



Staff Report

Surface Mineral Extraction SUP-24-007

Hearing Date: June 10, 2024

Development Services Department

Applicant:

Strickland Stone, LLC

Property Owner:

Little Enterprises Limited Partnership

Representative:

Same

Planner:

Jennifer Kharrl

Parcel Number:

RP08N01E103000

Parcel Address:

Sweet- Ola Highway

Lot Size/Project Area:

160 acres

Impact Area:

N/A

Current Zone:

"A-3" (Rural Agriculture)

Comprehensive Plan:

2023 Comprehensive Plan
Future Land Use: Agriculture
and Ranching – Small Lot

Current Uses:

Bare Land

Applicable Zoning Land Use

Regulations: GCC 11-6-5

Notification:

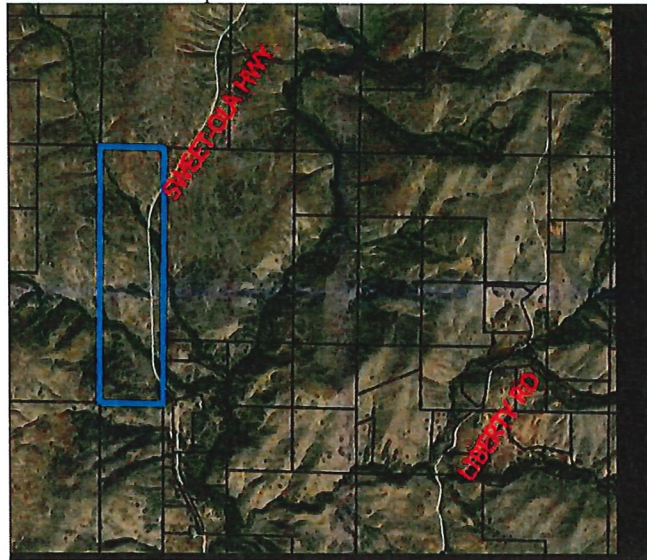
5/16/24-Agency
5/16/24-Mailing
5/22/24-Publication
5/20/24-Posting

Exhibits:

1. SUP Application

Brief Summary of Request

The applicant, Strickland Stone, LLC, on property owned by Little Enterprises Limited Partnership, is requesting approval of a Special Use Permit (SUP) to allow a surface mining extraction operation. The use is proposed on Sweet-Ola Highway on property that is zoned A-3, Rural Agriculture. "Mining and extraction activities" is listed as a "Special Use Permit" in Gem County Code (GCC) 11-5-5, Zoning Matrix. The property lies within the "Agriculture and Ranching – Small Lot" land designation of the Future Land Use Map.



Description of Character of Surrounding Area

The immediate vicinity includes a combination of public lands and grazing land.

	COMP PLAN	ZONING	LAND USE
North	Agriculture and Ranching – Small Lot	A-3	BLM Land
South	Agriculture and Ranching – Small Lot	A-3	Dry grazing
East	Agriculture and Ranching – Small Lot	A-3	Sparse residential, dry grazing
West	Agriculture and Ranching – Small Lot	A-3	State of Idaho Land

COMPREHENSIVE PLAN POLICIES & GOALS [Staff comments and analysis are shown in *italics*.]

The Comprehensive Plan defines the “Agriculture and Ranching – Small Lot” category as follows:

“This category includes agricultural and rangeland uses on primarily non-irrigated, dryland that allow for diverse agricultural and ranching uses. These areas may be restrained by topography, infrastructure, and/ or vehicular access and are intended to remain rural in nature. Gem County recognizes these areas as foundational to maintain the rural heritage and character of the County. Minimum lot sizes of 5 acres”

This property is located in an A-3 zone and within the Agriculture and Ranching – Small Lot designation of the Future Land Use Map.

The following policies have been set forth in the Land Use section of the Comprehensive Plan and generally support the application:

Land Use Goal 1.F. Discourage non-compatible commercial and industrial development within or adjacent to County Residential land use areas. (See the Future Land Use Map). *Ola is designated as Agriculture and Ranching – Small Lot on the Future Land Use Map.*

ZONING ORDINANCE [Staff comments and analysis are shown in *italics*.]

- A. Schedule of Zoning Regulations: Gem County Code 11-5-5, Zoning Matrix, permits Mining and Extraction Activities with a Special Use Permit in the A-3 zone.
- B. Purpose Statement of Zone: Gem County Code 11-4-3 lists the purpose of the A-3, Rural Agricultural, zone as follows: “Lands lying within those unincorporated portions of Gem County that are restrained by topography and/or vehicular access and are intended to remain rural in nature without urban development. The regulations governing this zone are designed to protect long-term agricultural pursuits.”

The Commission must find that the proposed use is consistent with the purpose of the zone. Mining and Extraction Activities are listed as a permitted use with a Special Use Permit.

Other: The following section of the Zoning Ordinance directly and addresses the application:

- **11-1-3. Purpose:**
 - A. Provide protection of property rights by conserving existing uses and controlling future development.
 - B. Provide protection from the menace to the public safety that would result from placement of buildings or other structures in such locations, or in such a manner as to interfere with present or future traffic movement, and to promote beauty along the highways and elsewhere.
 - C. Ensure that adequate public facilities and services are provided to the people at a reasonable cost.
 - D. Ensure that the economy of the County and localities is protected and enhanced.
 - E. Encourage the protection of prime agriculture lands for the production of food, and to foster agriculture and industry together with uses related thereto.
 - F. Ensure that the important environmental features of the County and localities are protected and enhanced.
 - G. Encourage urban and urban type development within incorporated cities.
 - H. Avoid undue concentration of population and overcrowding of the land.
 - I. Ensure the development of land is commensurate with the physical characteristics of the land.
 - J. Protect life and property in areas subject to natural hazards and disasters.
 - K. Protect fish, wildlife and recreation resources.

