

**CUP-24-2**

Conditional Use Permit

Status: Active

Submitted On: 8/26/2024

**Primary Location****Owner****Applicant**

John Wilkes



208-251-0907



dmaxfield@stakerparson.com



10200 North Batiste Road

Pocatello, ID 83202

## Conditional Use Permit

**Parcel #\***

RPR3803048300

**Zoning\***

Agricultural

**Please describe your project.\***

See attached report

**What product or service are you providing?\***

See attached report

**Proposed hours of operation**

7am-7pm with ability to request variance on specific jobs.

**Proposed days of the week operation will be in use**

Monday-Saturday

**Method for Handling Waste**

See attached report

**Proposed number of employees**

15

**Equipment and Machinery Use**

Front Loader &amp; Dozer

**Water Supply**

Private

**Sewage Disposal**

Private

**Will New Buildings be Required?**

No

**Will Existing Buildings be Utilized?**

No

**Vehicles Used in Operation:**

Trucks, employee vehicles

**Will there be any emissions, such as smoke, dust, etc.?**

Dust - See attached report

**Daily One-Way Vehicle Trips, Including Employees, Deliveries, etc.**

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## Standards for Approval

Please address how your request meets each of the following standards for approval:

**Narrative addressing how your application meets criterion 1: The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.\***

See attached report

**Narrative addressing how your application meets criterion 2: The proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.\***

See attached report

**Narrative addressing how your application meets criterion 3: The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.\***

See attached report

**Narrative addressing how your application meets criterion 4: The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.\***

See attached report

**Narrative addressing how your application meets criterion 5: The proposed use would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces and landscaping with adjacent uses as is practical.\***

See attached report

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## Acknowledgement

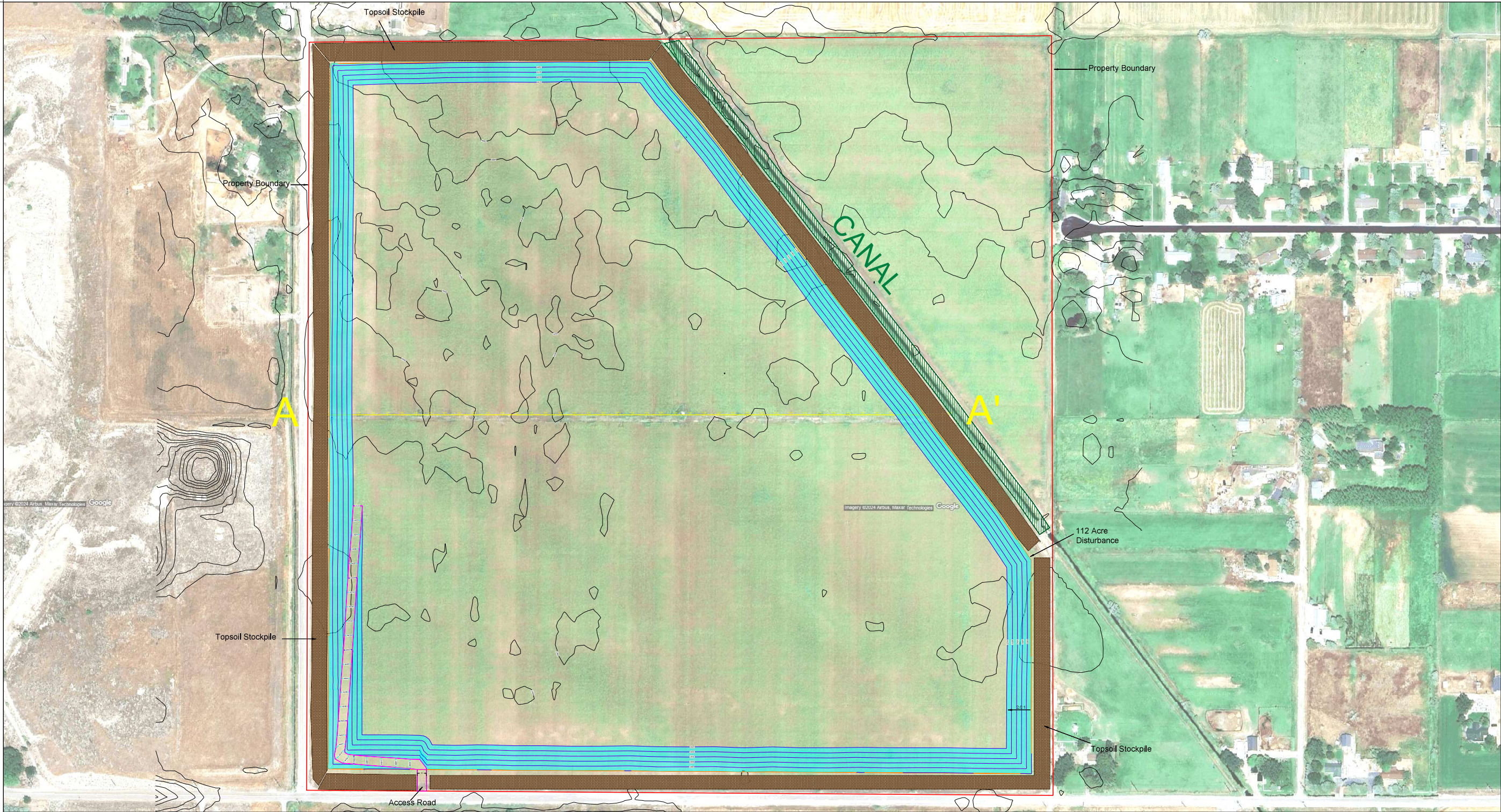
**Electronic Signature [Typed Name of Applicant]\***

