

# APPENDIX J

## PERFORMANCE STANDARDS FOR GRAVEL MINE, PIT MINE, OR QUARRY

### A. Purpose:

**1. Regulatory Requirement and Use Mitigation:** The purpose of this appendix is to provide a regulatory context (standards) for the extraction of gravel resources serving development needs in Fremont County. Also, to assure that gravel mining operations will not adversely affect neighboring uses and to provide for reclamation and reuse of the mined property.

### B. Process

**1. Limited and Large Scale Permitting:** To provide for extraction on a limited scale (Class I Permit), as well as for large scale extraction projects (Class II Permit).

**2. Public Notification:** For any pit, mine, or quarry requiring a Class I or Class II Permit, the administrator shall notify all property owners within one thousand feet (1,000') of any property boundary of the proposed site and any additional area that may be substantially impacted by the use (such as along the primary access route), as determined by the administrator.

**3. Compliance Review of Existing Permits:** Prior to additional permits being issued for gravel extraction, all existing permits held by the applicant will be reviewed for compliance with original approval conditions and progress reviewed on applicant's reclamation/reuse plans.

### C. Operating Standards:

**1. Safety Standard Compliance:** All operations shall be subject to MSHA and OSHA safety standards for the conditions and type of excavation being performed.

**2. Permitting Additional Uses:** Asphalt mixing, crushing, manufacturing and concrete batching may be allowed as additional uses subject to a separate Class II permit approval process in an industrial or commercial zone. These uses are not allowed outside of a commercial or industrial zone. Additional mitigation requirements outside of those delineated in this section may be imposed on these additional uses.

**3. Hours of Operation:** All extraction and hauling activities shall take place during daylight hours between 7:00 A.M. and dusk or 7:00 P.M., Monday through Friday. The noise level at the property line shall not exceed 70 dBA, L-10 at any one time.

**4. Subletting Not Allowed:** Storage areas shall not be rented, leased, let, or otherwise used as a commercial or industrial business.

**5. Equipment Storage:** Areas where equipment is stored shall be deemed outdoor storage areas and shall meet the standards of this appendix. Such storage areas shall be constructed and maintained to prevent chemicals from discharging into surface or ground waters. Such chemicals shall include, but not be limited to, petroleum products, antifreeze, and lubricants.

**6. Outdoor Storage Areas:** All outdoor storage areas shall be completely fenced or enclosed and screened from public view. The sight obscuring screen shall be at least six feet (6'), but not greater than ten feet (10'), in height. One side of the outdoor storage area may be left unenclosed or unscreened, provided that the materials stored in the area shall not be visible from a public roadway.

**7. Chemicals and Fertilizers:** The outdoor storage of chemicals and/or fertilizers including, but not limited to, salts or other minerals, shall be prohibited. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.

**8. Dust Mitigation:** The extraction area shall be watered daily to reduce dust impacts to surrounding properties. Haul roads shall have a durable and dust free surface, and shall be graded to drain all surface water from the haul roads.

**9. FEMA Floodplain Compliance:** The pit, mine, or quarry shall comply with the regulations of Chapter XI, Floodplain Overlay, of this title, if applicable.

**10. Neighborhood Protection:** Haul roads shall not pass through existing residential neighborhoods. For the purpose of this subsection, the term "residential neighborhood" shall be any platted residential subdivision development.

**11. Solid Waste Storage and Disposal:** The storage and/or disposal of solid waste, including importation of asphaltic materials, on the proposed site shall be prohibited.

**12. Groundwater Protection:** No gravel mine shall excavate materials below the water table/groundwater unless specifically permitted as part of the gravel pit approval. Mining below the water table will require the implementation of a professionally prepared plan for prevention of groundwater pollution. Any such plan shall, at a minimum, require the diversion of surface runoff from the excavation, the installation and maintenance of vegetative filter strips around the excavation, the minimization of the area of groundwater exposed at any one time, the establishment of baseline pre-mine data and monitoring. Applicant will coordinate potential groundwater impacts with the Idaho Department of Environmental Quality.

**13. Prohibited Uses of Site:** The site shall not be used as a "junkyard", "automobile wrecking yard", or impound yard.

**14. Additional Standards For a Class I Permit (Temporary Approval):**

**a. No Prior Extraction Use:** The property has not been a pit, mine, or quarry under a previous temporary approval or as a temporary permitted use.

**b. Maximum Area:** The maximum area of the extraction site shall be six (6) acres.

**c. Time Limit:** The proposed extraction activities shall be completed within two (2) years.

**d. Extraction Only:** No rock crushing or other materials manufacturing shall be done on site.

**e. Stockpile Height:** Stockpiles shall be a maximum of fifteen feet (15') in height.

**15. Additional Standards for Class II Approval:**

**a. Parking Required:** The approved site plan shall include adequate parking and loading areas to accommodate the peak number of vehicles. Such areas shall not be within the required front and side yards but may be located in a rear yard.

