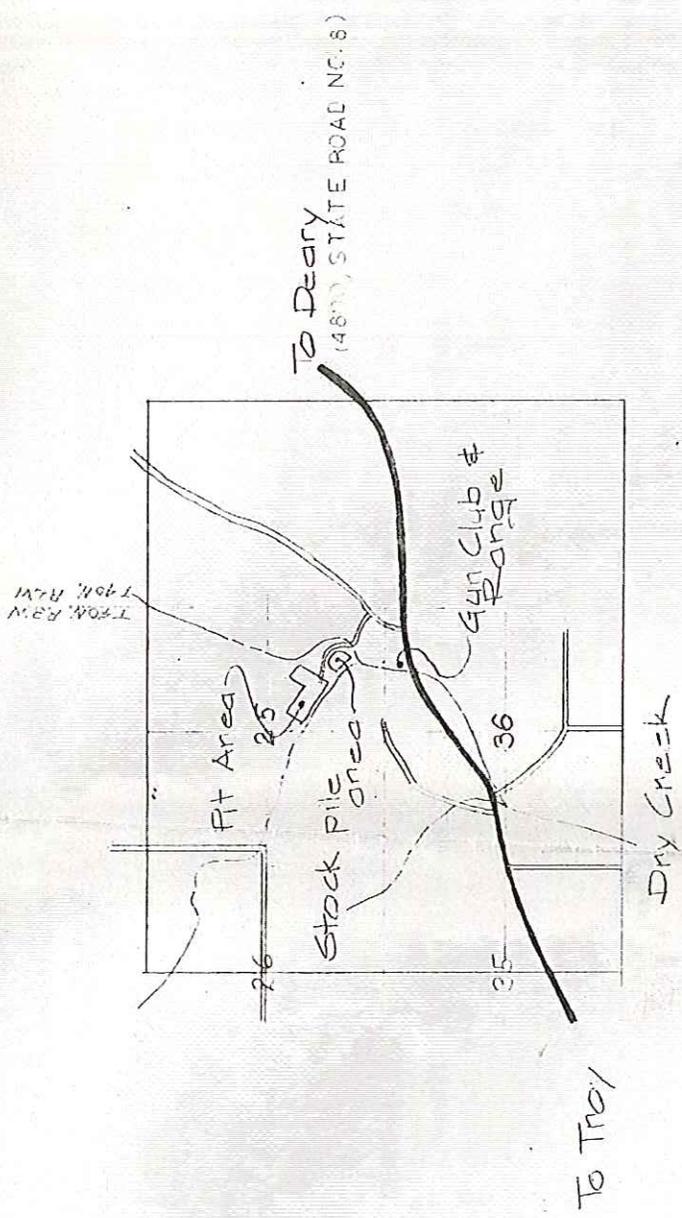
River





RP-5412

19	Pit leased to: North Latah County Highway District White Avenue Moscow, Idaho
Pit Area	Pit leased from: Mr. Orley Hunt - Owner Troy, Idaho
	Parcel description: A part of T4QN, R3W, B.M. Section 25 Pit located NW 1/4 of SE 1/4 Area estimated at 10 acres (7 acres quarry) Reclamation: Reclamation Approval No. _____ Reclamation Approval Date _____ Archaeological Clearance _____



LOCATION MAP

END

TAGGART ENG

Route 2 & Patch, Ia

Topography Map

Contour interval -
Scale = 1" = 30'

Date - Sept. 19

Drawn by - G.S.

Hunt Quarry

Stormwater Plan



Date: November 2013

SITE NAME: Hunt Quarry.

SITE LOCATION: 1041 Gun Club Road

SITE DESCRIPTION: This site consists of a quarry located on gun club road between Troy and Deary Idaho off of SH8. This quarry has been utilized and developed since 1972. The operation of the quarry generally consists of the following:

Overburden Removal

Drilling and Blasting

Mobilization of Crusher Units

Crushing and Stockpiling

Demobilization of Crusher Units

Loading and Hauling of aggregates produced

Drilling, Blasting and Crushing Operations generally occur once every 1-2 years and last for approximately 2 months during this time period. Loading and hauling of aggregates take place all year round primarily during the summer months.