**Date\***

John Wilkes

08/26/2024





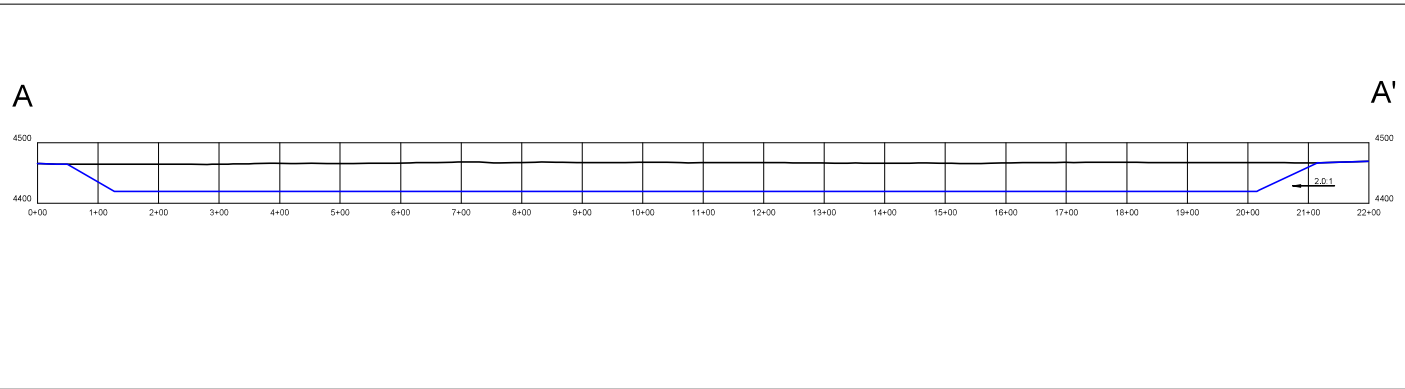
**DESIGN PARAMETERS**

- Total Topsoil Removal: 903,560 c.y.
- Topsoil Removal Depth: 5'
- Sand & Gravel Depth: 45'
- Top Elevation: 4470
- Pit Floor: 4420
- Final Grade: 2:1
- Road Grade: 2%
- Existing ground water at elevation 4399
- Canal Elevation: 4468
- Pit Perimeter offset: 75'

**LEGEND**

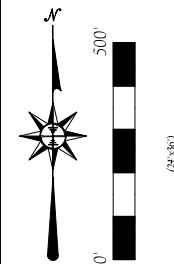
- These standard symbols will be found in the drawing
- Area of Disturbance (112 Acres)
  - Existing Terrain
  - Future Grade
  - Cross Section Line
  - Property Boundary
  - Canal
  - Topsoil Stockpile
  - Access Road

**PIT CROSS SECTION**



**JOHNSON PIT**  
SITE PLAN

GENERAL NOTES:  
Topography and aerial from Google Imagery  
Property of Idaho Materials & Construction (IMC)  
but drawn by Staker Parson



DRAWN BY: R. AHADJIE  
DATE: AUGUST 6, 2024  
Cell: 385-985-4631 SHEET: 1 of 1  
richard.ahadjie@stakerparson.com





### COMMENTS

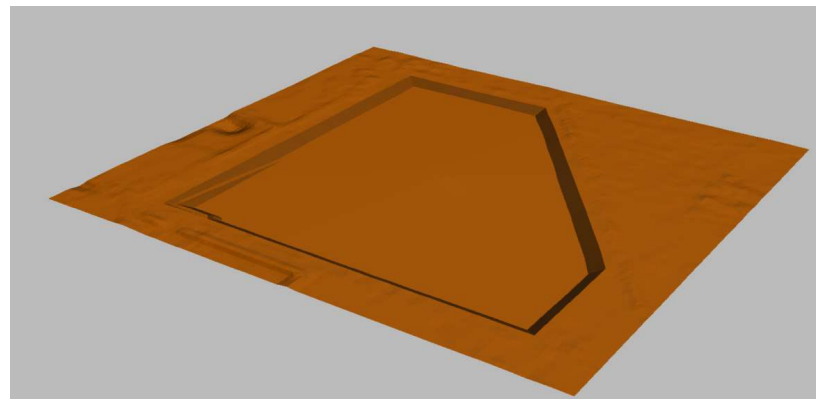
- Six inches of stockpiled topsoil will be spread and reseeded on all slopes and pit floor.
- A total of 90,356 c.y. of topsoil will be needed to cover the entire 112 acre area of slope to the pit floor.
- Final pit floor will be 21' above ground water. Therefore, Operations will not affect ground water.

### LEGEND

These standard symbols will be found in the drawing

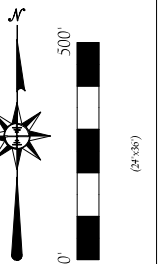
- Reclamation Area (112 Acres)
- Access Road
- Future Grade
- Property Boundary
- Canal

### 3D RENDITION OF FINAL PIT



## JOHNSON PIT SITE PLAN

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