- L. Avoid undue water and air pollution.
- M. Promote the health, morals, convenience, order, prosperity, and general welfare of the inhabitants of the County.
- N. Secure safety from fire, flood, traffic hazards and other dangers.
- O. Ensure public health is protected from diseases resulting from unsanitary, overcrowded conditions.
- P. Protect the tax base.

- **11-6-5.O. Gravel Extraction, Rock Quarries, Sand and Clay Extraction and other Natural Resources of Commercial Value:**

This section outlines all of the standards for operating said uses and these are as proposed conditions of approval.

REQUIRED FINDINGS & STAFF ANALYSIS [Staff comments and analysis are shown in *italics*.]

****The following are staff analysis of the findings, refer to the application packet for applicants' statements regarding the findings and public testimony to assist in your decision.***

- A. The use must not create significant negative impact on public health, safety and welfare in the immediate vicinity;

Staff finds that the proposed mineral extraction business, if operated according to the proposed conditions of approval and operated in accordance with county regulations, it should not create a significant negative impact on health, safety and welfare in the immediate vicinity.

- B. The use must not create unsafe conditions to or an excessive burden on existing parks, schools, roads and other public facilities and utilities that serve or are proposed to serve the area;

Staff finds that the proposed use could be adequately served by the Gem County Sheriff's Department, Gem Rural Fire District #2 and Gem County Road and Bridge Department if applicant complies with the conditions of the Road Mitigation Agreement and the letter submitted. There will be no school impact with this project. The Commission should refer to any comments submitted from impact agencies.

- C. The use must be sufficiently compatible or separated by distance or screening from adjacent lands so that existing uses will not be hindered in the enjoyment of their property and there will be no deterrence to the legal development of vacant land;

There are several adjacent vacant lands owned by private parties Some type of residential and/or agricultural development is possible on those private parcels. The surface mining operation isn't expected to hinder or deter the development of any adjacent lands.

- D. The structure and site must have an appearance that will not unreasonably create an adverse effect upon adjacent properties;

No permanent structures are proposed to be built with this application. The proposed surface excavation areas will be visible from the adjacent private parcels; however, the areas are reclaimed as the rocks/boulders are removed. "Adverse effect" is typically determined through public testimony.

- E. The use must be consistent with the purposes of the zoning ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use;

The purpose of the A-3 zone is listed in Section 6 above. Mineral extraction has generally been found to be compatible with this zone, especially where the use is isolated from schools, parks and residences.

There are 16 purposes of the Zoning Ordinance listed in GCC 11-1-3 (see section 6 above). Some of these may be interpreted as supporting the application while others may be interpreted as not supporting the application.

- F. The use must be in conformance with the Comprehensive Plan;

The Comprehensive Plan analysis is provided above. Staff finds that, if operated according to the conditions below, the proposed use could be in accordance with the objectives and policies of the "Agriculture and Ranching – Small Lot" designation on the Future Land Use Map of the Comprehensive Plan.

- G. The use must not cause a traffic hazard or congestion;

Staff has received comments back from the Gem County Road and Bridge Department stating that they have a few recommended conditions.

- H. Existing land uses nearby must not be adversely affected unreasonably by intrusion of noise, glare, dust, vibration or general unsightliness;

Staff finds that the surface mineral extraction shouldn't create an adverse impact on nearby residences due to the nature of the surface extraction.

- I. The use must not cause significant adverse impact to surface or ground water resources.

Staff finds that the proposed extraction operation shouldn't have an adverse impact to surface or ground water resources based on the surface extraction.

Comments

Public Comments

Public hearing notices were mailed to fourteen (14) parcels within ½ mile of the subject property. At the time of this report staff hadn't received any comments regarding the proposed Special Use Permit.

County Agency Comments

Staff informed applicable agencies of the proposed development and the responses are attached as exhibits.

Decision Options

- The Commission may **approve** the SUP; or
- The Commission may **approve with modified conditions of approval**; or
- The Commission may **deny** the SUP.

Staff Recommendation

The Commission must consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Should the Commission make positive findings of fact and vote to approve this application, staff recommends that the approval be subject to the Site-Specific Conditions of Approval attached in Exhibit A.

