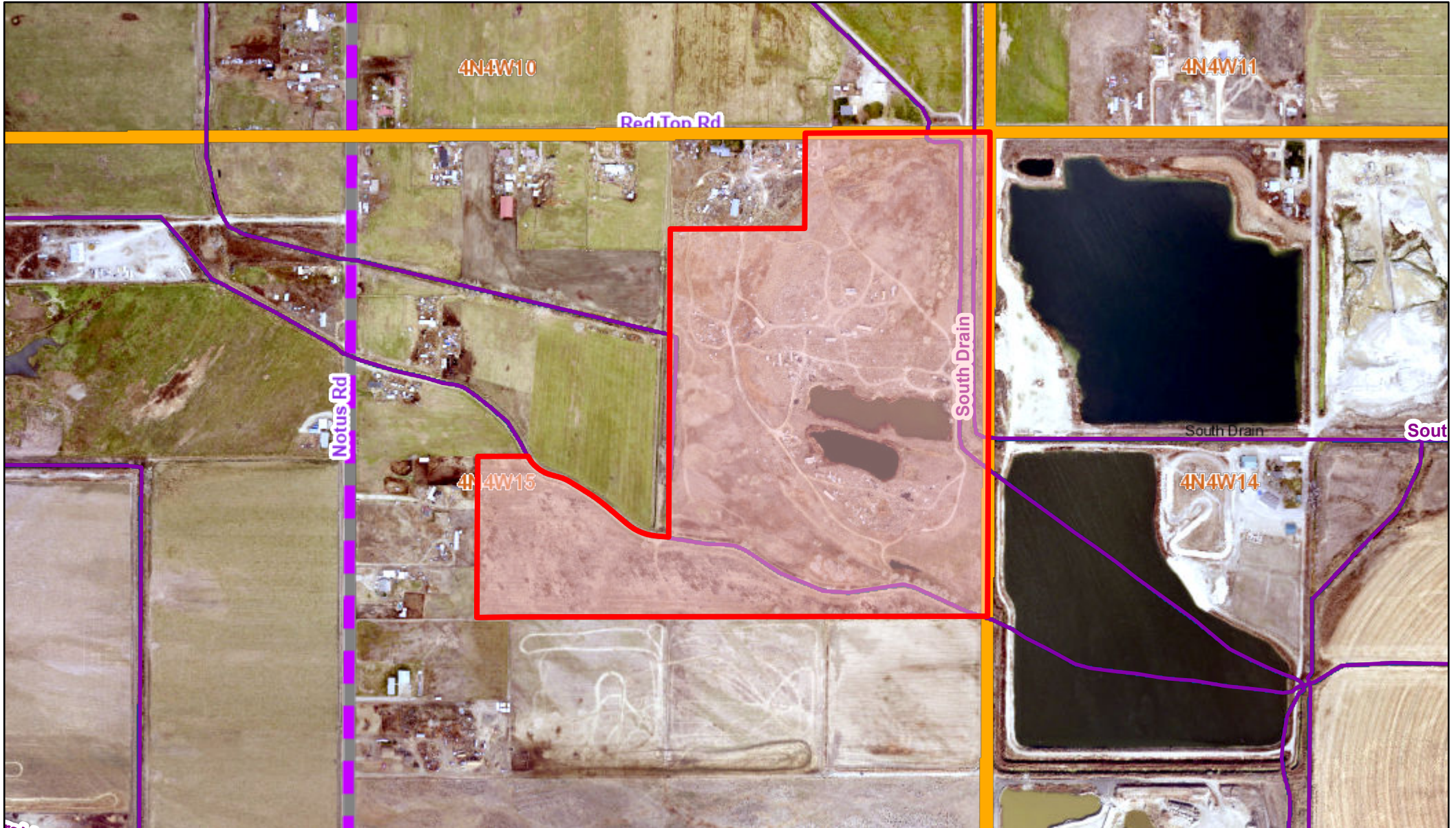












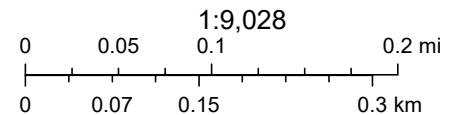


Canyon County, ID Web Map



6/26/2023, 10:05:47 AM

- | | | | |
|---|---|--|---|
|  Multiple Parcel Search _Query result |  Current Impact Area |  CanyonCountyRoads
Roads |  Canyon County Imagery_2019
Red: Band_1 |
|  Hydro_NHDFlowline |  City Limits |  ITDFunctionalClassification
Green: Band_2 |  Blue: Band_3 |
|  Hydro_NHDFlowline |  Sections |  Major Collector | |
|  County Boundary | | | |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Master Application

Canyon County Development Services 111 N.11th Ave., Caldwell, ID 83605
www.canyoncounty.org Phone 208-454-7458 fax 208-454-6633



Owner(s) information:

Name: Knife River Corporation - Mountain West Address: 5450 West Gowen Road
 Telephone: 406-876-4637 Fax 406-532-5220 Email: joe.smith@kniferiver.com
 City: Boise State: ID Zip: 83709

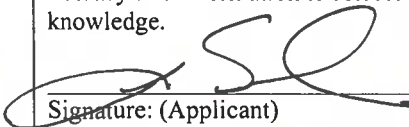
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections.

Signature: (Owners) _____ **Date:** _____
 If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign

Applicant/Representative: Business Name:

Name: Joseph Smith
 Address: 4800 Wilkie Road
 City: Missoula State: MT Zip: 59846
 Telephone: 406-876-4637 Fax: 406-532-5200
 Email: _____

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


 Signature: (Applicant) _____ Date 5/24/23

Additional Contact if applicable: Business Name:

Name: Knife River Corporation - Mountain West
 Address: 5450 West Gowen Road
 City: Boise State: ID Zip: 83709
 Telephone: 406-876-4637 Fax: 406-532-5220
 Email: _____

Engineer / Surveyor if applicable: Business Name: _____
 Name: _____ Phone: _____
 Address: _____ Fax: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Site Information: Address: nhn Red Top Road Caldwell, ID 83607 Total Acreage: 64.51

Tax Parcel Number(s): R36092010

Section: 15 Township: 4N Range: 4W Quarter Section: SENE ¼ SWNE ¼ NE ¼ Zoning: AG

Area of Impact: _____ Subdivision: _____ Lot: _____ Block: _____

Check application type:

- Assisted Care Facility
- Bed and Breakfast
- Day Care Facility
- Reduction Frontage, Easement, Road Lot
- Floodplain Development
- Home Business New Application Renewal
- Land Division Administrative
- Mineral Extraction short term
- Public Service Agency Telecom >75'

ADMINISTRATIVE APPLICATIONS

- Parcel Inquiry
- Property Boundary Adjustment
- Quasi-Public Use
- Sign
- Temporary Use New Application Renewal
- Utility Facility
- Variance up to 33%
- Wind Energy System Small
- Zoning Compliance Certificate

HEARING LEVEL APPLICATIONS

- Appeal
- Comprehensive Plan Change Text Map
- Conditional Use
- Conditional Use Modification
- Time Extension
- Variance
- Zoning Ordinance Amendment Map Text
- Road Name Change

SUBDIVISION APPLICATIONS

- Final Plat
- Short Plat
- Preliminary Plat
- Plat Amendment or Minor Replat
- Simple Changes to a Plat
- Vacation of Plat, Lot, Road, Easement

CU2023-0013

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:
------------------	---------	--------------	-------	-------	------------

612 950.00

Master Application must be accompanied with application check list



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	✓	
Letter of Intent (see standards on next page)	✓	
Site Plan (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting sheet/letter completed and signed	✓	
Proof of application/communication with (varies per application):		
Southwest District Health		
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
Area of City Impact		
Deed or evidence of property interest to the subject property		
Fee: \$950.00 \$600.00 (CUP Modification)		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.**



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Knife River Corporation - Mountain West	
	MAILING ADDRESS: 5450 W Gowen Road Boise, ID 83709	
	PHONE: 406-876-4637	EMAIL: joe.smith@kniferiver.com
<p style="text-align: center;">I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u></u> Date: <u>5/23/23</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: nhn Red Top Road Caldwell, ID 83607	
	PARCEL NUMBER: 36092010	
	PARCEL SIZE: 64.51 acres	
	REQUESTED USE: Mineral Extraction (Sand and Gravel)	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Agricultural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

April 3, 2023

Canyon County
Development Services
111 North 11th Ave
Caldwell, ID 83605

Subject: Detailed Letter for Conditional Use Application for the Red Top Pit

Dear Canyon County Development Services & County Commissioners,

Knife River Corporation – Mountain West respectfully submits the following Conditional Use Permit application for a new gravel source. This gravel source is a replacement for Knife River's current gravel source, known as the Red Top Pit.

The population of Canyon County has significantly increased by over double its population the last 30 years. Canyon County's 2020 Comprehensive Plan projects a 51% increase in population between the years 2000 and 2030. In addition, by the year 2030 the number of households is forecasted to be 115,118 representing a 27% increase from 2020. This area of Canyon County is rich with mineral reserves that are essential to support the current and anticipated growth in the area. Having local mineral reserves for construction projects aids in controlling costs of public work projects and aides in developing affordable housing in the County.

The proposed source, known as the Red Top Pit, is located within Canyon County. The legal description of the source is SE NE $\frac{1}{4}$, SW NE $\frac{1}{4}$, NE $\frac{1}{4}$, SEC 15 T4N R4W (**Exhibit C, Figure 1**). The proposed Red Top source is comprised of 1 parcel: R36092010. Parcel R36092010 consists of approximately 65 acres. The surface and mineral rights are currently owned by Knife River Corporation – Mountain West (**Exhibit C, Figure 2**).

Mining operations at the site will include concrete production and asphalt production as well as mining sand and aggregate to be crushed, screened, washed, and stockpiled within the boundary of the Red Top Pit. Current and future stockpile locations, crushing operations, and haul roads are shown on **Exhibit C, Figure 3**. Prior to any mining operations, the vegetation, topsoil, and overburden will be stockpiled onsite for future reclamation. Phase 1 of the mining operation (12.9 acres) consists of the plant area and soil/aggregate stockpiles; Phases 2 through 5 of the mining operation result in a total of 36.3 acres of disturbance for a total of 49.2 acres of mining disturbance. The area outside of active mining phases includes 15.8 acres.

A reclamation plan application was submitted to the Idaho Department of Lands (IDL) and approved on December 12, 2022. The reclamation plan approval and reclamation plan application are included with this application. This property is not within the floodplain therefore a floodplain development application has not been included with this application.

Proposed standard hours of operation for mining activity is 5am – 7pm, Monday through Saturday. However, loading and hauling of material may take place 24 hours a day, seven days a week to support construction activity that requires nighttime operations. 1-10 employees are expected to be on site at any given time. Except for placing truck scales, no additional signage, improvements, or structures will be placed within the CUP area. This application is intended to provide a replacement of mineral reserves for Knife River's Notus Pit located 0.75 miles to the north on Dixie River Road and will not result in increased truck traffic or require more local resources.

Setbacks from the property line will be 30' in accordance with Canyon County Zoning Ordinance § 07-14-19. Knife River proposes a maintained topsoil berm (stabilized with grass or rock) be placed around the site as mining progresses. The berm will be sufficient to shield the site from view and provide a noise barrier and therefore Knife River requests that further landscaping not be required. The topsoil stockpiles will be removed, and the soil used to reclaim the site which would require removal of the landscaping. Based on market conditions, Knife River expects to exhaust the mineral reserves from the site within 5-10 years.

