

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)

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE # CUP0005-25	RECEIVED: June 24, 2025
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PROJECT DESCRIPTION:

Describe the proposed use: The owner would like to start a gravel pit on his property. The property is prime for this type of use due to the high-quality granite on site and the topography. This use is anticipated to support the local economy by employing 5-6 works and be open 5 days a week to the public.

The use is conditionally provided for at Bonner County Revised Code, Section(s) 12-336

APPLICANT INFORMATION:

Landowner's name: Darren Hegge		
Mailing address: [REDACTED]		
City: Priest River	State: Idaho	Zip code: 83856
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller		
Company name: 7B Engineering		
Mailing address: [REDACTED]		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 28	Township: 55N	Range: 4W	Parcel acreage: approx. 38.5 acres
Parcel # (s): recent waiver of land division - see Inst. No. 1047956			
Legal description: see Inst. No. 1047956 ; Parcel 5A of ROS, Inst. No. 1048031 (see attached)			
Current zoning: A/F-10		Current use: Bare forest land	
What zoning districts border the project site?			
North: A/F-10		East: A/F-10	
South: A/F-10		West: A/F-20	
Comprehensive plan designation: Ag/Forest Land			
Uses of the surrounding land(describe lot sizes, structures, uses):			
North: 5 parcels ranging in size from 7-18 acre, residential use			
South: 2 parcels ranging in size from 30 - 115 acres in size, residential and agricultural uses			
East: 2 parcels; 20 and 30 acres in size; for residential purposes			
West: 1 parcel; approx 115 acres in size; trust land for residential and investment purposes			
Nearest city: Priest River		Distance to the nearest city: 7 miles	
Detailed directions to site: Go south on Sprit Lake Cutoff, property is just north of the Spirit Lake Cutoff and Edgemere Cutoff intersection.			

ADDITIONAL PROJECT DESCRIPTION:

Please describe in detail all applicable uses/plans for subject property, including:	
1) Size of buildings: approximately 200 sq feet	
2) Type of unit: portable shipping office / scale with shed	
3) # of Units: n/a	
4) Any machinery to be located on the site: crusher / loaders / haul trucks; standard gravel pit equipment	
5) Any storage area, etc.: no enclosed storage on site; see site plan for stock piling of materials	
6) Phasing plans, expected start-up and completion dates: mobilizing - April 2024 blasting and crusher - as soon as CUP allows	
7) # of people on site (employees, visitors, etc.): at total of 5-6 employees; 2-3 office and 2-3 drivers	
8) Hours of operation: M-F 7-4 Closed for Winter Season	
9) Traffic to be generated (vehicles per day or week): About 10-30 public visitors a week Approximately 100-250 haul truck loads per week. Depends on demand.	
10) Associated functions (receptions, outdoor activities, additional processes, etc.): N/A	

11) Parking, loading areas: Because of the nature of the operation, the loading areas can change depending on where the stockpile is. Must make contact with loader. Parking will generally be near the entrance.

12) Advertising sign, size and location: _____
4'x8' sign showing who the owner is and type of business

13) Lighting plans: Only if needed. None planned at this time.

14) Solid waste management plan: The proposed use does not generate solid waste.

15) Complete detail of scope/process: _____

Natural rock from the project site will be drilled, blasted, crushed and ran through a sieve to produce various sizes of aggregate.

16) If required, are landscaping plans attached? ☐ Yes ☒ No

NARRATIVE STATEMENT:

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? All state and federal regulations will be adhered to, including all safety protocols. A boundary line adjustment was done prior to limit the conditional use onto one property and therefore not have the use going across property lines. Property lines will be clearly marked and surveyed.

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: Minimal effects such as noise, light glare, odor, fumes and vibrations on adjoining properties will be seen as effects are really only seen from the short period of blasting. Similar effects to other gravel pits in the area. Including one owned by the applicant. The owner has a track record of successful operation.

How is the proposed use compatible with the adjoining land uses: _____
The proposed use is a compatible with other surrounding gravel pits in the area, including historical land uses on surrounding properties. This area produces and supplies numerous gravel and sand operations in the county. Mining and rock crushing are allowed uses with a conditional use permit in the A/F-10 zoning district.

ACCESS INFORMATION:

Please check the appropriate boxes:

☐ Private Easement ☐ Existing ☐ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: asdf

☐ Public Road ☐ Existing ☐ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

☒ Combination of Public Road/Private Easement ☒ Existing ☒ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: Curtis Creek Road is a gravel, county owned and maintained road. A new private ingress/egress easement will come from Curtis Creek Road, across the Larson Trust parcel to the south to access the subject parcel.

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

The site is step and contains the eastern ridge top of a large hill, including the southern and northern slopes, approximately 300 feet in elevation difference.