STAFF REPORT EXHIBIT

Exhibit A – Site Specific Conditions of Approval

EXHIBIT A

PRELIMINARY SITE-SPECIFIC CONDITIONS OF APPROVAL STRICKLAND STONE FILE #SUP-24-007

1. The Special Use Permit is non-transferable to another property and is only valid on parcel RP08N01E103000. It may be transferred to a new owner upon application to the Development Services Department.
2. Hours of operation for the mineral extraction and product hauling shall be limited to the hours of 7:00 AM to 1:00 PM, Monday through Friday.
3. The permit is approved as a Class 3 Permit and applies to operations that will be active for more than 3 years and not greater than 10 years. This does not preclude the ability to apply for a time extension.
4. The permit is subject to an on-site review at the discretion of the Development Services Department to ensure compliance.
5. The applicant shall comply with the following letters from impact agencies:
 - a. Gem County Road and Bridge Department (Neal Capps), 5/28/24
 - b. Idaho Department of Environmental Quality (Aaron Scheff), 5/28/24
6. No business signs were proposed and none are approved with this permit.
7. No extraction or earth movement is allowed within the minimum setback areas, which includes 8 feet from the north, south and east property lines and 30 feet from front property line. The tops and toes of cut and fill slopes shall remain fully outside the setback areas.
8. Blasting is not approved with this permit. Applicant shall apply for an amendment to the SUP for any type of blasting. The amendment shall include a baseline groundwater depth taken from the area that will be blasted.
9. The applicant shall submit a letter of approval for the access road and driveway from Fire District #2.
10. Prior to the start of any gravel extraction, the applicant shall provide the Development Services Department with a copy of the Reclamation Plan approved by the Idaho Department of Lands.
11. The applicant shall comply with all Idaho Department of Lands, Idaho Department of Environmental Quality, Idaho Department of Water Resources, Idaho Transportation Department, Occupational Safety & Health Administration, Mining Safety & Health Administration, Environmental Protection Agency and any other applicable state or federal regulations.
12. The applicant shall comply with all requirements of the publication, "Best Management Practices for Mining in Idaho," published by the Idaho Department of Lands.
13. All costs incurred to comply with the conditions of approval shall be borne by the owner/operator.
14. The applicant shall comply with the following requirements of Gem County Code 11-6-5.N regarding grading, earth moving and gravel pit operations. The excavation work shall:
 - a. Result in the smallest amount of bare ground exposed for the shortest time feasible;
 - b. Use diversions, silting basins, terraces and other methods to trap sediment;
 - c. Construct and stabilize sides and bottom of cuts and fills to prevent erosion or soil failure;

- d. Restore topsoil or loam to a depth of not less than four inches.

Time Extension Code Section: 11-6-O.11.c

Permit Duration & Time Extensions:

- i. The County shall have the authority to establish operation durations on each permit based upon site specific and neighborhood specific factors. Relevant factors include, but are not limited to, proximity to residential, education or commercial uses, the zoning district, length of operating season, and similar factors. However, in no case shall a Class 2 permit be less than two years or a Class 3 permit be less than three (3) years. Neither a Class 2 nor Class 3 permit shall be greater than ten (10) years. This does not preclude the ability to apply for a time extension.
- ii. All Class 2 and Class 3 permits are eligible to apply for a time extension to the permit. Time extensions require submittal of an application and a public hearing. Public notice for a time extension shall be done in accordance with the same noticing process used for the original Special Use Permit. The Commission shall base its decision upon the original record, relevant code enforcement records, public complaints of record, other regulatory agency records and testimony from the owner/operator, affected parties and staff.

Gem County
Road & Bridge Dept.
402 N. Hayes Ave.
Emmett, ID 83617



Neal Capps, Director
Phone: 208-365-3305
Fax: 208-365-2530
Email: gcrb@co.gem.id.us

May 28, 2024

Jennifer Kharri
Development Services
109 S McKinley Ave.
Emmett, ID 83617

RE: SUP (Mineral Extraction)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the Special Use Permit application of Strickland Stone for a proposed mineral extraction operation, located on Sweet-Ola Highway. This operation shall harvest decorative surface rock on property owned by, Little Enterprises LTD Partnership. This operation would have minimal impact to Sweet-Ola Highway, with few truck loads per week.

GCRB recommends the following conditions be added to the Special Use Permit if approved;

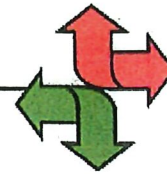
1. Applicant has applied for an access approach permit with GCRB on, May 21, 2024.
2. Applicant shall construct an all-weather access, meeting GCRB Standards.
3. Applicant shall enter into a road mitigation agreement with GCRB, covering the following items;
 - A. Applicant shall place signage for Trucks Entering Highway. There shall be a total of two (2) yellow and black signs, with the dimensions of 36" X 36". Signs shall be mounted on an approved breakaway post. See (Att: A)
 - B. Applicant and/or Mineral Extraction Company, shall supply GCRB with monthly truck reports of trucks hauling out proposed minerals extracted.

If you have any questions, please contact me at 208-365-3305.

Thank You,


Neal Capps, Director
Gem County Road & Bridge Department

Manual on Uniform Traffic Control Devices (MUTCD)



Knowledge

[Back to Chapter 6F](#)