RECEIVING WATERS AND JURISDICTIONAL WATERS: Dry Creek → Big Bear Creek → Potlatch River → Clearwater (main Stem) → Snake River → Columbia River → Pacific Ocean

WETLAND DISTURBANCE: Wetlands shall be avoided and protected.

QUARRY SITE BMPs:

Dust Control Management: Uncontaminated water discharge from dust control, dust abatement activities, and water used in road grading activities and compaction shall be retained on site and not reach wetlands or waters of the United States. Limitations of using water shall be recognized before usage. Dust control will be utilized on the crushing plant when required. The crusher is supplied with spray bars to significantly reduce the amount of emissions from the facility to protect the environment and as a safety precaution of the employees. Dust control may also be required on gravel haul roads when there is heavy traffic.

Preservation of Existing/Natural Vegetation: Existing vegetated buffers (including preserving mature vegetation and trees) shall be utilized to minimize storm water erosion potential and down slope movement to any watershed, water feature (including irrigation amenities or domestic water sources), or area susceptible to storm water or surface water movement. The vegetated buffers shall consist of wide areas of undisturbed vegetation including grasses, shrubs, woody plants, and trees that are located around the quarry site. The vegetated buffers shall be left undisturbed throughout the quarry life and act as permanent erosion and sediment control BMPs to ensure short and long-term slope stability. Maintain natural vegetation between the quarry and all streams.

Construction Entrances/Exits and Haul Roads: Erosion and sediment originating from paved or unpaved haul roads and entrances/exits require appropriate erosion and sediment control BMPs. Off-site vehicle tracking of sediment shall be controlled through the use of stabilized construction entrances where haul roads and temporary roads connect with the highway. All haul roads, construction entrances and exits shall be ground prepared, graded, and maintained so that no sediment, contaminated water, or wind erosion (fugitive dust) is discharged from the site. Aggregate will be utilized to stabilize all entrances/exits and to limit sediment, contaminated water, or wind erosion (fugitive dust) discharge from the site as well as unwanted tracking onto public roadways.

Good housekeeping measures: Good housekeeping measures are required for all operators within the quarry. Good housekeeping does not only promote a good image for the quarry but it is also implemented for the safety and health of the workers along with the environment. Strict measures will be held to those that do not practice good housekeeping. Good housekeeping means keeping litter and other floatable solids picked up within and around the quarry site. This keeps litter from blowing onto other property and also keeps floatable solids from entering the waters of the U.S. Keep stored material neat and in an orderly fashion.

Berms and rerouting of stormwater: Where practical, berms shall be installed to maintain water on site and to also reroute oncoming stormwater from entering the site premises. Construct berms parallel with the contours of existing landscape a minimum of 1.5' in height and 3' in width. The constructed berms shall be wheel or track rolled to provide compaction. Avoid causing concentrated flow on the "uphill" side of the berms, rather provide a relatively level berm that acts as a long infiltration area for stormwater.

Minimize Soil Compaction: When stockpiling overburden or applying overburden to the surface upon reclamation, use tracked equipment whenever possible to reduce surface pressure and compaction. After soil is prepared, avoid driving on the prepared soil as much as possible.

Re-vegetation: Re-vegetate areas of the quarry after reclamation or when an area of the quarry is going to be set idle for an extended period of time. This shall be utilized to minimize noxious weeds and to stabilize the given area.

Quarry Floor: Maintain the quarry floor so that water drains from the pit area at a gentle gradient. This reduces ponding within the quarry and also minimized stormwater flow velocity which is key to prevent erosion. Avoid routing stormwater to a concentrated flow wherever possible to avoid high energy flows.

