

Canyon County, ID Web Map



1/9/2025, 1:31:15 PM

Multiple Parcel Search _Query result

ITDFunctionalClassification

Major Collector

Other Principal Arterials

Urban_2023

Red: Red

Green: Green

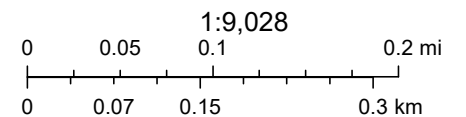
Blue: Blue

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

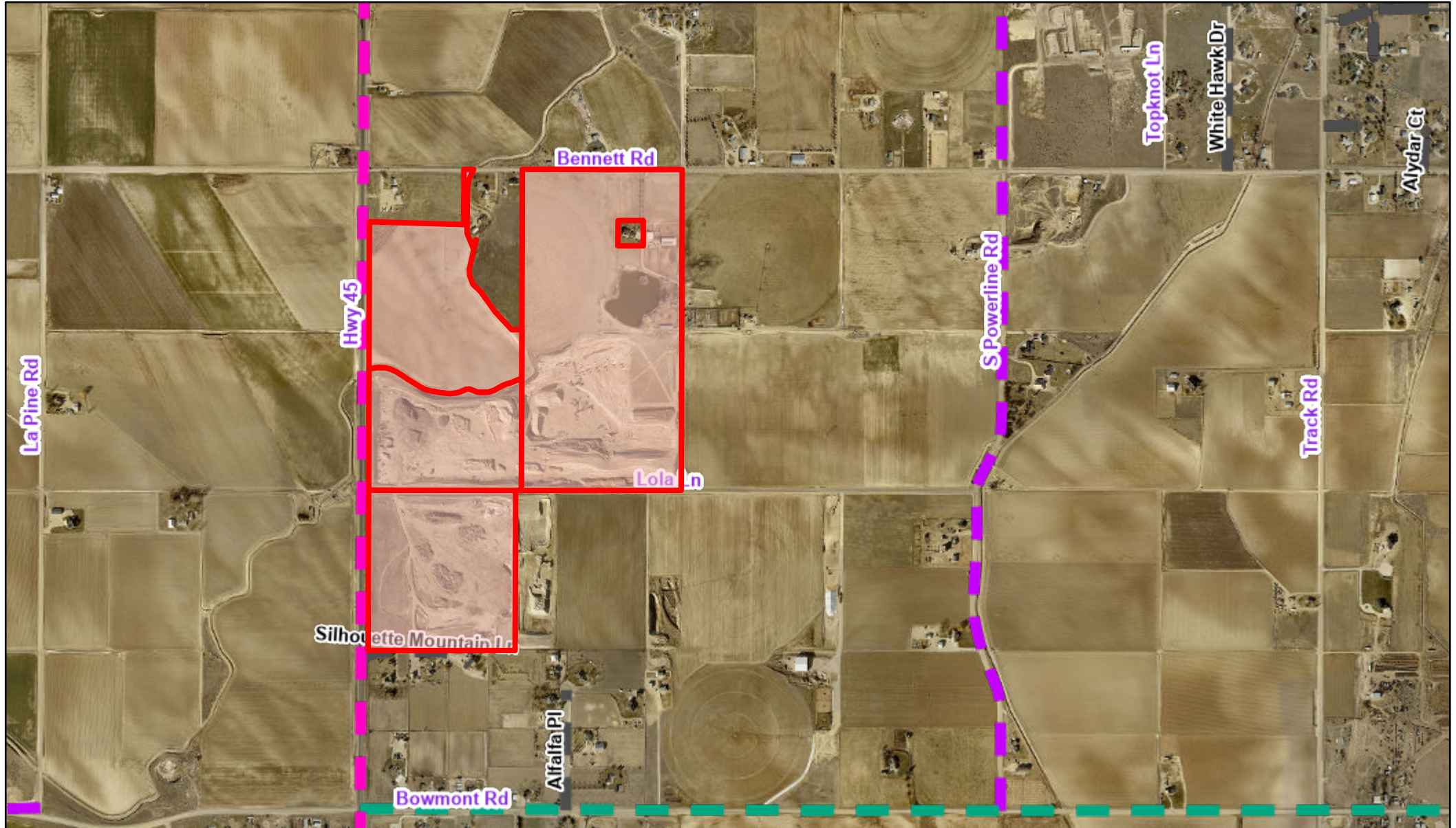


Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

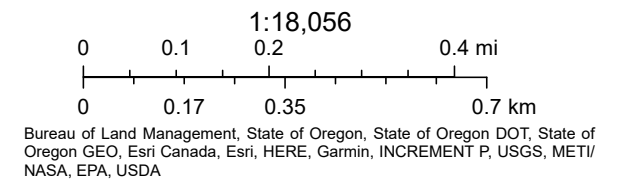
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |

Canyon County, ID Web Map



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- | | | |
|---|---|---|
| Multiple Parcel Search _Query result | Minor Arterial | Green: Green |
| CC_PrivateRoads | Other Principal Arterials | Blue: Blue |
| ITDFunctionalClassification | Urban_2023 | Imagery_2022 |
| Major Collector | Red: Red | Red: Band_1 |





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Knife River Corporation - Mountain West	
	MAILING ADDRESS: 5450 W Gowen Rd. Boise, ID. 83709	
	PHONE: 208-562-5077	EMAIL: Megan.Winter@kniferiver.com
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.		
Signature: <u>Megan Winter</u> Date: <u>9/27/2024</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Megan Winter	
	COMPANY NAME: Knife River Corporation - Mountain West	
	MAILING ADDRESS: 5450 W Gowen Road Boise, ID 83709	
	PHONE: 503-890-9746	EMAIL: Megan.Winter@kniferiver.com

SITE INFO	STREET ADDRESS: nhn ID-45, Nampa, ID 83686	
	PARCEL NUMBER: R29935, R29932011, R29938, R29934013, R29934011, and R29934010	
	PARCEL SIZE: 129 acres	
	REQUESTED USE: Mineral Extraction (Sand and Gravel)	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Agricultural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CV2024-0021	DATE RECEIVED:	10-16-24
RECEIVED BY:	Emily Bunn	APPLICATION FEE:	950 (CK) MO CC CASH

Planner
Notes:

Parcel R29934013 - Russell Shroll owned (legal affidavit included)
Parcel R29934011 - Michael and Christina Hultash owned (legal affidavit included)