The current approved post mining land use is to create a 38-acre water feature due to the depth of mining. The perimeter berms created during the stripping process will be leveled into the water surface to reduce visual obstruction and the parcel will likely be sold for residential development, similar to other depleted mines in the area.

Operations in the permit area will begin with stripping and stockpiling topsoil in the mining area (**Exhibit C, Figure 3**). Topsoil and overburden will be separated and stockpiled onsite within the northern portion of Phase 1 and along the eastern property boundary for future reclamation. This will help make revegetation of the pit easier after completion of operations in the gravel source. A portion of the salvaged soil will be bermed around the mining operations on the boundary of the permitted mining area. The berms will be graded and seeded to provide a best management practice to control storm water runoff as well as serve as the perimeter of the mining area, per MSHA safety standards. This perimeter berm will be used to keep onsite, and offsite storm water separate; it will also perform the functions of safety and controlling site access. One access point is located near the center of the north property line adjacent to Red Top Road. The property is accessed by a public highway along the north side, which is where the main access will be. This highway serves other pits in the area and has no posted weight restrictions. Due to the location of the drainage ditches throughout the property this will be the only access to the pit.

Gravel extraction is planned to begin in the Northwest corner of the site (**Phase 1 - Exhibit C, Figure 3**). The Red Top Pit will consist of five (5) mining phases, ranging in size; approximately seven (7) to thirteen (13) acres. First year disturbance will be Phase 1 of the operation totaling 13 acres. The site will be mined to a minimum elevation of 2265 feet, to a maximum depth of forty (40) feet below the pre-mining ground surface. Operational slopes on the mine high walls will be between 1:1 and 3:1 and will be dictated by safety.

The aggregate deposit will be mined using both dry and wet extraction techniques. The mining sequence will begin in the northeast corner (Phase 1) and proceed around the property in a clockwise fashion. A crossing will need to be improved across the drainage channel bisecting the southern third of the property to gain access to the aggregate on the south end. Alternatively, the ditch could be relocated to the south property line allowing for uninterrupted mining of the entire parcel. The material will be crushed, screened, washed, and stockpiled at the mining site, as noted on **Exhibit C, Figure 3**. Concrete and asphalt production may also take place on site as shown on **Exhibit C, Figure 3**. The mining operation is planned to begin upon approval and is expected to be in operation for a maximum of twenty (20) years.

After removal and stockpiling of the overburden, the aggregate will be extracted using an excavator, dozer and haul trucks to remove approximately twenty (20) feet of material. It is anticipated groundwater will be encountered during this phase and will be managed through grading and maintenance pumping. Harvesting the deeper material, approximately another 15 to 20 feet deep, will require dewatering within each active mining phase. A pumping circuit will be utilized to move the surface water from the active mining phase to a previously mined phase for storage or discharged, as allowed by permit, to the drainage ditch along the east side of the property. The exposed aggregate will be mined using the same method as the upper lift of the deposit. Aggregates will be processed with crushing and screening equipment and a wash plant. A portable concrete plant and a portable asphalt plant may be moved on site for job specific work. All applicable crushing and material processing equipment, concrete plants, and asphalt plants will be permitted with the Idaho Department of Environmental Quality (IDEQ), Air Quality Division. All reasonable precautions shall be taken to prevent particulate matter from becoming airborne, in accordance with IDAPA 58.01.01.650-651. Best management practices for dust abatement shall be used to control dust and maintain cleanliness of the mine including but not limited to watering of roads and stockpiles.

The pit will be constructed and shaped so that all storm water will be retained on site in existing manmade settling ponds within the pit. As needed during excavation, the site will be dewatered by pumping groundwater and stormwater from the pond. Since the site will discharge to an irrigation canal, and the Boise River is proximal to the site; the Red Top Pit will file a Notice of Intent (NOI) to discharge storm water associated with Industrial Activity under the IDEQ National Pollutant Discharge Elimination System Multi-Sector General Permit.

The Stormwater is controlled on the site through site grading, permanent or temporary ditches, and berms. Before aggregate mining is started, the overburden soil is removed and stockpiled around the perimeter of the mining area. The stockpile berms are seeded to stabilize them, and they create the first runoff control for the facility. The pit is excavated inside the earth berms and stormwater is allowed to pond inside the pit. The pit floor is excavated in stages, so stormwater is channeled to the lower parts of the pit throughout the mining operations. The soils in the pit are sand and gravel soils with a very high permeability, and it is anticipated that dewatering will continue to take place during excavation. A network of legal drainage ditches run along the perimeter and traverse across the property. These ditches provide for the collection of storm water and its conveyance downstream. The functionality of these ditches will need to be maintained throughout the life of the mine, although ditch realignment could be considered in the future. Water will be discharged from the settling pond to a drainage ditch.

Access roads are constructed from sand and gravel excavated from the pit. The roads are constructed with borrow ditches to collect stormwater runoff. The borrow ditches have check dams to cause stormwater to pond and infiltrate before discharging to the borrow ditches along the access road. Because of the highly permeable nature of the subgrade soils water is very rarely ponded in the borrow ditches. The roadway surface will have water applied for dust control.

Industrial activities exposed to stormwater consist of handling construction aggregates and overburden soil at the site. There will be very little material stored at the site. Equipment and vehicle parking will take place at the site. Fuel and lubricating oils will be brought to the site on service vehicles equipped with spill control equipment as needed. Vehicle fueling, and minor maintenance (such as greasing equipment mechanical joints) will be performed on site. Equipment will be transported to Knife River Corporation's yard for major maintenance and repairs. Equipment will not be cleaned at the site. Pollutants or pollutant constituents associated with these activities will be contained through active and passive measures. Fuel may be stored at the crusher location in portable containers to support crushing operations (**Exhibit C, Figure 3**). All fuel tanks will be double walled or installed within secondary containment. A stabilized construction entrance will be constructed within the permit boundary, per State of Idaho specifications, and is maintained to prevent vehicle sediment track out to public right of way. This construction entrance shall serve as the only access point to the site.

In the process of filling concrete trucks with ready-mix, some water, potentially mixed with concrete, is discharged to the pit floor. This area of the site is graded to retain the process water on site where it will infiltrate into the pit floor.

The site may use process water to control dust at the site. The dust control water is applied to high traffic areas during summer months with water trucks. The water applied with trucks is applied in light enough volumes to prevent runoff from the site. The pit floor is highly permeable and most precipitation and applied water infiltrates into the ground.

There is also dust control water that is applied at the crusher and screens to prevent excessive dust at the process equipment. The process water is collected in an excavated depression near the crushing equipment in an excavation in the pit floor. The water is allowed to infiltrate into the ground and is not allowed to discharge to the runoff.

All reclamation will be completed in accordance with the Idaho Surface Mining Act and Administrative Rules. As mining progresses, the pit facility area may be filled with overburden, reject material, and clean fill and brought back to grade. One large pond is estimated to be left on site as part of the reclamation.

All fill material will conform to the Idaho Solid Waste Management Rules (IDAPA 58.01.06.005.19) which defines inert waste as: *"noncombustible, nonhazardous, and non-putrescible solid wastes that are likely to retain their physical and chemical structure and have a de minimis potential to generate leachate under expected conditions of disposal, which includes resistance to biological attack. "Inert waste" includes, but is not limited to, rock, concrete, cured asphaltic concrete, masonry block, brick, gravel, dirt, inert coal combustion by-products, inert precipitated calcium carbonate and inert component mixture of wood or mill yard debris."*

All haul roads within the permit boundary will be reclaimed and seeded to match the existing topography. All areas around the pond will have overburden and topsoil placed and will be seeded at the time of reclamation. The previous owner of the site operated a salvage yard on the property. The post-mining land use plan for the property contains a large water feature due to the depth of mining. The perimeter berms created during the stripping process will be leveled into the water surface to reduce visual obstruction. The parcel will likely be sold for residential development or agriculture, similar to other depleted mines in the area. The topsoil stockpiled during stripping of the site will be spread to a uniform depth of six (6") inches over the site. The site will be seeded using Great Basin Native Seed Mix (or equivalent). The seed will be spread via broadcast at 28 lbs. per acre. Fertilizer will be spread as required to stimulate and support growth. Seeding should take place in spring or fall to time germination and establishment of the seedlings with seasonal precipitation. The site will be monitored and treated for noxious weeds in accordance with Idaho Surface Mining Act and Administrative Rules.

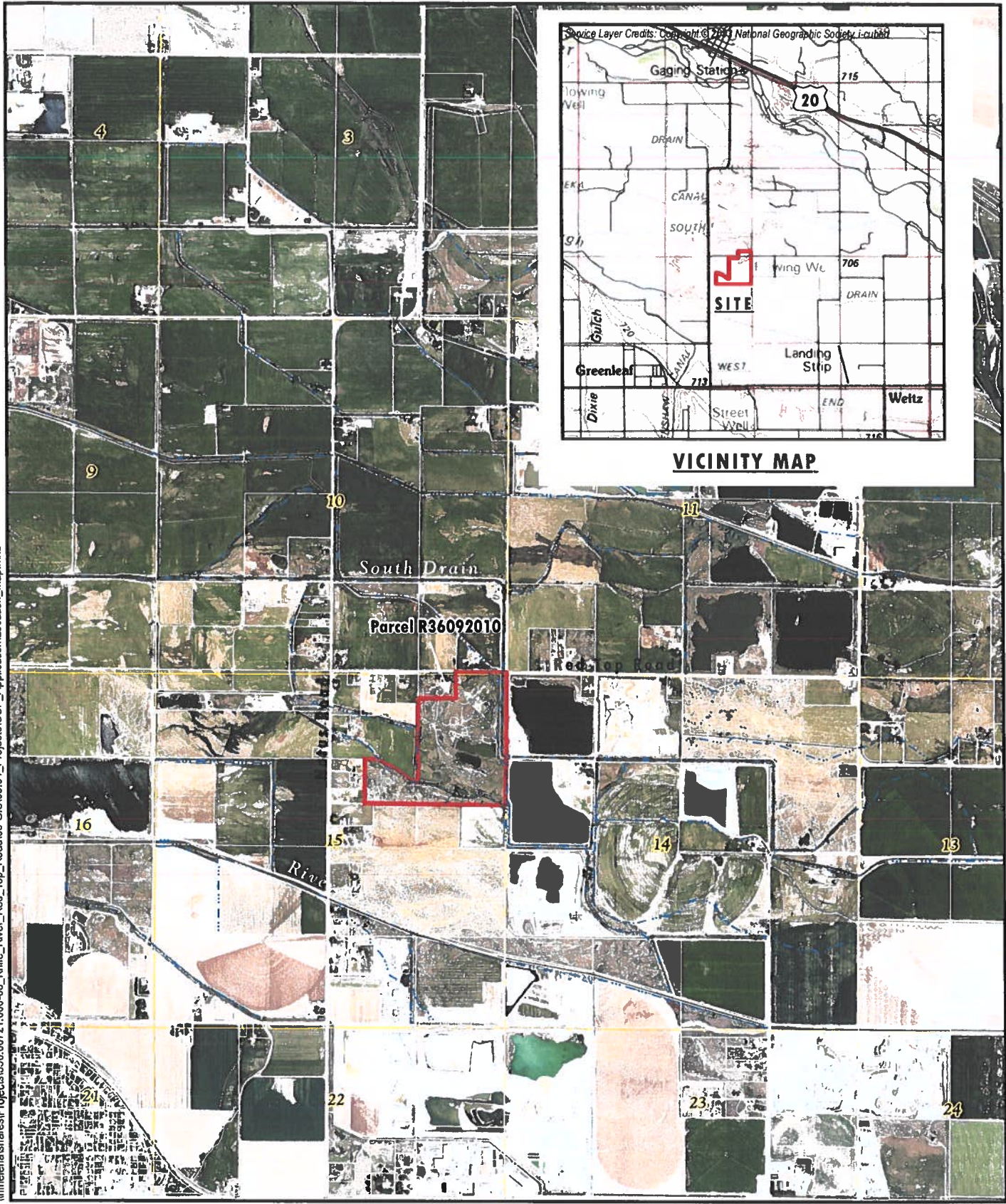
Knife River believes that this application and project aligns with and supports the policies outlined in the 2020 Comprehensive Plan. Please feel free to contact me with any questions regarding this CUP application.