Outlet rock armoring: Where/if applicable utilize clean shot rock from the quarry to act as a rip rap outlet protection for any concentrated flow areas that are prone to erosion. Provide a layer of shot rock (4"-8") in these areas to dissipate flow velocity and to protect the soil within these areas from erosion.

Stormwater Site Plan



-  Preserve Natural Vegetation
-  Maintain Stabilized Entrance/Exit and Haul Roads
-  Berm
-  Future Mining

*Spill Prevention and Countermeasure Plan
(SPCCP)*

Hunt Quarry

Latah County, Idaho

DATE: November 2013

LCZC Hrg: C4 P907
Applicant: Pleasant Hill
Exhibit #: 217
Date: 1/15/14

SPILL PREVENTION CONTROL and COUNTER MEASURE PLAN (SPCCP)

The Spill Prevention Control Counter Measure Plan (SPCCP) goals are to minimize the potential for hazardous material spills or discharges; to minimize health, safety, and environmental impacts due to hazardous material releases; and to outline and define exact emergency measures to be implemented in the event of a hazardous material spill or discharge.

Hazardous materials are considered to include solid wastes (SW), toxic substance control act (TSCA) regulated materials, resource conservation recovery act (RCRA) wastes, comprehensive environmental response compensation liability act (CERCLA) substances, and petroleum products and wastes.

The transportation, storage, application, and usage of any hazardous material must be in compliance with federal, state, or local regulations with regards to health, safety, and environmental requirements.

SPILL PREVENTION CONTROL COUNTER MEASURE PLAN OBJECTIVES

The objectives of the SPCCP Plan are as follows:

1. Minimize hazardous material spill and discharge potential by adherence to state, federal, and local guidelines for hazardous material transportation, transfer, storage, application, and use.
2. Provide emergency information for personnel so that quick and decisive discharge response measures are understood and implemented.
3. Clearly define personnel responsibilities in the event of a spill or discharge and clearly outline notification procedures.
4. Implement spill or discharge response, containment, and clean-up practices to minimize environmental impacts.

HAZARDOUS MATERIAL MANAGEMENT PRACTICES:

The primary spill or discharge hazards associated with transportation, transfer, storage, application, and usage of hazardous materials include, but are not limited to:

- Tanker truck or container distribution to equipment (i.e. mishandling);
- Tanker truck tank rupture;
- Tank valve and hose failure;
- Mishandling and misuse of common construction products that are hazardous such as petroleum products, fertilizers, paints, and/or concrete;
- Inadequate storage and containment parameters provided for hazardous materials;
- Inadequate disposal of hazardous materials;
- Overall operator carelessness in hazardous material transfer, distribution, handling, and usage in general; and,
- **POOR HOUSE KEEPING.**

All of which can result in an unwanted spill or discharge.

Fueling will occur with portable fueling trucks or portable product containers that are compliant with state, federal, and local requirements and which follow the manufacturer's specifications for transportation, transfer, and storage. When fueling or using other liquids that may be hazardous, spill kits (i.e. booms, absorbent rags, inert substances such as sand, perlite, zeolite, and/or drip trays) shall be readily available in case of a spill. Hazardous material transfer shall be completed in a manner that shall minimize the potential for a spill or discharge. The following procedures shall be followed prior to and during hazardous material transfer, distribution, handling, and usage:

1. All containers shall be inspected prior to any use for ruptures, cracks, rust, evidence of leakage, or faulty seals.
2. Transportation and transfer of products will require proper packaging, marking, labeling, and placarding identification.
3. All damaged, worn, or faulty parts shall be repaired or replaced prior to using equipment which will be handling, transferring, or distributing the hazardous materials.
4. A tank valve and vent inspection shall be completed on the tanker truck prior to transfer and departure to assure no spills or discharges (including leaks) are present.
5. A tank hose disconnection and drain check shall be completed prior to tanker transfer and departure from the fueling or dispensing site. Transfer hoses shall be inspected for cracks and ruptures prior to use.
6. Hazardous materials (including portable services) shall be dispensed directly to equipment or the intended purpose and shall be completed according to state, federal, and the manufacturer's guidelines. No transfer of hazardous materials to equipment shall occur within 150 feet* of any watershed, water feature (including irrigation amenities or domestic water sources), or area susceptible to storm water or surface water movement. *This is a minimum distance without District Environmental Approval; this distance can be expanded based on other environmental conditions or commitments as required by federal, state, or local requirements.