Parcel R29935 owned by Knife River
Parcel R29932011 owned by Knife River
Parcel R29938 - Christensen (Justin and Sonny) (legal affidavit included)

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/29/23

Parcel R29934010 - owned by Michael and Christina Hultash (legal affidavit included)



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Michael E Huttash	
	MAILING ADDRESS: 8767 Bennett Road Nampa, ID. 83686	
	PHONE:	EMAIL:
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.		
Signature: <u>Michael E. Huttash</u> Date: <u>9/12/2024</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Megan Winter	
	COMPANY NAME: Knife River Corporation - Mountain West	
	MAILING ADDRESS: 5450 W Gowen Road Boise, ID 83709	
	PHONE: 503-890-9746	EMAIL: Megan.Winter@kniferiver.com

SITE INFO	STREET ADDRESS: nhn ID-45, Nampa, ID 83686	
	PARCEL NUMBER: R29935, R29932011, R29938, R29934013, R29934011, and R29934010	
	PARCEL SIZE: 129 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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Russell Shroll	
	MAILING ADDRESS: 9249 Missouri Avenue Nampa, ID. 83686	
	PHONE: 208-941-6248	EMAIL: Shrollfarms@gmail.com
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.		
Signature: <u>Russell Shroll</u> Date: <u>9-20-24</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Megan Winter	
	COMPANY NAME: Knife River Corporation - Mountain West	
	MAILING ADDRESS: 5450 W Gowen Road Boise, ID 83709	
	PHONE: 503-890-9746	EMAIL: Megan.Winter@kniferiver.com

SITE INFO	STREET ADDRESS: nhn ID-45, Nampa, ID 83686	
	PARCEL NUMBER: R29935, R29932011, R29938, R29934013, R29934011, and R29934010	
	PARCEL SIZE: 129 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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Justin Christensen	
	MAILING ADDRESS: 8571 Bennett Road. Nampa, ID. 83686	
	PHONE:	EMAIL:
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.		
Signature: <i>Justin Christensen</i>		Date: 10/24/24