Respectfully submitted,



Joseph Smith
Regional Environmental Manager
Knife River, Intermountain Region
406-876-4637
joe.smith@kniferiver.com

\\mfhelena\shares\Projects\350.00721.000-03_Knife_River_Red_Top_Road\GIS\05.01_Projects\CUP_Application\Location_Map.mxd



Township 4 North/Range 4 West

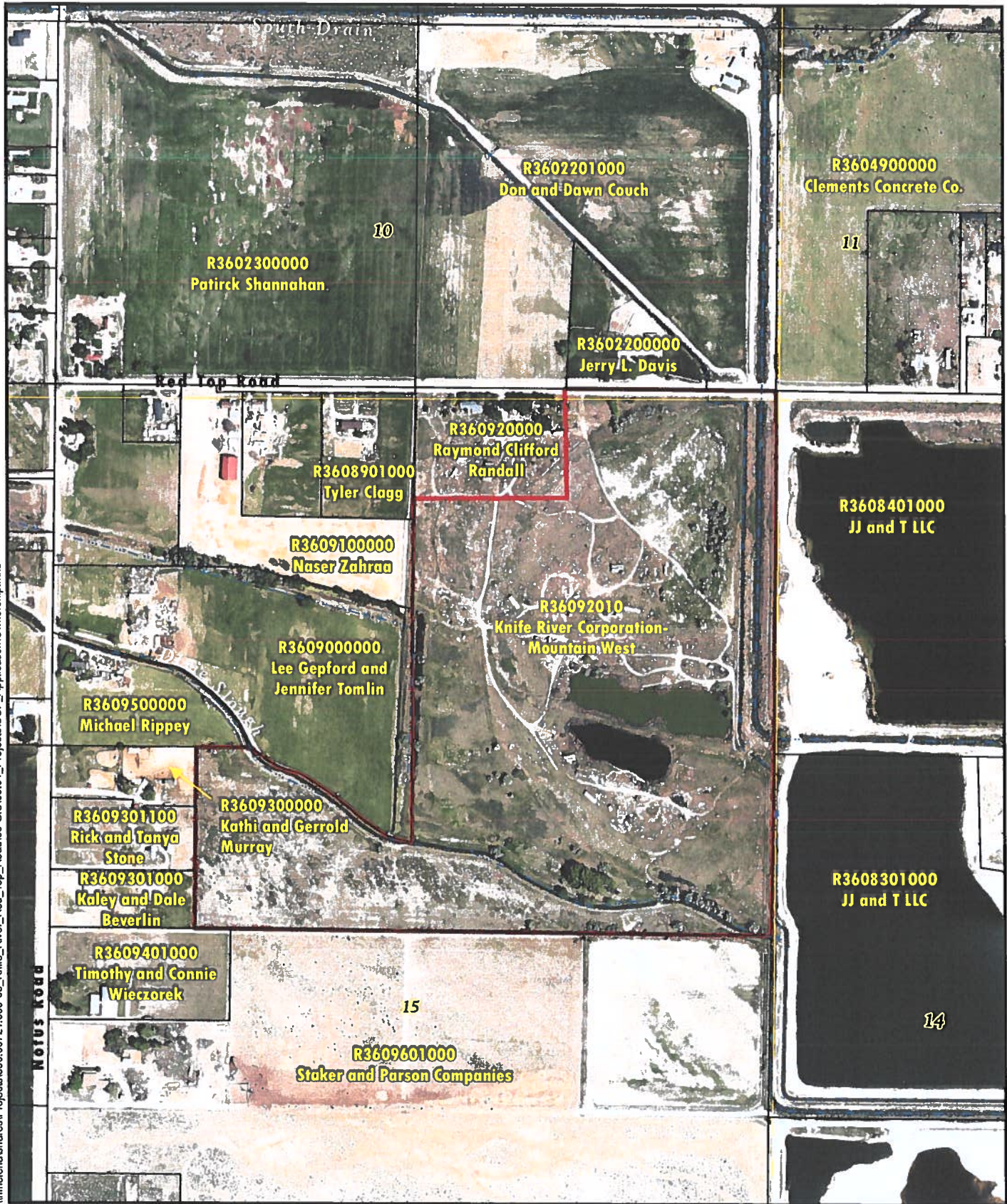


- Permit Boundary
- Canal/Ditch (NHD)
- Canyon County Parcel Boundaries
- Section Lines

NewFields

Site Map
 Red Top Pit Expansion
 Knife River
 Canyon County, Idaho
 FIGURE 1

\\nhelena\shares\Projects\350.00721.000-03_Knife_River_Red_Top_Road\05 GIS\05.01_Projects\CUP_Application\Ownership.mxd



Township 4 North/Range 4 West

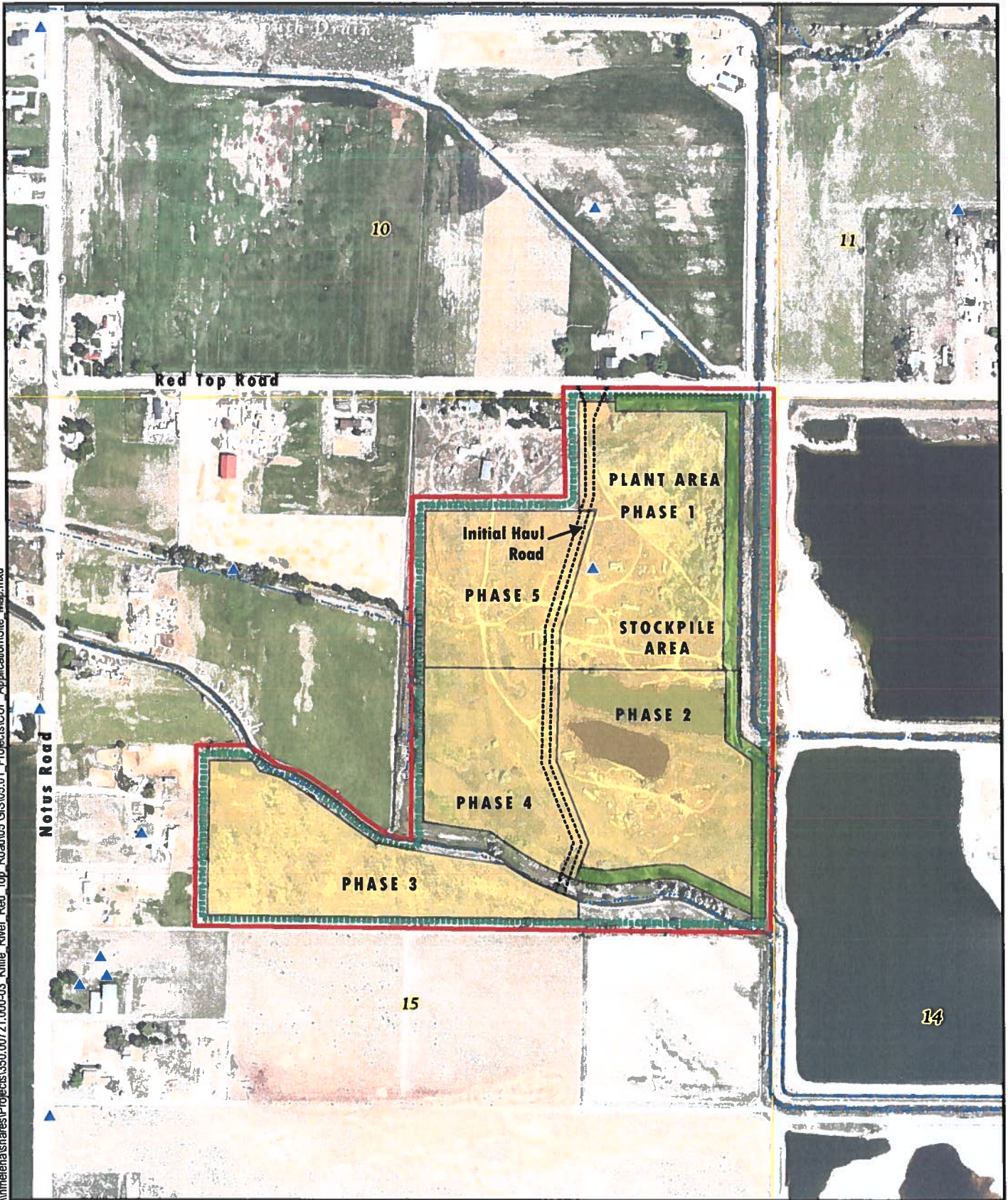


NewFields

- Permit Boundary
- Section Lines
- Canyon County Parcel Boundaries and Ownership

Ownership and Mineral Control
 Red Top Pit Expansion
 Knife River
 Canyon County, Idaho
FIGURE 2

\\fhelena\shares\Projects\350.00721.000-03 Knife River Red Top Road\GIS\05.01 Projects\CUP_Application\Site_Map.mxd



Township 4 North/Range 4 West



- Permit Boundary
- Section Lines
- Canal/Ditch (NHD)
- Mine Plts
- Overburden Area
- Proposed Erosion Control Berm (30 foot setback)
- Water Wells (Idaho Division Water Resources)

NewFields

**Master Site Plan
Red Top Pit Expansion
Knife River
Canyon County, Idaho
FIGURE 3**

Note: Plant Area will include a crusher and concrete and asphalt production.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** Individual Domestic Well Centralized Public Water System City
 N/A – Explain why this is not applicable: A well is not required for mining but 1 well may be placed for concrete batching
 How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** Individual Septic Centralized Sewer system
 N/A – Explain why this is not applicable: No permanent facilities on site. Portable toilets will be provided.

3. **IRRIGATION WATER PROVIDED VIA:**
 Surface Irrigation Well None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
 Pressurized Gravity

5. **ACCESS:**
 Frontage Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:** None
 Public Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

8. **STORMWATER:** Retained on site Swales Ponds Borrow Ditches
 Other: Knife River will apply for a Storm water permit and SWPPP will be developed to manage storm water and dewatering discharges

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

- Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Mineral Extraction (Sand and Gravel)

2. DAYS AND HOURS OF OPERATION:

- Monday 5:00 AM to 7:00 PM
 Tuesday 5:00 AM to 7:00 PM
 Wednesday 5:00 AM to 7:00 PM
 Thursday 5:00 AM to 7:00 PM
 Friday 5:00 AM to 7:00 PM
 Saturday 5:00 AM to 7:00 PM
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? up to 10 No

4. WILL YOU HAVE A SIGN? Yes No Lighted Non-Lighted

Height: 4 ft Width: 8 ft. Height above ground: 5 ft

What type of sign: _____ Wall Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? NA

Is there is a loading or unloading area? NA

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

Building Kennel Individual Housing Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

* White noise bark up alarms can be provided as well.

Building Enclosure Barrier/Berm Bark Collars

4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

April 19, 2023

«AddressBlock»

«GreetingLine»

Knife River is currently working with Canyon County Development Services to apply for a Conditional Use Permit (CUP) for a new gravel source that will serve as a replacement for our Notus Facility located on Dixie River Road. The new source is located on the South side of Red Top Road. One of the necessary requirements prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and is intended to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

The purpose of this amendment application is to secure a new source of sand and gravel aggregates. The application is intended to replace our Notus Pit located on Dixie River Road and Knife River does not anticipate any increase in activity in the area as a result of this application. The neighborhood meeting will be held at the subject property on **May 24, 2023 at 6pm**. Please see the attached map for the location of the property and meeting.