2009 Edition Part 6 Figure 6F-1. Height and Lateral Location of Signs—Typical Installations

Figure 6F-1. Height and Lateral Location of Signs—Typical Installations

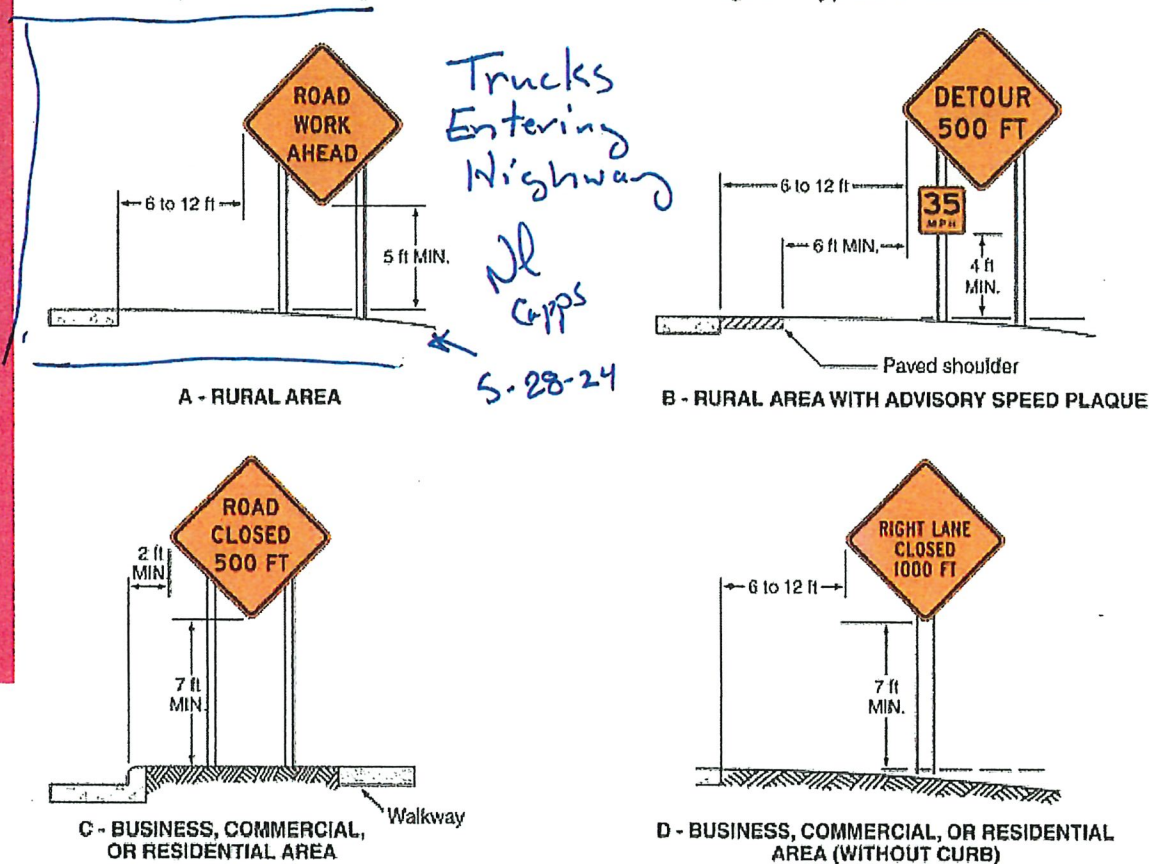


Figure 6F-1. Height and Lateral Location of Signs—Typical Installations

This figure shows four examples of the height and lateral location of signs for typical installations.

The first illustration is labeled "A - Rural Area." The roadway is shown with no shoulder. The sign in this example is a diamond-shaped Road Work Ahead sign. The distance between the edge of the pavement and the near edge of the sign is shown as a dimension of 6 to 12 ft. The distance from the bottom edge of the sign to the level of the edge of the pavement is shown as a dimension of 5 ft MIN.

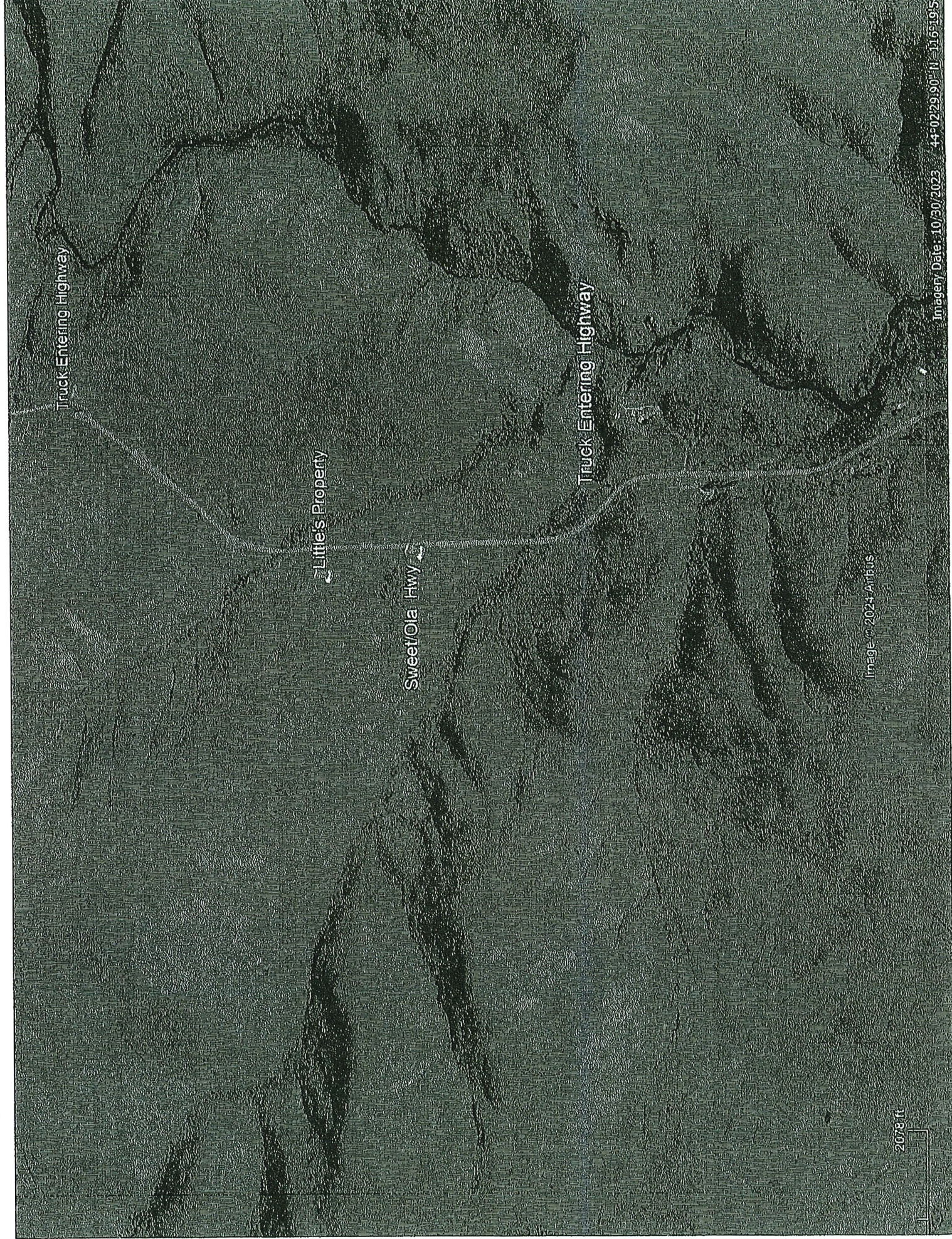
The second illustration is labeled "B - Rural Area with Advisory Speed Plate." The roadway is shown with a paved shoulder. The sign in this example is a diamond-shaped Detour sign with an advisory speed plaque mounted below it. The distance between the outside edge of the roadway and the near edge of the sign is shown as a dimension of 6 to 12 ft. The distance between the outside edge of the paved shoulder and the near edge of the sign is shown as a dimension of 6 ft MIN. The distance from

