



March 17, 2021

Bonner County
Planning Department
1500 Highway 2, Suite 208
Sandpoint Idaho 83864

Attn: Mr. Milton Ollerton
Director

Re: Interstate Concrete and Asphalt Temporary Special Use Permit Application

Dear Mr. Ollerton;

On behalf of our client Interstate Concrete and Asphalt, Tri-State Consulting Engineers, Inc. has been retained to apply for an Administrative Temporary Special Use Permit within the existing Granite Hill Rock Pit which is located along the old highway 95 and Granite loop Road. The subject property has a parcel number as RP54N03W263000A in Bonner County, Idaho. We are applying for this based on our email recommendations from you dated February 5, 2021. One of our primary goals for this proposal is to provide asphaltic material to the US 95 road project, Granite North and Frontage roads in Bonner County that are coming up in the next few months.

Interstate Concrete and Asphalt has recently acquired approval from the Granite Hill Rock Pit to install a temporary asphalt batch plant within the property boundaries of the existing pit. Granite Hill is an active gravel pit which complies with county ordinances.

Access will be provided through an existing onsite dirt road that will be improved to a 24' gravel road that will be maintained by Interstate. The general size of the for the plant is area will be approximately 300' by 200' which will allow adequate space for plant operations, trucks entering and exiting the plant operations and plenty of parking for staff. The proposed site is located outside any incorporated city boundaries.

Our proposed operations could generate up to 70 trips per day delivering finished product to our customers and for public agency projects. These trips are anticipated during the peak construction days and will be sporadic based on limited paving days per weather conditions.

Our proposed facility will be a Gencor 400 ton per hour drum asphalt plant and we will required to be fully permitted and regulated by the Department of Environmental Quality to ensure compliance of our operations on an air emissions standpoint. Part of our permitting process our plant will be required to monitor our smoke stack to ensure safe levels are met. Odor, dust and

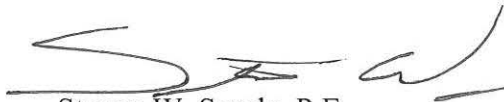


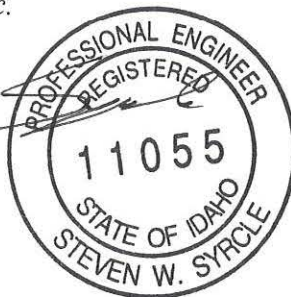
particulate matter are also monitoring requirements that we will be held to local compliance standards. Our plant will be utilize the current "Best Available Control Technology" (BACT) as required by local and federal regulations.

Our proposed hours of operation will be 5:00am to 7:00pm Monday through Saturday and no plant operations on holidays. In addition, we would propose approval for some night operations that we would apply for separately that would be connected to a specific public agency project. We propose to operate this facility if approved over a period of 2 years beginning at startup date of the facility.

Our proposed site plan reveals our proposed location for the asphalt batch plant with access to and from Old Highway 95 along and Granite Loop Road. Please accept our submittal for the Administrative Special Use Permit Application as included within. Thank you in advance for your time and cooperation in moving our application forward feel free to contact me with any questions for comments that you might have.

Sincerely Yours;
Tri-State Consulting Engineers, Inc.


Steven W. Syrcle, P.E.
Principal Engineer



Encl: CUP Application, Site Plan

Cc: File, Client



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

SPECIAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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PROJECT DESCRIPTION:

Name of event or temporary use:
Type of event or temporary use:

APPLICANT INFORMATION:

Landowner's name: Granite Hill, LLC		
Mailing address: P.O. Box 405		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Mr. Brian Dagon		
Company name: Interstate Concrete and Asphalt		
Mailing address: 8849 W. Wyoming Avenue		
City: Rathdrum	State: Idaho	Zip code: 83858
Telephone: 208-661-4541	Fax:	
E-mail: brian.dagon@interstate-ica.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Steven W. Syrcle, P.E. / Engineer of Record for Interstate		
Company name: Tri-State Consulting Engineers, Inc.		
Mailing address: 11358 N. Government Way		
City: Hayden	State: Idaho	Zip code: 83835
Telephone: 208-665-9502	Fax: 208-665-9507	
E-mail: ssyrcle@tristateid.com		

PARCEL INFORMATION:

Section #: 26	Township: 54N	Range: 03W	Parcel acreage: 35.50
Parcel # (s): RP54N03W263000A			

Legal description:

26-54N-3W NW W OF HWY 95

Current zoning: **Rural 5**

Current use: **Gravel Pit**

What zoning districts border the project site?