We look forward to the neighborhood meeting and encourage you to attend. At that time, Knife River will answer any questions you may have. Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project. I look forward to meeting with you and answering any questions you may have at the Neighborhood Meeting. Please feel free to reach out to me with any further questions at (406) 876-4637.

Sincerely,

Joe Smith

Joe Smith
Knife River – Mountain West
Regional Environmental Manager

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: nhn Red Top Road	Parcel Number: 36092010	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date:	Number of Acres: 64.51	Current Zoning: Agricultural
Description of the Request: Conditional Use Permit application for a new gravel source. This gravel source is a replacement for Knife River's current gravel source, known as the Notus Pit (.75 miles north).		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Joe Smith		
Company Name: Knife River Corporation - Mountain West		
Current address: 5450 W Gowen Road		
City: Boise	State: ID	ZIP Code: 83709
Phone: 406-876-4637	Cell: 406-876-4637	Fax: 406-532-5200
Email: joe.smith@kniferiver.com		

MEETING INFORMATION

DATE OF MEETING: 5/24/23 (Notices mailed on 4/16/23)	MEETING LOCATION: Subject Property	
MEETING START TIME: 6:00 PM	MEETING END TIME: 6:35	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jenny Jaynes	<i>Jenny Jaynes</i>	20283 Red Top Rd
2. Ron Harrison	<i>Ron Harrison</i>	20365 Red Top Rd.
3. Jay Deas	<i>Jay Deas</i>	20102 Red Top.
4. Patrick Shanahan	<i>P. Shanahan</i>	20482 Red Top
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Joseph Smith, Nathan Weldon

APPLICANT/REPRESENTATIVE (Signature):



DATE: 5 / 24 / 23

Neighborhood Notification Map

Parcel No. R36092

Buffer Distance 600 Feet

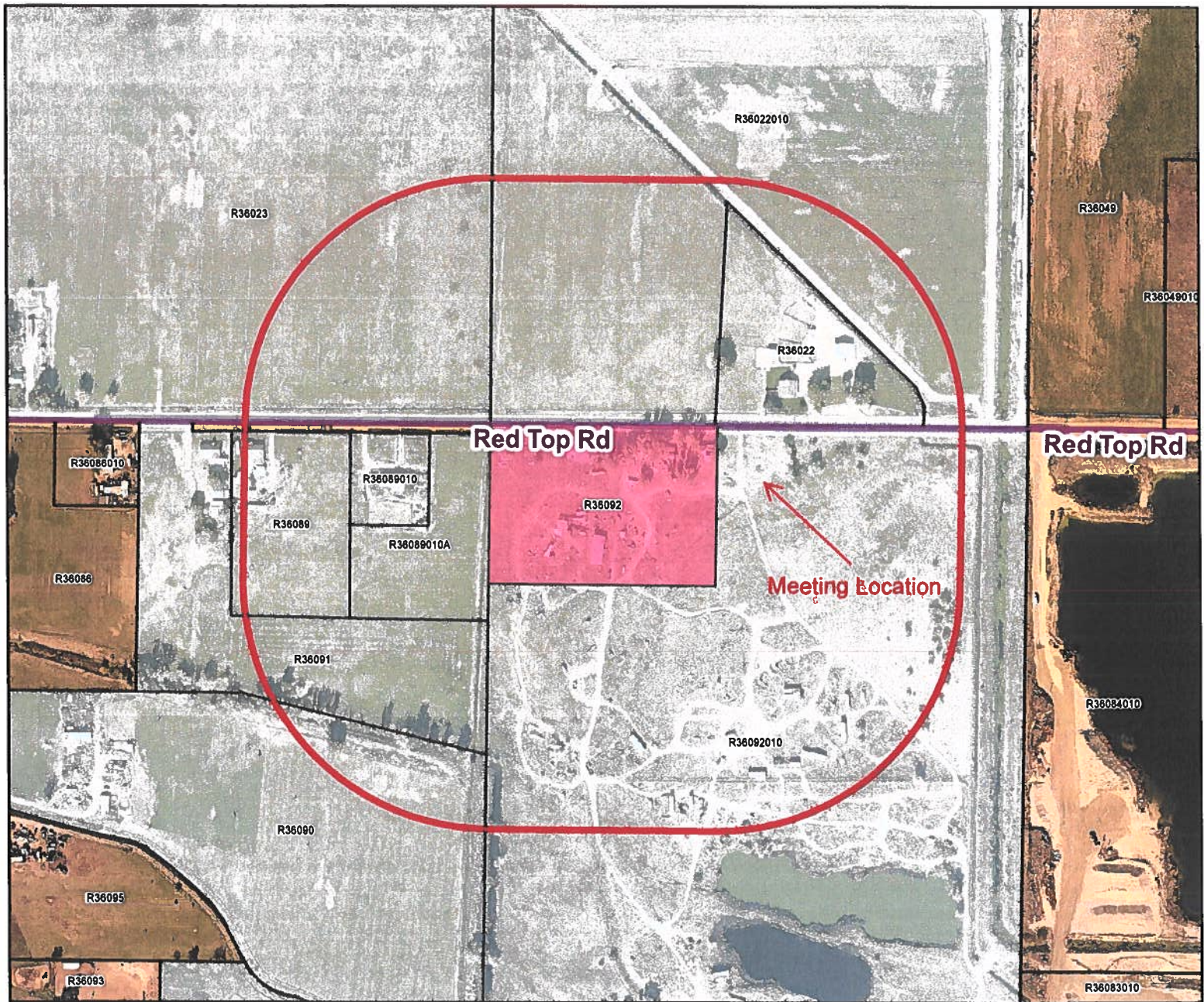
Canyon County
Development Services
111 North 11th Ave, #140
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 4/4/2023
By: TAlmeida

The neighborhood meeting shall be conducted prior to acceptance of the application. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.



Legend

	NOTIFICATION BUFFER		Highway
	SUBJECT_PROPERTY		Interstate
	NOTIFIED PARCELS		Local Road
	TAX PARCELS		

MAP SCALE: 1:4,370

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

SOUTHWEST SUPERVISORY AREA
8355 West State Street
Boise ID 83714-6071
Phone (208) 334-3488
Fax (208) 853-6372



STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Lawrence E. Denney, Secretary of State
Lawrence G. Wasden, Attorney General
Brandon D. Woolf, State Controller
Sherri Ybarra, Sup't of Public Instruction

DUSTIN MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

December 12, 2022

Knife River Corporation, Mountain West
5450 W Gowen Rd.
Boise, ID 83709

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 12/12/2022:

<u>PLAN NO.</u>	<u>ACRES</u>	<u>COUNTY</u>	<u>LEGAL DESCRIPTION</u>
S602997	65	Canyon	T04N R04E Section 15, Pts. NE, Pts. SENE & SWNE

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.
2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.
3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:
 - a. Diverting all surface water flows around the mining operation.
 - b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation;
 - c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.
4. **An initial reclamation bond in the amount of \$34,000 for up to 13 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting any surface mining operations.**

5. If the reclamation plan is not bonded within 18 months of approval, or if no operations are conducted within three years, the department may withdraw this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), waste water generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.

7. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase in affected acreage.

Please note -- pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

If the department does not receive a written notice of objection from you regarding these stipulations by December 27, 2022, the stipulations will be considered as accepted.

If you have any questions, you may contact me at the above address or telephone number.

Sincerely,



Derek Kraft
Resource Supervisor
Lands and Waterways

Enclosure(s):

- 1) IDL Bond Packet

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

November 11, 2022

Mr. Derek Kraft
Senior Lands Resource Specialist
Minerals Management
Southwest Supervisory Area
8355 W State St.
Boise, ID 83714

Subject: Application for Reclamation Plan Approval – Red Top Pit

Dear Mr. Kraft:

Knife River Corporation – Mountain West respectfully submits the following mine and reclamation plan. The plan is submitted in accordance with administrative rules IDAPA 20.03.02 governing Surface Mining and Exploration as well as application requirements for quarries, decorative stone, building stone, and aggregate materials including sand, gravel, and crushed rock.

The current source and proposed expansion area, known as the Red Top Pit, (**Exhibit C, Figure 1**), is located within Canyon County. The legal description of the source is SE NE $\frac{1}{4}$, SW NE $\frac{1}{4}$, NE $\frac{1}{4}$, SEC 15 T4N R4W. The proposed Red Top source is comprised of 1 parcel: R3609200000.

Parcel R3609200000 consists of approximately 65 acres. The surface and mineral rights are currently owned by Knife River Corporation – Mountain West (**Exhibit C, Figure 3**).

Mining operations at the site will include concrete production and asphalt production as well as mining sand and aggregate to be crushed, screened, washed, and stockpiled within the boundary of the Red Top pit. Current and future stockpile locations, crushing operations, and haul roads are shown on **Exhibit C, Figure 2**. Prior to any mining operations, the vegetation, topsoil, and overburden will be stockpiled onsite for future reclamation. Phase 1 of the mining operation (12.9 acres) consists of the plant area and soil/aggregate stockpiles. Phases 2 through 5 of the mining operation result in a total of 36.3 acres of disturbance.

For reference purposes, Knife Rivers' response to application information, items 1-11, are on page one of two on the Application for Reclamation Plan Approval Form, found in **Exhibit "A"**. Response to application information items 12a-e and 13a-f are provided in the Reclamation Plan Narrative, **Exhibit "B"**, and the provided Map Set, **Exhibit "C"**. A reclamation cost spreadsheet is provided in **Exhibit "D"**.

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

The application is signed and dated. One original is included as a part of our submittal package for reclamation plan approval.

The complete application package consists of:

A. An application provided by Idaho Department of Lands:

1. A signed Idaho Department of Lands Application for Reclamation Plan Approval is attached to each surface mining package.

B. A map set of the proposed mining operation which included the information required under IDAPA 20.03.02.

1. Maps of the operation, including information specified by Subsection 069.03 are included.

C. A reclamation plan, in map and narrative form, which includes the information required under IDAPA 20.03.02. The map and reclamation plan may be combined on one (1) sheet if practical.

1. The maps and narrative reclamation plan specified by IDAPA 20.03.02 are included.

If you should have any questions concerning this application for Reclamation Plan Approval, please feel free to reach out to me.

Sincerely,

Joseph Smith
Regional Environmental Manager
Knife River, Intermountain Region
406-876-4637
joe.smith@kniferiver.com

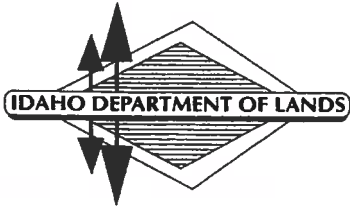


www.kniferiver.com

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

Exhibit A

*Idaho Department of Lands
Application for Reclamation Plan Approval*



IDAHO DEPARTMENT OF LANDS

APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number: _____

GENERAL INFORMATION

The Idaho Mined Land Reclamation Act, Title 47, Chapter 15, Idaho Code requires the operator of a surface mine, a new underground mine, or an existing underground mine that expands the July 1, 2019 surface disturbance by 50% or more to obtain an approved reclamation plan and financial assurance. Fees are charged as shown on the attachment.

When an applicant is mining on lands administered by the U.S. Forest Service or Bureau of Land Management, it is necessary to obtain the proper federal approvals in addition to the Department of Lands. Each agency's application requirements are similar, but not exactly the same. Please review both state and federal application requirements, and develop one plan which meets the requirements of all the agencies involved.