the bottom edge of the advisory speed plaque to the level of the edge of the roadway at the inside edge of the shoulder is shown as a dimension of 4 ft MIN.

The third illustration is labeled "C – Business, Commercial, or Residential Area." The roadway is shown with a curb along the outside edge of the pavement and a walkway to the right of the sign. The sign in this example is a diamond-shaped Road Closed sign. The distance from the edge of the roadway to the near edge of the sign is shown as a dimension of 2 ft MIN. The distance from the bottom edge of the sign to the surface of the curbing is shown as a dimension of 7 ft MIN.

The fourth illustration is labeled "D - Business, Commercial, or Residential Area (Without Curb)." The roadway is shown with a curb along the outside edge of the pavement. The sign in this example is a diamond-shaped Right Lane Closed sign. The distance from the edge of the roadway to the near edge of the warning sign is shown as a dimension of 6 to 12 ft. The distance from the bottom edge of the sign to the level of the edge of the travel lane at the top of the curbing is shown as a dimension of 7 ft MIN.

[Back to Chapter 6F](#)



Truck Entering Highway

Little's Property

Sweet/Ola Hwy

Truck Entering Highway

Image © 2024 Airbus

2078 ft



May 28, 2024

Stephanie Crays, Development Services Coordinator
109 South McKinley
Emmett Idaho 83617
scrays@co.gem.id.us

Subject: SUP 24-007 / Little Cottonwood Corral

Dear

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776)

For questions, contact David Luft, Air Quality Manager, at 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- Rock crushers, concrete batch plants, and hot mix asphalt plants are subject to DEQ air quality permitting requirements. Please see the following web site for additional information: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/5204>

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for

adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage,

disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 SOUTH MCKINLEY, EMMETT, IDAHO 83617 WWW.GEMCOUNTY.ORG PHONE: (208) 365-5144

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- ☐ APPEAL
- ☐ COMPREHENSIVE PLAN TEXT AMENDMENT
- ☐ COMPREHENSIVE PLAN MAP AMENDMENT
- ☐ DESIGN REVIEW
- ☐ DEVELOPMENT AGREEMENT
- ☐ PLANNED UNIT DEVELOPMENT

- ☐ PLANNED COMMUNITY
- ☐ REZONE
- ☐ SPECIAL USE PERMIT
- ☒ SPECIAL USE PERMIT (MINERAL EXTRACTION)
- ☐ SUBDIVISION, PRELIMINARY
- ☐ SUBDIVISION, MODIFICATION

- ☐ SUPPLEMENTAL AMENDMENT
- ☐ VACATION
- ☐ VARIANCE
- ☐ ZONING TEXT AMENDMENT

PROJECT NAME: Little Cottonwood Corrals

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: _____ Section: 10 Township: 08N Range: 01E Total Acres: 160
 Subdivision Name (if applicable): _____ W 1/2 NW, W 1/2 SW
 Lot: _____ Block: _____
 Site Address: Sweet Ole Highway City: _____
 Tax Parcel Number(s): RP08N01E103000 Current Zoning: ag Current Land Use: grazing
RP00511300

PROPERTY OWNER:

Name: Little Enterprises, LLP
 Address: 210 West Main St
 City: Emmett State: _____ Zip: 83617

APPLICANT:

Name: Strickland Stone LLC
 Address: PO Box 692
 City: Star State: ID Zip: 83669

Telephone: 208-365-4611
 Email: dalittle61@outlook.com

Telephone: 208-803-4190
 Email: Kelli@stricklandstone.com

I consent to this application and allow Development Services staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

David Little 3/26/2024
 Signature: (Owner) for Little Enterprises, LLP Date

Kelli Strickland 3/26/2024
 Signature: (Applicant) Date

OFFICE USE ONLY

File No.:	Received By:	Date:	Fee:	Receipt No:
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Strickland Stone will surface mining at the Little-Cottonwood Corral property. Our hours between 7:00 AM to 1:00 PM. We would like commence operations spring 2024 and our completion date would be fall of 2029. We estimate operating during April through June and September through October. We do not use explosives as we only surface mine. We do not have any proposed off-site improvements. Our proposed removal of decorative surface boulders is for 160 acres.

Little Enterprises Ltd Partnership

PO Box 488

Emmett, ID 83617-0488

November 29, 2023

To Whom It May Concern:

I, Little Enterprises Ltd Partnership , give Strickland Stone LLC permission to trespass on my 160 acre property, parcel description 08N 01E, Secv 10 W1/2 NW, W1/2 SW, parcel numbers RP08N01E103000 & RP00511300 for the purpose of harvesting decorative surface rock.