**b. Stockpile Height:** Stockpiles shall be a maximum of twenty five feet (25') in height.

**c. Extraction Plan Timetable:** The Class II approval shall consider and/or establish a time frame for the extraction of material. The commission shall review the status of the pit, mine, or quarry

annually and consider owner compliance with all approval provisions for their Class II Permit and progress on their reclamation/reuse plan.

#### **D. Road Capacity and Traffic Impact:**

**1. Road and Bridge Capacity:** No gravel mining shall be permitted where existing roads and/or bridges do not have adequate engineered capacity to support the anticipated truck traffic. Any improvements to off site roads and/or structures determined to be necessary to mitigate impacts of the development will be the responsibility of the Applicant and will be made part of a contingent development agreement **before** Fremont County will process the applicant's permit application.

**2. Required Reviews:** The Road and Bridge Department and the Department of Transportation shall complete the following reviews for their respective road and highway right of ways for all applications and provide said report to the applicant and to the Fremont County Planning and Building Department to be integrated into the Development Agreement.

**a. Entrances and Exit Review:** review proposed entrances and exit options to the property to determine if acceleration and/or deceleration lanes are necessary and if new approaches are proposed, applicant must apply for and receive a county or state access permit.

**b. Truck Route Review:** review the truck route plan and determine if adjacent roads have been engineered and built to handle heavy truck traffic without major deterioration to the roadway as determined by the Fremont County Public Works Director.

**c. Safety Signage Review:** review public safety signage needs and/or adjust speed limits

#### **E. Design and Reclamation Standards:**

**1. State and Federal Regulations:** The applicant shall provide documentation (from the appropriate agency) that the proposed pit, mine, or quarry operation and proposed reclamation plans comply with federal and state regulations in regard to air and water quality and site reclamation.

**2. Development Agreement Required:** A development agreement approved by the board of County Commissioners is required of all gravel extractors and is an absolute standard for approval of an application. This development agreement will address requirements

for on and off site road improvements, emergency services, water and wastewater protection and disposal, and other relevant requirements imposed by the county as conditions of approval.

- 3. Security for Value of Reclamation:** Any development proposing restoration to a natural environment, including ponds, will deliver a **Cash Deposit** or **Bond** for the value of the certified engineered cost of the restoration work, and shall be referenced and noted as part of the development agreement signed with the county. **The security posted with the State of Idaho may be counted as all or a portion of this required security if the amount is sufficient to cover the total value of the restoration plan**
  
- 4. Reclamation/Reuse Plan:** Reclamation/Reuse plans are required by I.C. 47-1501., et. seq. The reclamation plan prepared for the Idaho Department of Lands must be submitted to the County as part of the application. Fremont County has additional mandatory standards from those required by the state. The Reclamation/Reuse plan for the gravel mine shall show how the reclaimed site shall be suitable for a use permitted by the applicable comprehensive plan and zoning. Applicant may also request as part of their redevelopment or reuse plan, a zone change that would be conforming with the county comprehensive plan map. Said zone change must support and be integral to the proposed reuse.  
  
Upon reclamation of the final phase, all temporary structures shall be removed from the property, except for property line fences or walls. Any contaminated soils shall be tested and then properly recycled or disposed.
  
- 5. Extraction in Buffers and Setbacks Adjacent to Like Use:** Buffers may be mined so as to coordinate reclamation with an adjoining existing gravel extraction site. Buffer extraction may be permitted when an approved reuse plan demonstrating a coordinated reuse between properties has been approved by the Planning and Zoning Commission. This may require amendment to the reclamation plan submitted to the State Department of Lands.
  
- 6. Reuse Plan Timetable:** The reclamation/reuse plan for each phase shall be completed as soon as the subject area is depleted of resources, as defined in Idaho Code § 47-1511, or when the allowed time has ended (whichever occurs first).
  
- 7. Buffering Standards:** Gravel extraction is prohibited within **500** feet of any state highway system. Extraction and extraction related equipment movement, or stockpiling within the required setbacks is prohibited

unless otherwise allowed elsewhere in this section. The tops and toes of cut and fill slopes shall remain outside the required yards. All buffers shall be compliant with those outlined in Appendix K.

- 8. Ponds:** For a pit, mine, or quarry where the excavation area results in a pond, the following standards shall apply:
  - a. Meandering Edge:** The extraction areas shall be designed to create a meandering edge.
  - b. Fish and Game Coordination:** The applicant shall provide written documentation from Idaho Department of Fish and Game that the proposed pond is designed to create viable fish and/or wildlife habitat.
  - c. Public Health District Review:** The applicant shall provide documentation from the Eastern Idaho Public Health District that the proposed pond shall not cause septic leach fields on abutting properties to fail.
  - d. Pond Defined:** For the purposes of this section, a "pond" shall be defined as any pit, mine, or quarry area where the rehabilitation plan results in an area that contains water to within six feet (6') of the surface of the ground the whole year round and where the edges are re-vegetated with locally occurring plant and tree species.
- 9. Riparian Vegetation:** A buffer zone of undisturbed riparian vegetation must be left. This buffer must be a minimum of 75 feet from the annual high water mark.
- 10. Best Management Practices:** The applicant or owner should refer to "Best Management Practices for Mining in Idaho", published by the Idaho Department of Lands in development of the required reclamation and reuse plan.