If ponds or lakes are created during the mining process and will remain after reclamation is completed, the Idaho Department of Water Resources (IDWR) requires the operator or landowner to obtain a water right. If a water right cannot be obtained prior to a plan being submitted, then the reclamation plan must include backfilling to an elevation above the local ground water table. Bond calculations must include those backfilling costs.

After the reclamation plan has been finalized, an electronic copy or five (5) hard copies of the application package must be submitted to the appropriate Area office of the Idaho Department of Lands. When the application is received, the appropriate federal or state agencies will be notified of the application. The department shall deliver to the operator, if weather permits and the plan is complete, the notice of rejection or notice of approval of the plan within sixty (60) days after the receipt of the reclamation plan or amended plan.

All reclamation plan applications will be processed in accordance with Section 080 of the Rules Governing Mined Land Reclamation (IDAPA 20.03.02) and applicable Memorandums of Understanding with state and federal agencies.

APPLICATION INFORMATION

1. NAME: Knife River Corporation Mountain West d/b/a: _____
2. ADDRESS: 5450 W Gowen Road
CITY, STATE, ZIP CODE: Boise, ID 83709
3. TELEPHONE and EMAIL: 406-876-4637 joe.smith@kniferiver.com
(000-000-0000) (e.g. john.doe@email.com)
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')

5. PROOF OF BUSINESS REGISTRATION (if applicable): If applicant is a business, please attach proof of registration with the Idaho Secretary of State.
6. LEGAL DESCRIPTION (Section, Township, and Range) TO THE QUARTER-QUARTER SECTION:
SE NE ¼, SW NE ¼, NE ¼, SEC 15 T4N R4W
7. ACREAGE and COUNTY(ies): 65 Canyon
(Acres) (e.g. Ada through Washington)
8. OWNERSHIP: (check applicable)
 Private U.S. Forest Service Bureau of Land Management Idaho Department of Lands
9. COMMODITY TYPE, PROPOSED START-UP DATE: Sand and Gravel, 6/1/23
10. SITE NAME OR MINE NAME (if any): Red Top Pit
11. TYPE OF MINING: (check applicable) Surface Underground Both



IDAHO DEPARTMENT OF LANDS

12. Please provide the following maps of your mining operation (Subsections 069.04 or 070.03 of IDAPA 20.03.02):
- A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.
 - A site map which adequately shows the location of existing roads, access roads, and main haul roads which would be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.
 - On a site location map, show the following:
 - The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.
 - The approximate boundaries and acreage of the lands:
 - That will become affected by the mining operation.
 - That will be affected during the first year of operations.This map must be of appropriate scale for boundary identification.
 - The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.
 - Location of all underground mine openings at the ground surface, if any.
 - The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.
 - A surface and mineral control or ownership map of appropriate scale for boundary identification.
 - Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.
13. A reclamation plan must be developed and submitted in map and narrative form (Subsections 069.05 or 070.04 of IDAPA 20.03.02). The reclamation plan must include the following information:
- On a drainage control map show and list the best management practices which will be utilized to control erosion on or from the affected lands.
 - A description of foreseeable, site specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water quality requirements.
 - A description of post-closure activities, if any, such as water handling and treatment.
 - Which roads will be reclaimed and a description of the reclamation.
 - A revegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and replaced in order to properly revegetate the area. Identify soil types, the slope of the reclaimed areas, and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time and method of planting the soil, and fertilizer and mulch requirements.
 - Describe and show how tailings facilities and process or sediment ponds will be reclaimed.
 - Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.
 - For operations over five (5) acres, estimate the actual cost of third party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding, administration, and any other pertinent costs as described in IDAPA 20.03.02.120.

APPLICANT SIGNATURE: _____

DATE: 8/4/2022

Fee: See Attached Schedule

IDLRPM0001. (07/19)
Page 2 of 2

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

Exhibit B

Reclamation Plan Narrative

Knife River – Red Top Pit

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

Application for Reclamation Plan Approval

Mining Plan Narrative

Operations in the permit area will begin with stripping and stockpiling topsoil in the mining area (**Exhibit C, Figure 2**) pending Idaho Department of Lands Reclamation Plan approval. Topsoil and overburden will be separated and stockpiled onsite within the southern portion of Phase 1 and along the eastern property boundary for future reclamation. This will help make re-vegetation of the pit easier after completion of operations in the gravel source. A portion of the salvaged soil will be bermed around the mining operations on the boundary of the permitted mining area. The berms will be graded and seeded to provide a best management practice to control storm water runoff as well as serve as the perimeter of the mining area, per MSHA safety standards. This perimeter berm will be used to keep onsite, and offsite storm water separate; it will also perform the functions of safety and controlling site access. One access point is located near the center of the north property line adjacent to Red Top Road. The property is accessed by a public highway along the north side, which is where the main access will be. This highway serves other pits in the area and has no posted weight restrictions. Due to the location of the drainage ditches throughout the property this will be the only access to the pit.

Gravel extraction is planned to begin in the Northwest corner of the site (Phase 1 - **Exhibit C, Figure 2**). The Red Top Pit will consist of five (5) mining phases, ranging in size; approximately seven (7) to thirteen (13) acres. First year disturbance will be Phase 1 of the operation totaling 13 acres. The site will be mined to a minimum elevation of 2265 feet, to a maximum depth of forty (40) feet below the pre-mining ground surface. Operational slopes on the mine high walls will be between 1:1 and 2:1 and will be dictated by safety.

The aggregate deposit will be mined using both dry and wet extraction techniques. The mining sequence will begin in the northeast corner (Phase 1) and proceed around the property in a clockwise fashion. A crossing will need to be improved across the drainage channel bisecting the southern third of the property to gain access to the aggregate on the south end. Alternatively, the ditch could be relocated to the south property line allowing for uninterrupted mining of the entire parcel. The material will be crushed, screened, washed, and stockpiled at the mining site, as noted on **Exhibit C, Figure 2**. Concrete and asphalt production may also take place on site as shown on **Exhibit C, Figure 2**. The mining operation is planned to begin upon approval and is expected to be in operation for a maximum of twenty (20) years.

After removal and stockpiling of the overburden, the aggregate will be extracted using an excavator, dozer and haul trucks to remove approximately twenty feet of material. It is anticipated groundwater will be encountered during this phase and will be managed through grading and maintenance pumping. Harvesting the deeper material, approximately another 15 to 20 feet deep, will require dewatering within each active mining phase. A pumping circuit will be utilized to

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

move the surface water from the active mining phase to a previously mined phase for storage or discharged, as allowed by permit, to the drainage ditch along the east side of the property. The exposed aggregate will be mined using the same method as the upper lift of the deposit. Aggregates will be processed with crushing and screening equipment and a wash plant. A portable concrete plant and a portable asphalt plant may be moved on site for job specific work. All applicable crushing and material processing equipment, concrete plants, and asphalt plants will be permitted with the Idaho Department of Environmental Quality (IDEQ), Air Quality Division. All reasonable precautions shall be taken to prevent particulate matter from becoming airborne, in accordance with IDAPA 58.01.01.650-651. Best management practices for dust abatement shall be used to control dust and maintain cleanliness of the mine including but not limited to watering of roads and stockpiles.

Erosion Control

The pit will be constructed and shaped so that all storm water will be retained on site in existing manmade settling ponds within the pit. As needed during excavation, the site will be dewatered by pumping groundwater and stormwater from the pond. Since the site will discharge to an irrigation canal, and the Boise River is proximal to the site; the Red Top Pit will file a Notice of Intent (NOI) to discharge storm water associated with Industrial Activity under the IDEQ) National Pollutant Discharge Elimination System Multi-Sector General Permit.

The Stormwater is controlled on the site through site grading, permanent or temporary ditches, and berms. Before aggregate mining is started, the overburden soil is removed and stockpiled around the perimeter of the mining area. The stockpile berms are seeded to stabilize them, and they create the first runoff control for the facility. The pit is excavated inside the earth berms and stormwater is allowed to pond inside the pit. The pit floor is excavated in stages so stormwater is channeled to the lower parts of the pit throughout the mining operations. The soils in the pit are sand and gravel soils with a very high permeability, it is anticipated that dewatering will continue to take place during excavation. A network of legal drainage ditches run along the perimeter and traverse across the property. These ditches provide for the collection of storm water and its conveyance downstream. The functionality of these ditches will need to be maintained throughout the life of the mine, although ditch realignment could be considered in the future. Water will be discharged from the settling pond to a drainage ditch.

Access roads are constructed from sand and gravel excavated from the pit. The roads are constructed with borrow ditches to collect stormwater runoff. The borrow ditches have check dams to cause stormwater to pond and infiltrate before discharging to the borrow ditches along the access road. Because of the highly permeable nature of the subgrade soils water is very rarely ponded in the borrow ditches. The roadway surface will have water applied for dust control. Industrial activities exposed to stormwater consist of handling construction aggregates and overburden soil at the site. There will be very little material stored at the site. Equipment and vehicle parking will take place at the site. Fuel and lubricating oils will be brought to the site on

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

service vehicles equipped with spill control equipment as needed. Vehicle fueling, and minor maintenance (such as greasing equipment mechanical joints) will be performed on site. Equipment will be transported to Knife River Corporation's yard for major maintenance and repairs. Equipment will not be cleaned at the site. Pollutants or pollutant constituents associated with these activities will be contained through active and passive measures. Fuel may be stored at the crusher location in portable containers to support crushing operations (**Exhibit C, Figure 2**). All fuel tanks will be double walled or installed within secondary containment. A stabilized construction entrance will be constructed within the permit boundary, per State of Idaho specifications, and is maintained to prevent vehicle sediment track out to public right of way. This construction entrance shall serve as the only access point to the site.

In the process of filling concrete trucks with ready-mix, some water, potentially mixed with concrete, is discharged to the pit floor. This area of the site is graded to retain the process water on site where it will infiltrate into the pit floor.

The site may use process water to control dust at the site. The dust control water is applied to high traffic areas during summer months with water trucks. The water applied with trucks is applied in light enough volumes to prevent runoff from the site. The pit floor is highly permeable and most precipitation and applied water infiltrates into the ground.

There is also dust control water that is applied at the crusher and screens to prevent excessive dust at the process equipment. The process water is collected in an excavated depression near the crushing equipment in an excavation in the pit floor. The water is allowed to infiltrate into the ground and is not allowed to discharge to the runoff.

Reclamation

All reclamation will be completed in accordance with the Idaho Surface Mining Act and Administrative Rules. As mining progresses, the pit facility area may be filled with overburden, reject material, and clean fill and brought back to grade. One large pond is estimated to be left on site as part of the reclamation.

All fill material will conform the Idaho Solid Waste Management Rules (IDAPA 58.01.06.005.19) which defines inert waste as: *"noncombustible, nonhazardous, and non-putrescible solid wastes that are likely to retain their physical and chemical structure and have a de minimis potential to generate leachate under expected conditions of disposal, which includes resistance to biological attack. "Inert waste" includes, but is not limited to, rock, concrete, cured asphaltic concrete, masonry block, brick, gravel, dirt, inert coal combustion by-products, inert precipitated calcium carbonate and inert component mixture of wood or mill yard debris."*

All haul roads within the permit boundary will be reclaimed and seeded to match the existing topography. All areas around the pond will have overburden and topsoil placed and will be seeded

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

at the time of reclamation. The current owner of the site has operated a salvage yard on the property. The post-mining land use plan for the property contains a large water feature due to the depth of mining. The perimeter berms created during the stripping process will be leveled into the water surface to reduce visual obstruction. The parcel will likely be sold for residential development, similar to other depleted mines in the area. The topsoil stockpiled during stripping of the site will be spread to a uniform depth of six (6”) inches over the site. The site will be seeded using Great Basin Native Seed Mix (or equivalent) as follows:

1. Slender Wheatgrass.....2 lbs./acre
2. Thickspike Wheatgrass.....10 lbs./acre
3. Western Wheatgrass.....6 lbs./acre
4. Sandberg Bluegrass4 lbs./acre
5. Sheep Fescue4 lbs./acre
6. Yarrow2 lbs./acre

The seed will be spread via broadcast at 28 lbs. per acre. Fertilizer will be spread as required to stimulate and support growth. Seeding should take place in spring or fall to accelerate growth of the seed. The site will be monitored and treated for noxious weeds in accordance with Idaho Surface Mining Act and Administrative Rules.