Any new access roads that are needed by Strickland Stone LLC will be approved by land owner prior to being built. Strickland Stone LLC to be maintained with "BMP". Once Strickland Stone LLC has completed their harvesting, these roads will be left for my future use. Strickland Stone LLC is responsible for any and all reclamation to any land they disturb in their mining practices.

Sincerely,



David Little

Little Enterprises Ltd Partnership



11/19/2021 - 12/18/2021

Little – Cottonwood Corrals

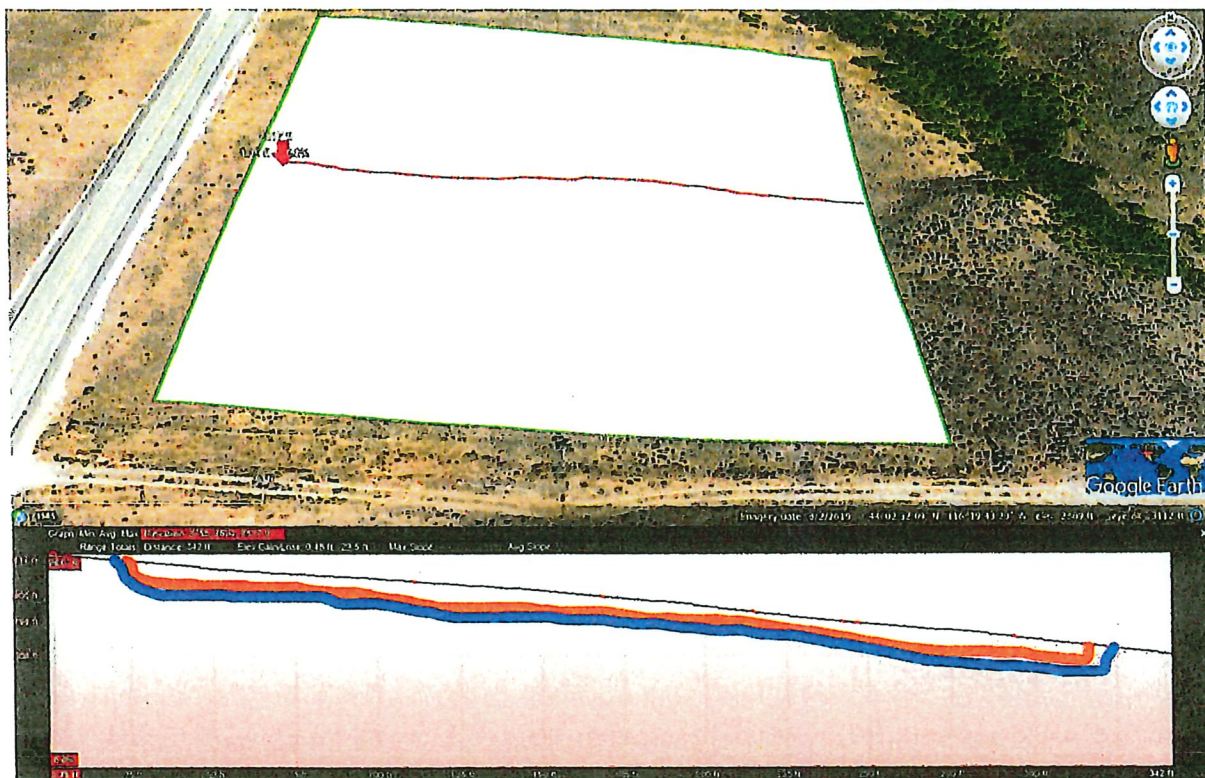
12e. Map F

Cross Section A-A'