The following procedures shall be followed to ensure "good housekeeping" of all hazardous materials:

1. Only necessary quantities of hazardous materials (i.e. enough to do the job) shall be stored on site. If a hazardous material is not needed it shall not be located on the construction site or in any staging area.
2. All hazardous materials on site shall be stored in the hazardous material containment staging area, stored in a neat and orderly fashion, kept in their original containers with the original manufacturer's label unless un-sealable, and enclosed or covered in a manner that eliminates to the maximum extent, exposure to precipitation, storm water, and surface waters.
3. The contractor shall inspect the hazardous material containment staging area on a daily basis to ensure proper storage, use, and disposal of hazardous materials.

4. Hazardous materials shall not be mixed with one another unless recommended by the manufacturer and shall than follow the manufacturer's specifications.
5. Whenever possible, all of the product shall be used up before disposing of the container. If the product cannot be used in entirety the product shall be recycled if possible. Hazardous wastes and unwanted hazardous materials shall be disposed of or recycled at an approved licensed off-site hazardous material site in accordance with the manufacturer's specifications and all state and federal regulations.

***Original labels, containers, and material safety data sheets shall be retained for use in the event of an emergency.

EDUCATION AND TRAINING

Any personnel working directly with hazardous materials, including transportation, transfer, storage, application, and usage of hazardous materials shall meet federal training requirements. In addition, all personnel shall be educated concerning potential areas where a spill or discharge could occur and drainage routes or air-borne routes that could facilitate transport.

Personnel shall be trained on how to handle (e.g. safe storage and transfer of products), to use/apply (e.g. manufacturers specifications), to know the consequences (e.g. all safety, health, and environmental concerns), and to know what to do (e.g. proper containment) if there is a discharge of a hazardous materials that they will use or come in contact with. Personnel shall be certified and trained on proper discharge clean up procedures and know where the location and types of discharge clean up equipment are stored (e.g. spill kits). The primary emphasis of training is the administration and implementation of safe working habits and skills, with the goal of achieving no hazardous material discharges and if a discharge does occur, will accordingly lead to minimization of impacts.

EMERGENCY OPERATING PLAN PROCEDURES

The following is a brief synopsis of procedure and plan details:

1. Determine from a safe distance, the type of hazardous material that was spilled or discharged. Observe packaging, markings, labels, and placards if possible (binoculars may become helpful in such circumstances). Observe weather, topography, and wind directions in relevance to the discharge. The distances between surface waters and nearby amenities such as dwellings, equipment, buildings, and etc.

If contaminated stay away (remain a safe distance) from direct contact with people, equipment, or other amenities to ensure no one else will become contaminated. Communicate from a safe distance to those responsible for initiating containment, decontamination, and clean-up procedures.

Do not allow other people to enter an area of contamination. Only those who are trained and certified and who are immediately involved with containment and cleanup shall be admitted to the discharge site.

2. REPORTING SPILL INCIDENTS:

Hazardous material spills shall be documented and reported in an **incident report** to the appropriate local, state, and federal regulatory agencies. Any release of hazardous materials that exceeds standards

for a 24-hour period as set in accordance with the Federal Codes of Regulation shall report to the CO. Contact should then be conducted with the Idaho Communication Center (1-800-632-8000) and the National Response Center (1-800-424-8802, when necessary), immediately upon discovery. The contacted emergency agencies will coordinate the necessary response parameters dependent upon the emergency level:

IF A LIFE THREATENING SITUATION EXISTS, CALL 911 IMMEDIATELY.