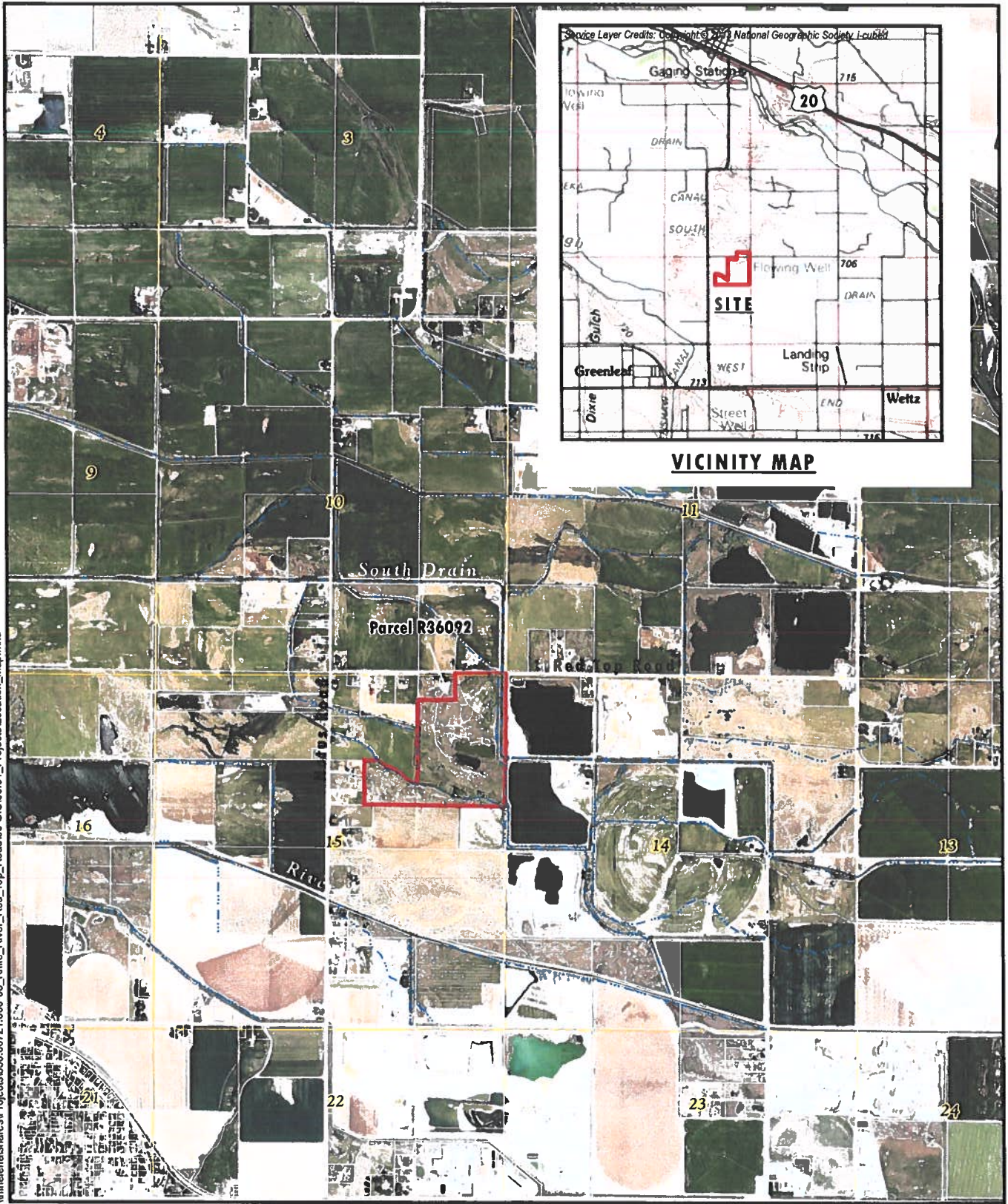
The total cost of reclamation has been estimated at \$2,567per acre and includes all line items described in 13(f) of the Idaho Department of Lands Application for Reclamation Plan Approval. A detailed Cost estimate is provided in **Exhibit D**.

Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

Exhibit C

Map Set

\\nhelena\shares\Projects\350.00721.000-03_Knife_River_Red_Top_Road\05_GIS\05.01_Projects\Location_Map.mxd

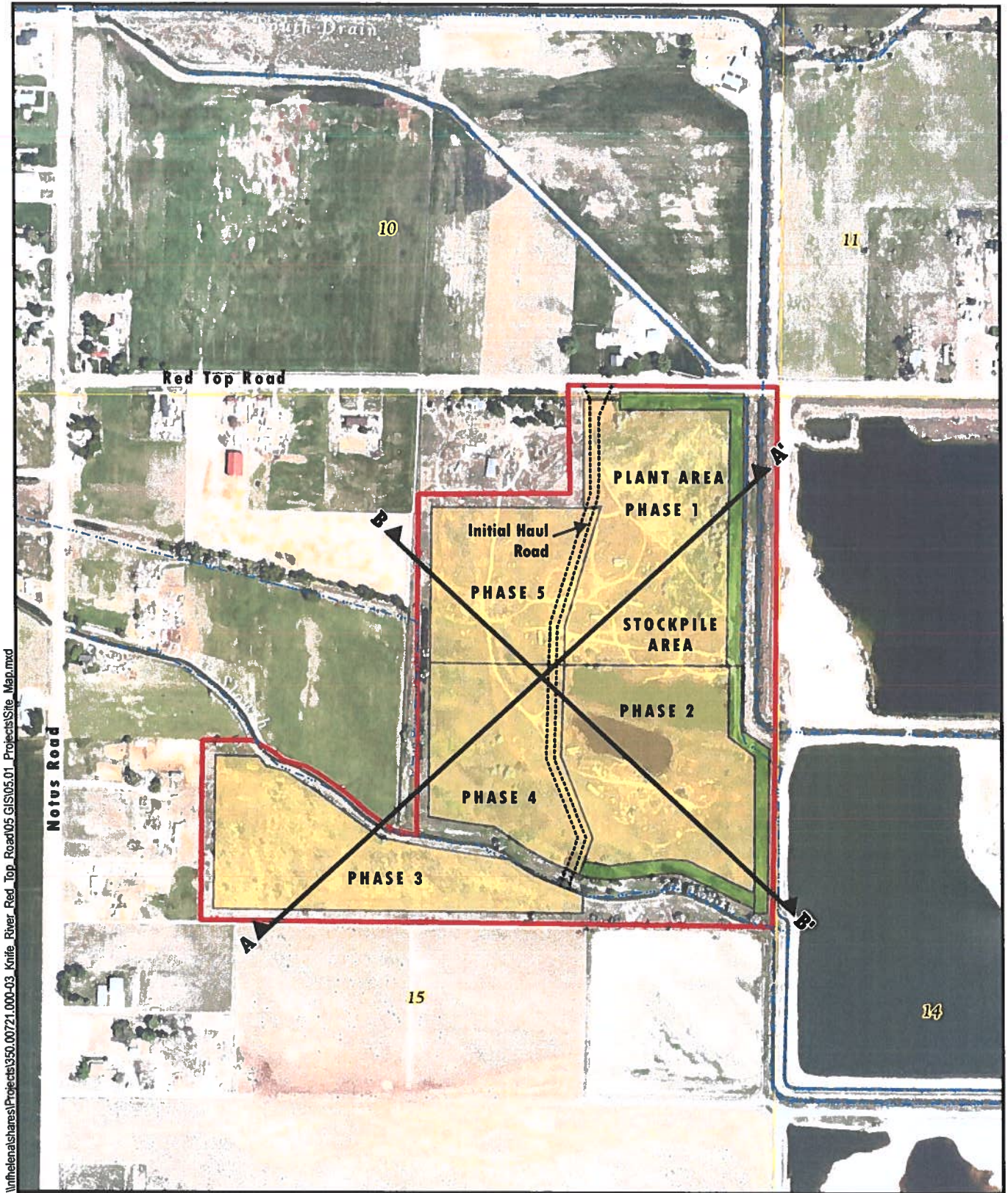


Township 4 North/Range 4 West

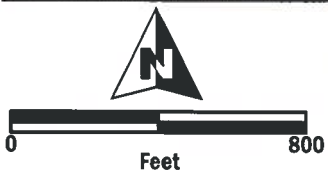


- Permit Boundary
- Canal/Ditch (NHD)
- Canyon County Parcel Boundaries
- Section Lines

Site Map
Red Top Pit Expansion
Knife River
Canyon County, Idaho
FIGURE 1



\\nhelena\shares\Projects\350.00721.000.03 Knife River_Red_Top_Road\GIS\05.01_Projects\Site_Map.mxd