Legend

First year-partial pit area

Section Line

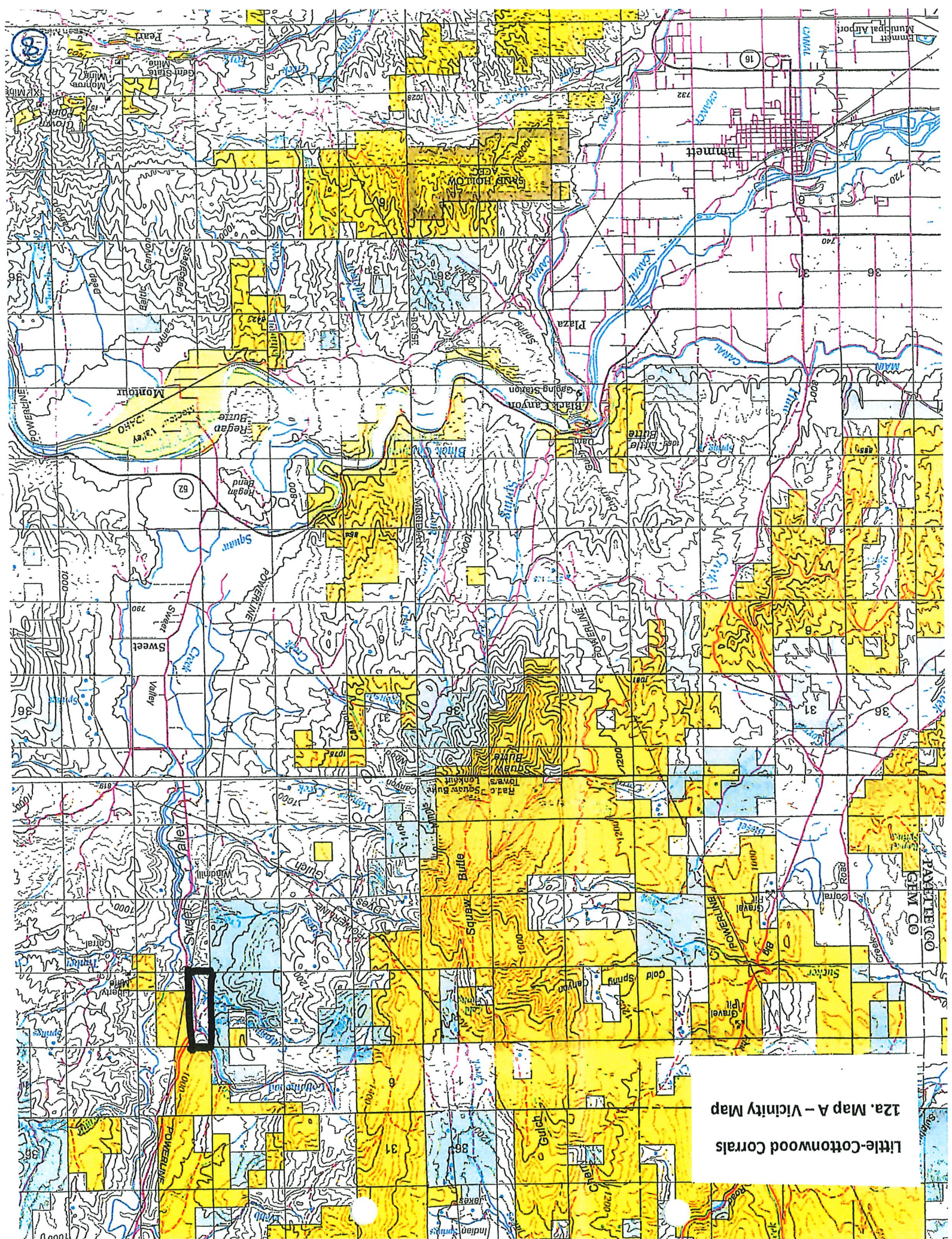


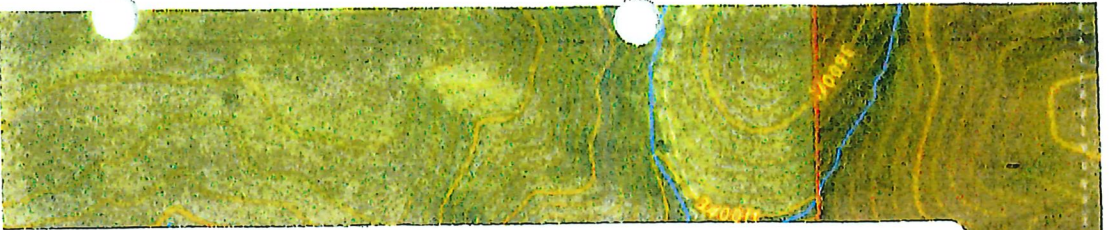
-----Starting Elevation

----- Max Disturbance 18"

----- Reclaimed

12a. Map A - Vicinity Map
Little-Cottonwood Corals





ID Private Lands

LITTLE ENTERPRISES LTD PRTNSHP

Overview Hunt Unit Content W

ID Private Lands

Owner
LITTLE ENTERPRISES LTD PRTNSHP

Tax Address
PO BOX 488 EMMETT ID 83617

County
Gem

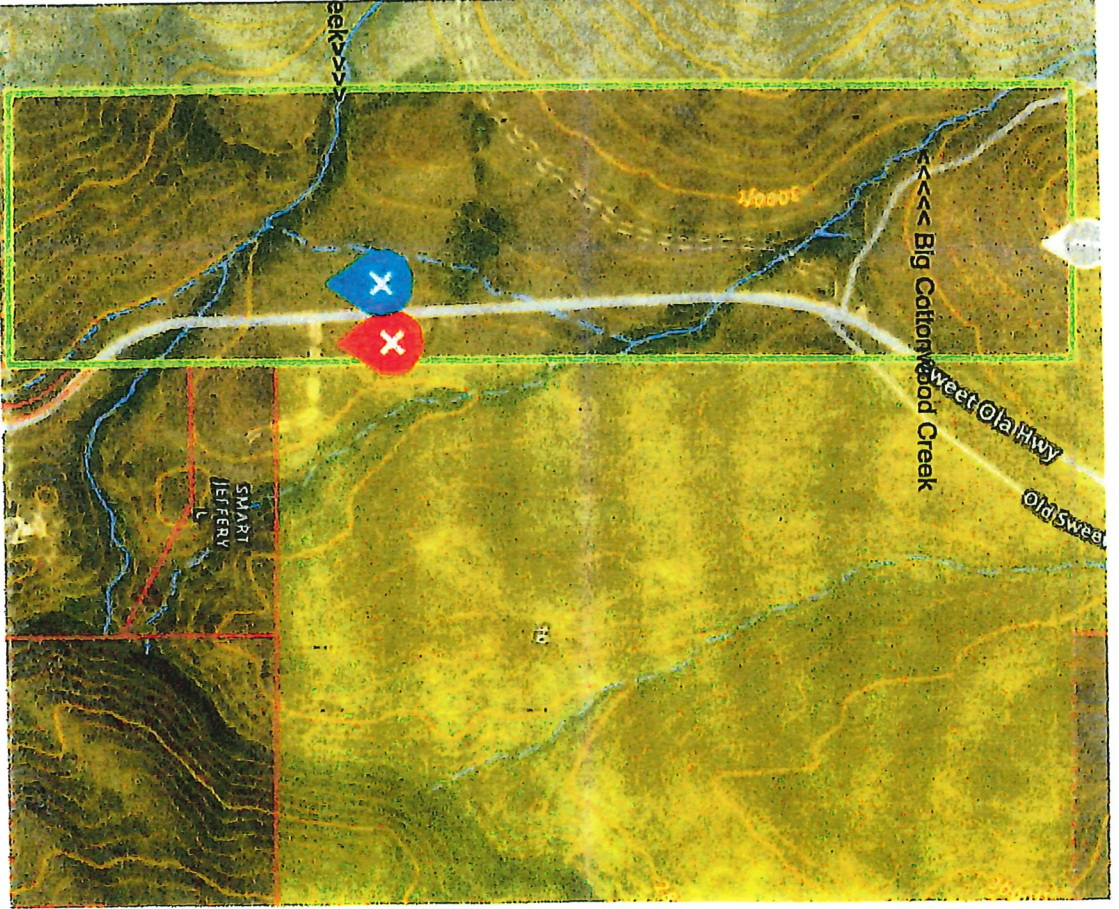
Area (Acres)
160.