# APPENDIX K

## DETAILED PERFORMANCE STANDARDS FOR YARDS AND BUFFERING (Applicable in all Zones)

**1. Purpose.** Landscaping requirements are an essential element in mitigating potential land use conflicts and enhancing the visual appeal of the county. The purpose of this appendix is to ensure that landscaped buffers required by these regulations effectively accomplish those goals.

**2. Minimum Buffer Requirements.** The width of required buffers shall vary with the nature of the uses being separated, the height of the buildings being separated, and the construction of the buffer, as shown in Table K.1. The basic buffer width given in that table is the width required where the buffer consists of a level or gently sloping area (3:1 slope or less) of sod or ground cover and at least four major trees per hundred lineal feet of buffer. That table also shows where a security fence and/or a solid fence, wall, or berm is required as part of a buffer.

**3. Height Adjustment.** The basic buffer width shall be increased by the height adjustment factor, where one is established by Table K.1. The height adjustment factor is a ratio expressing the number of feet that must be added to the basic buffer width for each foot in height over 25 feet of the principal structure being buffered.

**4. Buffer Width Reduction: Berm:** The basic buffer width requirements may be reduced where a berm is included in the buffer. The width reduction shall be twice the height of the berm, but the maximum permitted reduction shall be 10 feet. No berm shall have a slope of more than 3:1, except where a retaining wall is incorporated into the berm on the side opposite the use or public way being buffered

**5. Buffer Width Reduction: Additional Plantings.** The basic width requirements may be reduced where a greater density and diversity of plantings is included in the buffer. The buffer width reductions permitted by this section are cumulative and may result in a total reduction of up to 30%. The buffer width reduction permitted by K.4. is cumulative with those permitted here.

**a. Major Trees.** The required buffer width shall be reduced by 10% where five or more major trees per hundred lineal feet are planted or retained.

**b. Understory Trees.** The required buffer width shall be reduced by 10% where five or more understory trees per hundred lineal feet are planted or retained.

**c. Shrubs.** The required buffer width shall be reduced by 10% where 20 or more shrubs per hundred lineal feet are planted or retained.

**6. Minimum Buffer Width.** No required buffer shall be less than half the basic buffer width or less than 10 feet in width, regardless of any reductions permitted by K.4. or K.5.

**7. Buffer Crossings/Inclusions.** Buffers may be crossed by access driveways, utility lines, sidewalks, and pedestrian trails. A sidewalk or pedestrian trail may also run along the length of a buffer, with its width, up to a maximum five feet, being included in the required buffer width. Buffers may also include permitted signs.

**8. Plant Materials Specifications.** Plant materials installed in required buffers shall be warranted for one year and meet the following specifications:

a. all trees, major and understory, shall be containerized or bagged and burlapped stock in good condition with a caliper of at least 2.0 inch, measured six inches above grade, for deciduous tree, and a height of at least six feet for coniferous trees; and

b. all shrubs shall be minimum five gallon containerized stock in good condition.

**9. Maintenance.** Perpetual maintenance of required buffers is required.

**TABLE K.1. – BUFFERING REQUIREMENTS**

<i>Proposed Use</i>	<i>Adjacent Use</i>	<i>basic buffer width (feet)</i>	<i>height adjustment</i>	<i>headlight Buffer?</i>	<i>security fence required?</i>
industrial	residential, platted residential lots	50	1:1	for parking	yes
industrial	any public way	12	none	no	yes
industrial or commercial	adjoining visually sensitive area	50	1:1	no	no
Commercial	residential., platted residential lots	20	.75:1	for parking	no
commercial outdoor materials storage handling, or sales areas, over 10,000 SF	residential, platted residential lots	50	none	yes	yes
commercial outdoor materials storage, handling, or sales areas, any size	Frontage along any public or private road right of way	12	none	no	yes
higher density residential	lower density residential, platted residential lots	20	.80:1	for parking	no
residential	visually sensitive area	20	none	none	no

- Security Fence is defined as a fence a minimum of 6 feet tall but a maximum of 10 feet high that completely secures an area from casual trespass.
- Headlight Buffer is defined as a sight and/or light obscuring fence, wall, building, landscaping or other light trespass blocking design. Usually associated with commercial access and parking lot design.
- SF = square feet. Where requirements overlap the strictest applies.