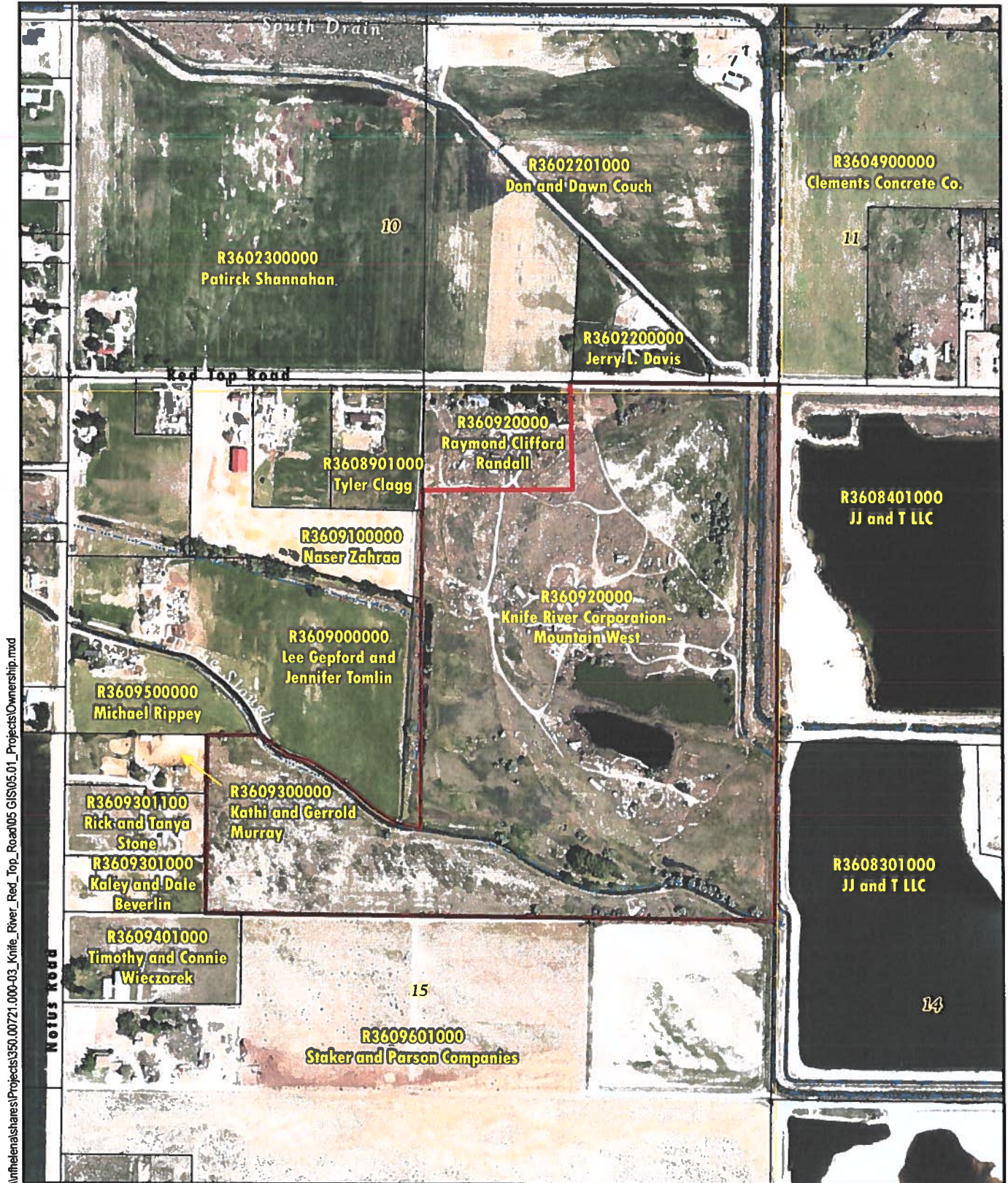


NewFields

Township 4 North/Range 4 West

- Permit Boundary
- Section Lines
- Canal/Ditch (NHD)
- Mine Pits
- Overburden Area
- Cross-Section Location

Site Location Map
 Red Top Pit Expansion
 Knife River
 Canyon County, Idaho
 FIGURE 2



\\nhelenatshares\Projects\350.00721.000-03_Knife_River_Red_Top_Road\05 GIS\05.01_Projects\Ownership.mxd

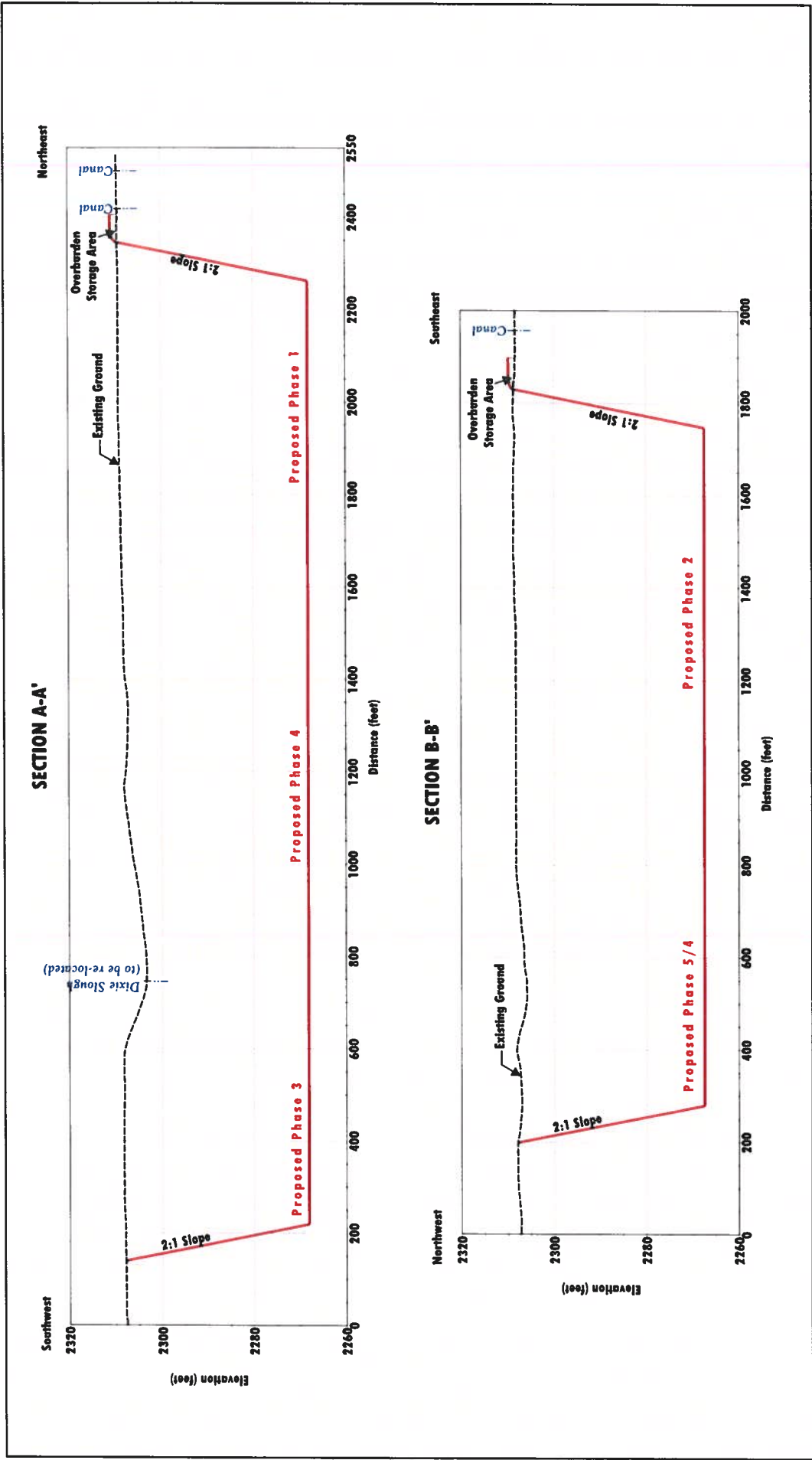
Township 4 North/Range 4 West



- Permit Boundary
- Section Lines
- Canyon County Parcel Boundaries and Ownership

Ownership and Mineral Control
 Red Top Pit Expansion
 Knife River
 Canyon County, Idaho
FIGURE 3



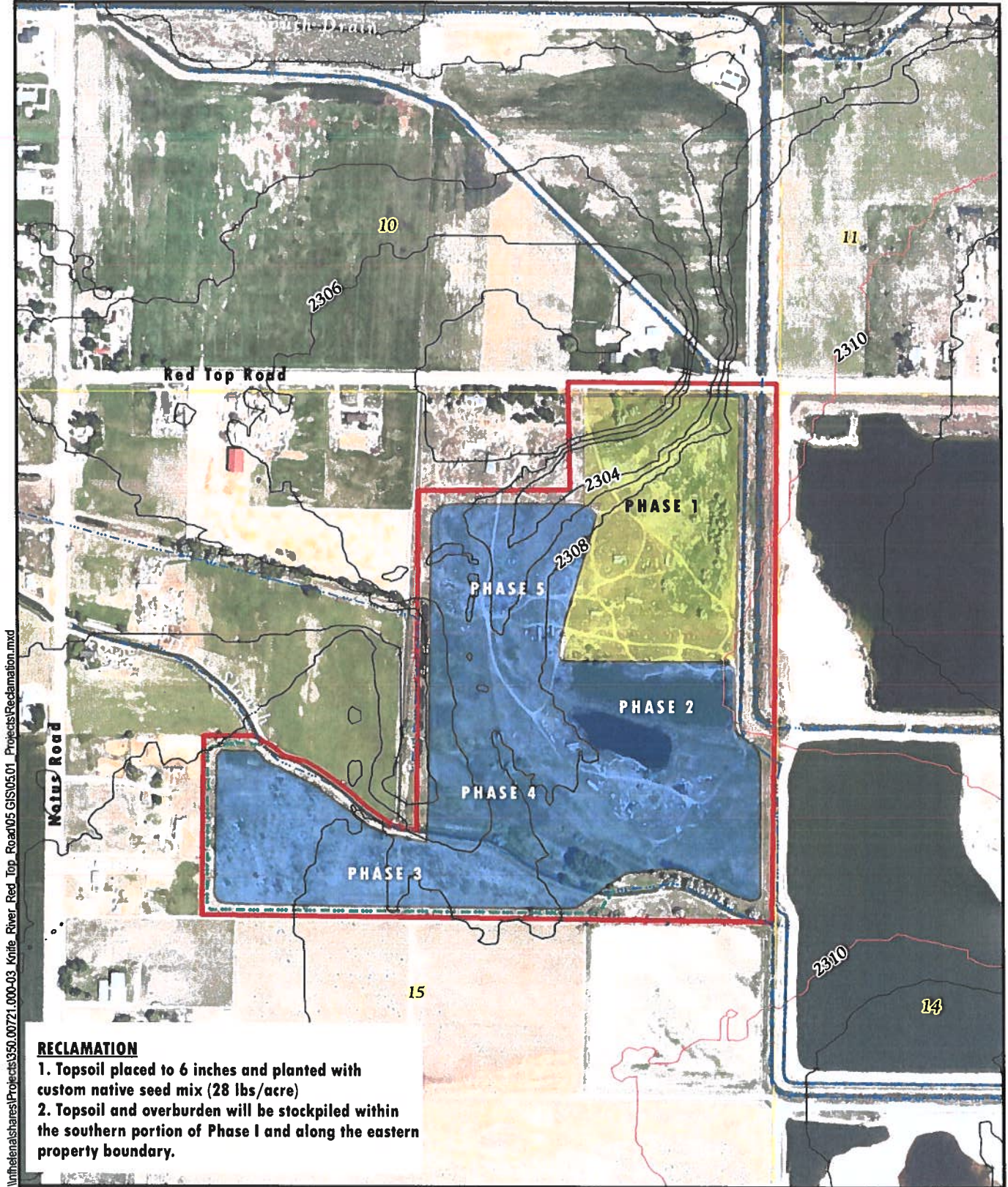


\\hna\hna\share\projects\350.00721.000-03_Knife_River_Red_Top_Road\GIS\07_CAD\Red_Top_Xsections.dwg

Vertical Scale Enlargement 4x
Horizontal Scale



Cross-Sections
Red Top Pit Expansion
Knife River
Canyon County, Idaho
FIGURE 4



\\nhelena\shares\Projects\350.00721.000-03 Knife_River_Red_Top_Road\GIS\05.01_Projects\Reclamation.mxd

RECLAMATION

1. Topsoil placed to 6 inches and planted with custom native seed mix (28 lbs/acre)
2. Topsoil and overburden will be stockpiled within the southern portion of Phase I and along the eastern property boundary.

Township 4 North/Range 4 West



- Permit Boundary
- Reclaimed Area
- Section Lines
- Mine Pit Pond
- Canal/Ditch (NHD)
- Re-located Dixie Slough Canal



Reclamation Plan
Red Top Pit Expansion
Knife River
Canyon County, Idaho
FIGURE 5



AGENCY ACKNOWLEDGMENT

Date: 5/24/23

Applicant: Knife River Corporation - Mountain West

Parcel Number: 36092010

Site Address: nhn Red Top Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: 6/2/23

Signed: See attached e-mail

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for official review.

Date: 6/1/23

Signed: See attached email

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for official review.

Date: 6/5/23

Signed: See Attached e-mail

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for official review.

Date: 6/9/23

Signed: See attached e-mail

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: _____

Applicant submitted/met for official review.

Date: 6/2/23

Signed: See attached e-mail

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: 6.13.23

Signed: Clayton

Canyon County Development Services Staff

From: [Claudia Brush](#)
To: [Smith, Joe](#)
Subject: Re: Knife River Use Permit Application
Date: Friday, June 9, 2023 12:46:15 PM

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Joe, This is to acknowledge receipt of your email concerning your Conditional Use Permit application.