Coordinates 44.05167, -116.33081

Elevation 3,159 ft

Sections

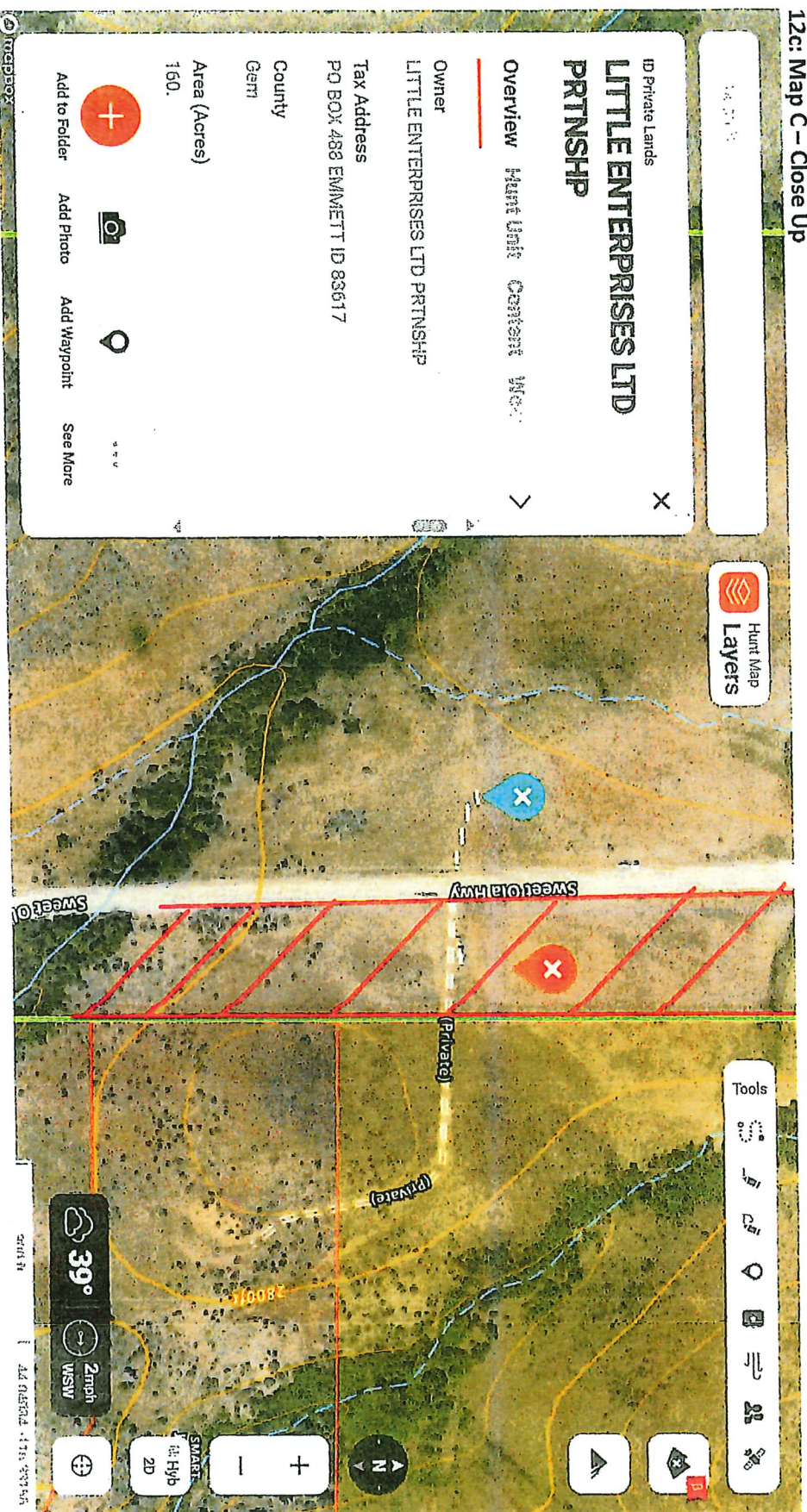
Powered by Name



Blue lines & dashes: Big & Little Cottonwood Creeks
Lime Green box: Outlines of entire 160 acre property
Red Waypoint: 1st area of landing, stockpile area and storage container
Blue Waypoint: 2nd area of landing, stockpile area and storage container

Little – Cottonwood Corral

12c: Map C – Close Up



White dashes: existing roads and haul roads.

Red and Blue Waypoints: Our landing areas, stockpile area and storage container.

Red box with diagonal lines is projected first year operations.