Water courses (lakes, streams, rivers & other bodies of water): _____

None

Is site within a flood plain? ☐ Yes ☒ No Firm Panel #: C1125E Map designation: D,X

Springs & wells: None

Existing structures (size & use): None

Land cover (timber, pastures, etc): Trees and rock outcroppings with grasses

Are wetlands present on site? ☐ Yes ☒ No Source of information: Wetlands Mapper

Other pertinent information (attach additional pages if needed): _____

SERVICES:

Sewage disposal will be provided by:

☐ Existing Community System - List name of sewer district or provider and type of system:

_____☐ Proposed Community System - List type & proposed ownership: _____
_____☐ Individual system - List type: _____Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____
The proposed use does not generate wastewater requiring sewage disposal.

Water will be supplied by:

☐ Existing public or community system - List name of provider: _____☐ Proposed Community System - List type & proposed ownership: _____
_____☐ Individual wellPlease explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____
The proposed use does not require water to be provided.

_____**Distance (in miles) to the nearest:**

Public/Community Sewer System: >5m	Solid Waste Collection Facility: >5m
Public/Community Water System: >5m	Fire Station: >5m
Elementary School: 4m	Secondary Schools: >10m
County Road: <1m	County Road Name: Curtis Creek Road

Which fire district will serve the project site? _____ Spirit Lake Fire

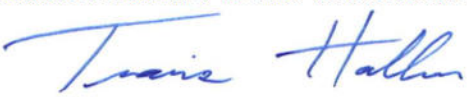
Which power company will serve the project site? _____ Northern Lights Inc.

How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)Property Rights: Property rights of the owners and adjoining properties will not change. Allowing the owner to use their property for this conditional use permit is conditionally allowed in BCRC and supports their property rights.
_____Population: _____ The proposed use will have no impact on the population in Bonner County.

_____School facilities & Transportation: _____ The proposed use will have no impact on the schools in Bonner Co.

Economic Development:	The proposed use add 5-6 new jobs to the job market. Furthermore, this use will help ensure essential materials are locally sourced and available for infrastructure like roads, septic and construction projects.
Land Use:	Using the large amount of acreage for this use is conditionally allowed in BCRC and also supported throughout Chapter 6 of the Natural Resources section of the BC Comp Plan.
Natural Resources:	Utilizing the natural resources found on this property is consistent with Chapter 6 of the Natural Resources section of the BC Comp Plan.
Hazardous Areas:	No hazardous areas are known to exist on site and will not generate or impact hazardous areas within Bonner County.
Public Services:	The proposed use may support the needs for aggregate of the public transportation system. Public services will be supported without adverse effects by this proposed use.
Transportation:	The proposed use will help support the transportation sector by offering essential supporting material for construction and repairs.
Recreation:	The proposed use will have no impact on the locally available recreational opportunities.
Special Areas or Sites:	No special sites or area are known to exist on site.
Housing:	Once again, the proposed use will help support the needs for constructing house and structures by providing essential supporting materials, including; foundations, building pads, driveways and roads.
Community Design:	The proposed use is permitted with a CUP and therefore is consistent with the Community Design component of the Comprehensive Plan. In addition, there is another rock quarry less than a mile away to the south.
Agriculture:	The proposed use will have no impact on agriculture in Bonner County.
Implementation: (Not required to complete this element)	

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: _____

Travis Haller
2025.06.16 09:19:22 -07'00

Landowner's signature: _____ Date: _____

RECORD OF SURVEY

FOR

CURTIS CREEK

LYING IN A PORTION OF THE
SW 1/4 OF SECTION 28 AND THE N 1/2 OF SECTION 33,
TOWNSHIP 55 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTIONAL CORNER, AS NOTED.



LEGEND



- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
 - FOUND 5/8" REBAR AND CAP BY PLS 7879
 - FOUND 5/8" REBAR AND CAP BY PLS 8792
 - FOUND 5/8" REBAR AND NO CAP OR ALLEGIBLE CAP
 - CALCULATED POINT, NOTHING SET
 - WARRANTY DEED, INST. NO. 985889
 - QUIT CLAIM DEED, INST. NO. 795011
 - QUIT CLAIM DEED, INST. NO. 98104
 - RECORD OF SURVEY, PLS 8792, INST. NO. 572018
 - RECORD OF SURVEY, PLS 8792, INST. NO. 547123
 - RECORD OF SURVEY, PLS 8792, INST. NO. 615826
 - PLAT OF NICKALENA ESTATES, PLS 7879, INST. NO. 740617

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL POINTS AND BEARING TIES TO THE NAD83 (2011) EPOCH. ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1183) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