Thank you
Claudia Brush
Pioneer Dixie Ditch Company

On Fri, Jun 9, 2023, 11:46 AM Smith, Joe <Joe.Smith@kniferiver.com> wrote:

Claudia, I am submitting a Conditional Use permit for a new gravel pit in Canyon County. This will be a replacement gravel source for our existing source about a mile away. As part of the application, I need to send the Irrigation district a copy of our application. You do not need to provide comments at this time but just acknowledge receipt of the application. An email response acknowledging receipt will fill our requirements with Canyon County in order to submit the application. Please feel free to reach out to me with any questions.

Thanks,

Joe Smith

Regional Environmental Manager

Mountain Region



Office: 406-532-5220

Cell: 406-876-4637

Fax: 406-532-5200

joe.smith@kniferiver.com

From: [Anthony Lee](#)
To: [Smith, Joe](#)
Subject: Conditional Use Permit - Knife River Gravel Pit
Date: Friday, June 2, 2023 3:11:58 PM
Attachments: [image004.png](#)

You don't often get email from anthony.lee@phd3.idaho.gov. [Learn why this is important](#)

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Hi Joe,

SWDH acknowledges that they have received the conditional use permit application.

Thanks,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, BS/REHS | Land Development Senior | Southwest District Health

13307 Miami Lane | Caldwell ID 83607 | ph: 208.455.5384 | cell: 208.899.1285

Anthony.Lee@phd3.idaho.gov | **Healthier Together** | www.swdh.org



From: [Mark Wendelsdorf](#)
To: [Smith, Joe](#)
Subject: FW: Knife River Use Application
Date: Thursday, June 8, 2023 2:06:36 PM
Attachments: [KRC Use Permit Application - Agencies.pdf](#)

You don't often get email from mwendelsdorf@outlook.com. [Learn why this is important](#)

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Good Afternoon Joe.

I am working with Chief Perry, to help reduce some of his workload in the Caldwell Rural Fire Protection District, and that is why he forwarded your email. This email can serve as the acknowledgement of receipt of your application. Please let me know if you have any questions, and I look forward to working with you in the future.

Mark Wendelsdorf
Caldwell Rural Fire.
208-402-1041

From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Friday, June 2, 2023 8:26 AM
To: 'Mark Wendelsdorf' <mwendelsdorf@outlook.com>
Subject: FW: Knife River Use Application

From: Smith, Joe <Joe.Smith@kniferiver.com>
Sent: Thursday, June 1, 2023 4:16 PM
To: Alan Perry <aperry@cityofcaldwell.org>
Subject: Knife River Use Application

Allan,

I am submitting a Conditional Use permit for a new gravel pit in Canyon County. This will be a replacement gravel source for our existing source about a mile away. As part of the application, I need to send the Fire district a copy of our application. You do not need to provide comments at this time but just acknowledge receipt of the application. An email response acknowledging receipt will fill our requirements with Canyon County in order to submit the application. Please feel free to reach out to me with any questions.

Thanks,

Joe Smith

Regional Environmental Manager
Mountain Region



Office: 406-532-5220

Cell: 406-876-4637

Fax: 406-532-5200

joe.smith@kniferiver.com

From: [Bob Watkins](#)
To: [Smith, Joe](#)
Subject: RE: CUP Application for a gravel Pit
Date: Monday, June 5, 2023 6:51:17 AM

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Received. When will you be conducting the neighborhood meeting? And where?

Bob Watkins
Director of Highways
Golden Gate Highway Dist.#3
(208)482-6267

From: Smith, Joe <Joe.Smith@kniferiver.com>
Sent: Thursday, June 1, 2023 4:11 PM
To: Bob Watkins <bobw@gghd3.org>
Subject: CUP Application for a gravel Pit

Bob, I am submitting a Conditional Use permit for a new gravel pit in Canyon County. This will be a replacement gravel source for our existing source about a mile away. As part of the application, I need to send the highway district a copy of our application. You do not need to provide comments at this time but just acknowledge receipt of the application. An email response acknowledging receipt will fill our requirements with Canyon County in order to submit the application. Please feel free to reach out to me with any questions.

Thanks,

Joe Smith
Regional Environmental Manager
Mountain Region



Office: 406-532-5220
Cell: 406-876-4637
Fax: 406-532-5200
joe.smith@kniferiver.com

From: [Greenleaf Idaho City Clerk](#)
To: [Smith, Joe](#)
Cc: [Amy Woodruff](#); [Doug Amick](#); [Jason Wereley](#); [Carrie Huggins - Work](#)
Subject: Re: Knife River Use Application
Date: Friday, June 2, 2023 11:03:58 AM
Attachments: [Red Top Rec Plan Final 22.11.11.pdf](#)
[Red Top Reclamation Figures 11 Nov 22.pdf](#)
[KRC Use Permit Application - Agencies.pdf](#)

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Hi Joe!

Thank you for providing additional detail around the application. It helps the city better understand potential long-term development in the city's impact area, which can then be factored into the city's long-term planning efforts.

The Quarry East Subdivision recently approved by the City of Middleton, a 50+ gated community at the northwest corner of the intersection of Middleton Road and Lincoln road, is a possible example of the general type of development that could occur after reclamation. I anticipate a major development challenge would be sanitary sewer, due to the high water table at the site and elevation relative to the city's waste-water treatment plant. Lift station(s), a pressure-main, or other option may be needed to support significant residential density post-reclamation.

Amy, Doug and Jason - FYI... Knife River expects to exhaust the mineral reserves from the application site within 5-10 years. This is a replacement for Knife River's current gravel source, approximately a quarter mile to the north. Other pits exist to the east of the application site. Reclamation plan is to fill and bring back to grade with topsoil and seed with native seed mix, with one large pond estimated on site, and, "The parcel will likely be sold for residential development...". Please see below and attachments for detail.

Thank you,

Lee C. Belt
Greenleaf City Clerk
208/454-0552 phone
208/454-7994 fax
208/880-4061 cell

On 6/2/2023 8:55 AM, Smith, Joe wrote:

Lee, I have attached the reclamation plan narrative and maps for your reference.

Joe Smith
Regional Environmental Manager
Mountain Region

406-876-4637

From: Greenleaf Idaho City Clerk <cclerk@greenleaf-idaho.us>

Sent: Thursday, June 1, 2023 4:30 PM

To: Smith, Joe <Joe.Smith@kniferiver.com>

Cc: Carrie Huggins - Work <treasurer@greenleaf-idaho.us>

Subject: Re: Knife River Use Application

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. ****

Hi Joe!

Received, and Thank You!

I didn't see the copy of reclamation plan referenced in the written narrative. Would it be possible to also have visibility to the reclamation plan?

Thank you,

Lee C. Belt
Greenleaf City Clerk
208/454-0552 phone
208/454-7994 fax
208/880-4061 cell

On 6/1/2023 4:21 PM, Smith, Joe wrote:

Lee, I am submitting a Conditional Use permit for a new gravel pit in Canyon County. This will be a replacement gravel source for our existing source about a mile away. As part of the application, I need to send the City Impact Area a copy of our application. You do not need to provide comments at this time but just acknowledge receipt of the application. An email response acknowledging receipt will fill our requirements with Canyon County in order to submit the application. Please feel free to reach out to me with any questions.

Thanks,

Joe Smith
Regional Environmental Manager
Mountain Region



Office: 406-532-5220

Cell: 406-876-4637
Fax: 406-532-5200
joe.smith@kniferiver.com



610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2022-029508
RECORDED
06/08/2022 12:23 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 TYOUREN \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 805669 VH/

WARRANTY DEED

For Value Received Kim Cleaver, Successor Trustee of The Anna Lee Raymond Family Trust u/t/a dated February 27, 2019

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Knife River Corporation-Mountain West, a Delaware corporation

hereinafter referred to as Grantee, whose current address is 5450 W. Gowen Road Boise, ID 83709

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 2, 2022

The Anna Lee Raymond Family Trust u/t/a dated February 27, 2019

By:
Kim Cleaver, Successor Trustee
State of ID, County of Canyon

This record was acknowledged before me on June ^{8th}, 2022 by Kim Cleaver, as Successor Trustee of The Anna Lee Raymond Family Trust u/t/a dated February 27, 2019.

Signature of notary public
Commission Expires: 12/21/2022

VICKI HUNSPERGER
COMMISSION #31135
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

A parcel of land being a portion of the NE ¼ of Section 15, Township 4 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at the northeast corner of the NE1/4;

Thence S 01° 00' 48" W, a distance of 1326.84 feet along the east boundary of the NE1/4 NE1/4 to the southeast corner of the NE1/4 NE1/4;

Thence S 01° 00' 48" W, a distance of 663.42 feet along the east boundary of the SE1/4 NE1/4;

Thence N 89° 24' 31" W, a distance of 2105.25 feet to a found 5/8" iron pin;

Thence N 01° 01' 08" E, a distance of 662.09 feet to a found 5/8" iron pin on the north boundary of the SW1/4 NE1/4;

Thence S 89° 24' 18" E, a distance of 207.53 feet along the north boundary of the SW1/4 NE1/4 to a point on the approximate centerline of the Poor Boy Ditch and the beginning of a non-tangent curve;

Thence along the approximate centerline of the Poor Boy Ditch the following courses and distances;

Thence a distance of 125.15 feet along a curve left, having a radius of 150.00 feet, a central angle of 47° 48' 14", the long chord of which bears S 50° 34' 07" E, a distance of 121.55 feet;

Thence S 74° 28' 14" E, a distance of 30.88 feet to the beginning of a curve;

Thence a distance of 53.90 feet along a curve right, having a radius of 185.00 feet, a central angle of 16° 41' 40", the long chord of which bears S 66° 07' 23" E, a distance of 53.71 feet;

Thence S 57° 46' 33" E, a distance of 69.75 feet to the beginning of a curve;

Thence a distance of 126.28 feet along a curve right, having a radius of 800.00 feet, a central angle of 09° 02' 39", the long chord of which bears S 53° 15' 14" E, a distance of 126.15 feet;

Thence S 48° 43' 54" E, a distance of 91.87 feet to the beginning of a curve;

Thence a distance of 138.19 feet along a curve left, having a radius of 220.00 feet, a central angle of 35° 59' 20", the long chord of which bears S 66° 43' 35" E, a distance of 135.93 feet;

Thence S 84° 43' 15" E, a distance of 49.14 feet to a point on the east boundary of the SW1/4 NE1/4;

Thence N 01° 01' 17" E, a distance of 332.72 feet along the easterly boundary of the SW1/4 NE1/4 to the southwest corner of the NE1/4 NE1/4;

Thence N 01° 02' 04" E, a distance of 932.90 feet along the west boundary of the NE1/4 NE1/4;

Thence S 89° 30' 12" E, a distance of 554.00 feet parallel with the north boundary of the NE1/4 NE1/4;

Thence N 01° 02' 04" E, a distance of 393.15 feet parallel with the west boundary of the NE1/4 NE1/4 to a point on the north boundary of the NE1/4 NE1/4;

Thence S 89° 30' 12" E, a distance of 761.52 feet along the north boundary of the NE1/4 NE1/4 to the POINT OF BEGINNING.

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.i **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 79463

Date: 6/13/2023

Date Created: 6/13/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Knife River
Comments: CU2023-0013 Location Red Top

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Use Permit	CU2023-0013	\$950.00	\$0.00	\$0.00
Sub Total:		\$950.00		
Sales Tax:		\$0.00		
Total Charges:		\$950.00		

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	30137720	\$950.00
Total Payments:		\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00