North: **Rural 5**

East: **Rural 5**

South: **Rural 5**

West: **Rural 5**

Comprehensive plan designation:

Uses of the surrounding land (describe lot sizes, structures, uses):

North: **Undeveloped**

South: **Undeveloped**

East: **Highway 95 and undeveloped east of that**

West: **Single family residence**

Nearest city: **Athol, Idaho**

Distance to the nearest city: **4.5 miles south**

Detailed directions to site:

Travel highway 95 south from sandpoint, take right on Granite Loop Road and travel south to the site location.

ADDITIONAL PROJECT DESCRIPTION:

Name of the person responsible for conducting the event: **Mr. Brian Dagon**

Date(s) of event: **April 2021**

Date(s) for set up/restoration of site: **Set Up June 2021/Site Restoration June 2023**

Time(s) the event will take place: **Over a period of 2 years**

Total number of people (participants/spectators/staff, etc.) expected for the event: **5**

Total number of vehicles expected for the event: **5**

Total number of parking spaces provided and location: **5**

Has liability insurance been obtained to cover the event? ☒ Yes ☐ No

If yes, please include the name of the insurance provider and name(s) of those covered by the policy:

Liberty Mutual

NOTE: If the person responsible for the event is not the landowner, attach a written, notarized statement from the landowner authorizing the use of the land for the event.

NOTE: A condition of approval shall be imposed requiring the applicant to obtain and maintain in force liability insurance insuring Bonner County against claims of liability resulting from the issuance of such special use permit, pursuant to Section BCRC 12-246(m)

NARRATIVE STATEMENT:

Describe in detail the nature of the event: (Please attach additional pages if necessary.)

Event is setting up asphalt plant particularly for an ITD project for the duration; beginning in June of 2021 and ending at the end of 2022 or beginning of 2023. Plant will also be used to support various forms of asphalt paving projects for private and public customers. These projects are unknown at this time.

Will any temporary or permanent structures be constructed or placed on site for the special event?

☐ Yes ☒ No

If yes, please describe size and use and note whether permanent or temporary:

Other than erecting of the asphalt plant and various portable trailers there will be no buildings constructed.

Explain how the special use will not have a material and long term negative effect on resources and the adjoining properties, (BCRC 12-245(a)):

This asphalt plant will utilize aggregate being produced from the existing pit and will not impede on adjoining properties.

Explain what effect the proposed use will have on adjoining properties and resources and what safeguards will be in place so as not to create adverse effects or hazards on adjacent properties:(BCRC 12-245 (c) and (f))

This plant will not have any effect on the adjoining properties. We will utilize storm water and erosion controls to contain any erosion along with dust control measures that are already in place from the existing pit operations.

Explain what public services will be needed and how they will be provided for the event, such as water supply, sewage disposal facilities, roads, law enforcement, security patrol, fire protection, emergency medical services, solid waste disposal, etc.(BCRC 12-245(a)):

Fire protection, law enforcement, emergency medical services and waste disposal (dumpster service).

ACCESS INFORMATION:

Access to the project site is:

☒ Public

☐ Private

Roads within and serving the condominium project property are proposed to be:

☒ Public

☐ Private

Road maintenance will be provided by: Pit owner and Interstate Concrete and Asphalt
Explain how traffic control and parking will be handled:
Traffic control will not be needed. Outgoing traffic will access the roadway through existing pit entrances. Any project specific traffic control will be handled at the point of unload per each project.

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Date: 2/25/21

Landowner's signature:  Date: 3-2-21