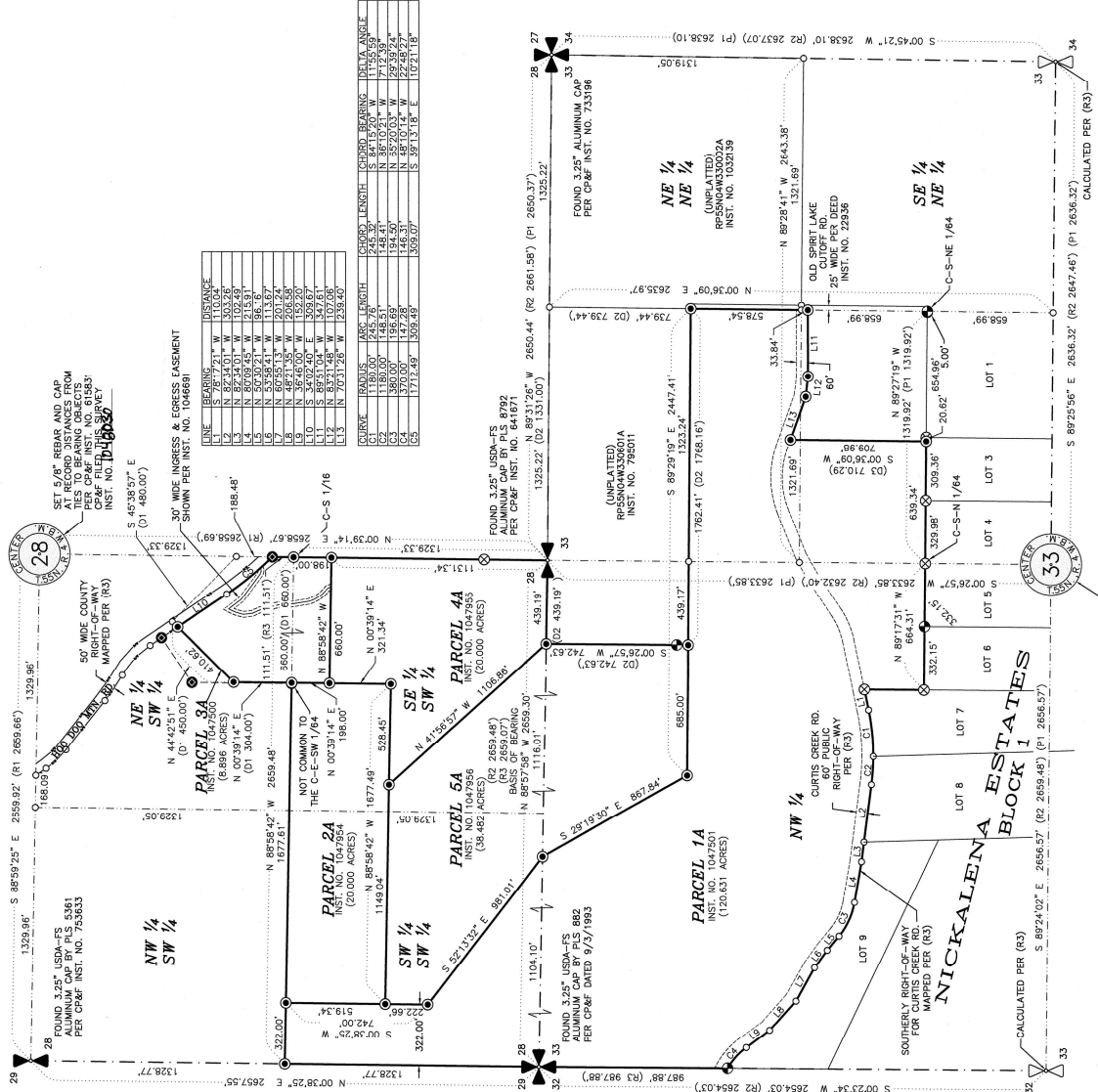
DISTANCES SHOWN HAVE BEEN CONVERTED FROM GROUND TO GROUND USING A COMBINED DISTANCE MEASUREMENT SYSTEM (CDMS) WITH A MEASUREMENT ACCURACY OF 1:50,000. A ROTATION OF -0.4839" AT THE QUARTER CORNER COMMON TO SECTION 28 AND SECTION 33.

RECORDER'S CERTIFICATE

FILED THIS 10th DAY OF JUNE, 2025, AT 1:30 O'CLOCK P.M. AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. 10486931
M. Rueda, County Recorder
COUNTY RECORDER

Instrument # 10486931, CONFIRMED COPY
Bonner County, Idaho
Recorded for GLAHE & ASSOCIATES, INC.
5-22-25 1:30 PM
COUNTY RECORDER

RECORD OF SURVEY FOR CURTIS CREEK	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: 1" = 400' Drawn By: JTG Check By: JTG Date: 6/10/2025 Sheet: 1 of 1



SURVEYOR'S NARRATIVE

- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP NOR ATTEMPTS TO SHOW IMPROVEMENTS OF THE PROPERTY.
- THE PURPOSE OF THIS SURVEY WAS TO UPDATE THE BOUNDARY LINE ADJUSTMENT OF PARCELS 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 117A, 118A, 119A, 120A, 121A, 122A, 123A, 124A, 125A, 126A, 127A, 128A, 129A, 130A, 131A, 132A, 133A, 134A, 135A, 136A, 137A, 138A, 139A, 140A, 141A, 142A, 143A, 144A, 145A, 146A, 147A, 148A, 149A, 150A, 151A, 152A, 153A, 154A, 155A, 156A, 157A, 158A, 159A, 160A, 161A, 162A, 163A, 164A, 165A, 166A, 167A, 168A, 169A, 170A, 171A, 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