

A well is proposed to be constructed at the southwest of the project site.

The project site is not located within a floodplain.

No wetlands are present of the subject property.

The hydrogeologic evaluation of the proposed site concluded that the potential for impacting ground water quality within the glacial aquifers from operations of Interstate Concrete and Asphalt are small.

The Division of Environmental Quality and the Department of Water Resources require a minimum separation of 40 feet between groundwater and the bottom of the pit. The applicant shall demonstrate that this separation will be accomplished. This is required Condition 17.

The depth to water under the site is probably more than 100 feet except that small perched zones may exist in the fractured rock.

A final stormwater management plan was submitted that conforms with the requirements of BCRC, Section 12-2432.

Blasting was not applied for as part of this application and is prohibited. This is required Condition 5.

4. CONCLUSION:

The proposed use will not create a hazard or will not be dangerous to persons on or adjacent to the property.

CONDITIONS:

1. The use shall be in accordance with the approved site plan.
2. The Conditional Use Permit shall not supersede deed restrictions.
3. All county setbacks shall be met.
4. The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for a single extension of the Conditional Use Permit for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing.

The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.

5. Blasting is prohibited.
6. The hours of operation for the shall be from 6:00 AM to 6:00 PM Monday through Saturday.
7. The applicant shall reclaim the site as required by the Idaho Department of Lands approved Reclamation Plan. This condition shall be completed to the satisfaction of the Idaho Department of Lands.
8. Prior to Conditional Use Permit issuance, the applicant shall install acceleration and deceleration lanes north of Linscott Road on U.S. Highway 95. This condition shall be completed to the satisfaction of ITD. A copy of ITD's final approval for completion of this improvement shall be submitted to the Planning Department.
9. Fuel storage or vehicle maintenance in the quarry is prohibited.
10. The applicant shall obtain a drilling permit from the Idaho Department of Water Resources prior to drilling the proposed well. A copy of the approved drilling permit shall be submitted to the Planning Department.
11. The applicant shall obtain a water right permit from the Idaho Department of Water Resources if water usage is greater than a diversion rate of four one-hundredths (0.04) cubic feet per second and a diversion volume of twenty-five hundred (2,500) gallons per day. A copy of the approved permit (if required) shall be submitted to the Planning Department.
12. Prior to Conditional Use Permit issuance, the applicant shall conduct an archaeological investigation of the subject ±45 acre site. Any sensitive areas shall be delineated and all resources removed or inventoried to the satisfaction of the Idaho State Historical Society. A copy of the approved archaeological report and clearance shall be submitted to the Planning Department.
13. The applicant shall install and maintain temporary sewage disposal facilities (chemical toilet) on the subject ±45 acre site.
14. Prior to Conditional Use Permit issuance, the applicant shall obtain air quality permits for the crushing and screening of aggregate. If the land owner changes contractors for processing said aggregate, new air quality permits shall be

obtained. A copy of the approved permit shall be submitted to the Planning Department. This condition shall be done to the satisfaction of the Division of Environmental Quality.

15. Prior to Conditional Use Permit issuance, the applicant shall submit a fugitive dust emissions plan to the Division of Environmental Quality for approval. This plan shall cover the entire site and show how dust emissions will be mitigated. A copy of the DEQ approved plan shall be submitted to the Planning Department. This condition shall be done to the satisfaction of the Division of Environmental Quality.
16. This project shall not exceed a maximum noise level of 70 Db. to be measured at the property line of the deed parcel (Instrument number 289624) as required by BCRC 12-1810 (c). The applicant shall provide at the Planning Department's request verification that this condition is adhered to. Berms or other noise abatement devices shall be use to comply with this condition.
17. Prior to Conditional Use Permit issuance, the applicant shall demonstrate that the required 40-foot separation between the proposed bottom of the quarry and groundwater is accomplished. This shall be accomplished by providing one on site well log within the area to be quarried confirming the required separation is met. This condition shall be completed to the satisfaction of the Planning Department.
18. The applicant shall install and maintain all stormwater management and erosion control measures as designed, including: Plastic covering may be used for short term erosion control which should only be used for immediate protection of bare soil for a duration not exceeding 3 weeks. Straw may be used if applied at a uniform depth of 2 inches or wood fiber used at an application of 1-1.5 ton/acre. Filter fabric fences should be used for small areas which have low volume of non-concentrated runoff. Filter fences will be utilized down gradient of the site prior to removing vegetation from the site and beginning quarry operations. Straw bales may also be used in place of silt fences. Permanent erosion control should be used on this project for all stockpile areas which will remain in place over 1 year and on all reclaimed areas. Permanent cover shall utilize temporary measures as discussed above. Seeding with native grasses as required in the reclamation plan is required for soil stockpiles. The project engineer shall provide to the Planning Department, a signed statement stating that these measures have been installed as per the designed specifications.

19. The applicant shall provide to the Planning Department a statement from a professional engineer, once per year, stating that the approved stormwater management system is functioning as designed.

Bonner County Revised Code, Section 12-451, provides an opportunity for affected persons to appeal Planning and Zoning Commission decisions to the Board of County Commissioners for the Board's consideration no more than 30 days after the final decision of the Planning and Zoning Commission. Any such appeal must be submitted in accordance with the referenced code section no later than 5:00p.m., Monday June 3, 1996. An appeal must be accompanied by a \$95.00 filing fee payable to the Bonner County Planning Department plus the actual cost of mailing notice and legal advertisement.

Please contact this department if you have any questions.

Sincerely,



Doug Libby
Assistant Planner

C: Jim Coleman, Project Representative
Dana Wetzel, Applicant's attorney