---Idaho State Communication Center 1-800-632-8000, coordinates state emergency response for all affected regulatory agencies.

---National Response Center, (1-800-424-8802), national response entity for major spill events.

---Latah County Sheriff Office (208) 882-2216 (Moscow, Idaho)

3. Until help arrives:

- A. It may be possible to safely conduct containment efforts once communication and assistance has been verified through the Idaho Communication Center;
- B. Enter the incident area only when properly trained (federal certification) and equipped with appropriate protective clothing and equipment;
- C. Render first aid to victims only if substance is known and safe for responders or after decontamination has been completed; be sure to notify medical personnel if any exposure to a hazardous material is suspected;
- D. Serve as an on-scene communication point and provide information to other incident responders.
- E. Relinquish incident command as soon as possible to the appropriate authorities.

4. Containment and neutralization of spill or discharge shall only be done after following all previous emergency procedures.

5. Document through an Incident Report the following:

- i. Date and time of incident;
- ii. Location/area of incident;
- iii. Weather conditions—including wind direction and whether it is raining/snowing/sunny/cloudy;
- iv. Description (types and amounts of hazardous materials released) and circumstances that lead to spill or discharge release;
- v. Identify the containment and clean up practices used
- vi. Identify other pertinent information of the surrounding area such as adjacent residencies or discharge points to waters of the United States.

6. Reassessment of emergency response procedures, refinement of response plan, and implementation of better response measures after cleanup.

7. The spill plan must be revised and adjusted within five calendar days of knowledge of the release to include measures and BMPs to prevent this type of spill or discharge from reoccurring and how to clean up the spill or discharge if there is another one.

3. Waste Management

Portable sanitary waste receptacles will be maintained on site and will be routinely cleaned (if applicable).

No burning of waste on this project will take place.

Good housekeeping measures are to be implemented at all times. There is to be no garbage lying on site at anytime. Garbage cans will be located on the service truck at all time. Any grease rags or oily material should not be placed in any garbage can unless it is steel with a sealed lid to mitigate spontaneous combustion. Good housekeeping is not only for good relations with our client but is also a safety precaution. Strict measures will be taken if an employee is not practicing good housekeeping activities at all time.

4. Vehicle and Equipment Maintenance

The following summarize the above information pertaining to vehicle and equipment maintenance.

- Topping off of fuel tanks is prohibited
- Fueling and maintenance will be conducted over 150 feet from any water body
- Absorbent pads and clean up material will be kept nearby during all maintenance activities
- Equipment is to be inspected daily for leaks and major maintenance activities are to be preformed off site before mobilization.
- Equipment is to be in good operating condition at all time while on site.

CUP #907 – Staff Introduction

CUP #907-A request by Pleasant Hill Farms to expand an existing rock excavation, crushing and processing operation by an additional 6 acres over twenty years and a portable asphalt plant. The site is located approximately six miles northwest of the City of Troy, less than one-half mile north of State Highway 8, in Section 25, Township 40 North, Range 3 West B.M., and is currently referenced as assessor's parcel number RP40N03W257275A. The current mineral resource development is permitted to North Latah Highway District and will expire in July. The property owner is requesting to renew this permit and will be managing the general operations of the site.

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 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.**

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:

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.** Site Plan (Submitted by Applicant)
- Exhibit #2D.** Vicinity Map Plan (Submitted by Applicant)
- Exhibit #2E.** Assessor's Plat Map (Submitted by Applicant)
- Exhibit #2F.** Reclamation Plan (Submitted by Applicant)
- Exhibit #2G.** Storm water Plan (Submitted by Applicant)
- Exhibit #2H.** Spill Prevention Plan (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission hearing for CUP #C07 held on January 15th, 2014

That is all staff has unless the Commission has questions.