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Megan Winter	
	COMPANY NAME: Knife River Corporation - Mountain West	
	MAILING ADDRESS: 5450 W Gowen Road Boise, ID. 83709	
	PHONE: 503-890-9746	EMAIL: Megan.Winter@kniferiver.com

SITE INFO	STREET ADDRESS: nhn ID-45, Nampa, ID. 83686	
	PARCEL NUMBER: R29935, R29932011, R29938, R29934013, R29934011, and R29934010	
	PARCEL SIZE: 129 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



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Justin Christensen, 8571 Bennett Rd
(name) (address)
Nampa, Idaho 83686
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Knife River Corporation - Mountain West, 5450 West Gowen Rd, Boise, ID 83709
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 24 day of October, 20 24.

Justin Christensen
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 24 day of October, in the year 20 24, before me Nichole Ruwe
a notary public, personally appeared Justin Christensen, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Nichole Ruwe

My Commission Expires: 3/24/2029



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		N/A
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

Reclamation Plan and Application is included

*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.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03
<p>A scaled drawing showing:</p> <ul style="list-style-type: none"> - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
<p>A plan of action to include:</p> <ul style="list-style-type: none"> - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		(V)
Name of operator/extractor		✓
Duration of proposed use: Commencement & Completion dates		✓
Provide an approved reclamation from Idaho Dept. Of Lands		(V)
Location of proposed pits and accessory uses		✓

updated site plan to reflect this
 - attached w/ app they submitted to the Idaho Dept. of Lands

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

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

August 19, 2024

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

Subject: Detailed Letter for Conditional Use Application for the Lola 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 an extension of Knife River's current gravel source, known as the Lola Pit.

The population of Canyon County has doubled in 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 in developing affordable housing in the County.

The current source and proposed expansion area is located within Canyon County. The legal description of the source is NW SW $\frac{1}{4}$, SW NW $\frac{1}{4}$, SE NW $\frac{1}{4}$, NWNW $\frac{1}{4}$, SEC 34, T2N, R2W. The source is comprised of six (6) parcels: R29935, R29932011, R29938, R29934013, R29934011, and R29934010 (**Exhibit C, Figure 3**). The surface and mineral rights for parcels R29935 and R29932011 are owned by Knife River Corporation – Mountain West. The surface and mineral rights for parcel R29938 are owned by Justin Christenson. The surface and mineral rights for parcel R29934013 are owned by Russ Shroll. The surface and mineral rights for parcel R29934011 and R29934010 are owned by Michael Huttash. Knife River Corporation – Mountain West has a lease with Mr. Christenson, Mr. Shroll, and Mr. Huttash to mine and remove minerals, including sand and gravel, from the properties.

The expansion area of the site is directly North and adjoined to Knife River's current Lola Source (**Exhibit C, Figure 1**). Mining operations at the site will include mining sand and

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

aggregate to be crushed, screened, washed, and stockpiled within the current and proposed boundary of the Lola site. Initial stockpile locations, crushing operations, and haul roads are shown on **Exhibit C, Figure 2**. These locations may be moved to the expansion area for future operations. Prior to any "cut and fill" operations, existing vegetation, topsoil, and overburden will be stockpiled for future reclamation. The total area of the source is approximately one hundred and twenty-nine (129) acres.

Operations in the expansion area will begin with stripping and stockpiling topsoil in the mining area (**Exhibit C, Figure 2**). Topsoil and overburden will be separated and stockpiled 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 North, West, and East boundary of the mining area. The south boundary adjoins the existing Knife River mining operations currently approved under IDL reclamation permit S603012. 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 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.

Gravel extraction is planned to begin along the southern boundary (**Phase 1 - Exhibit C, Figure 2**) of the expansion area. The Lola Pit Expansion Project will consist of one (1) mining phase consisting of approximately forty (40) acres. First year disturbance will be approximately ten (10) acres. Phase 3 will be mined to a minimum elevation of 2590 feet, with a maximum depth of fifty (50) feet from the surface elevation. Operational slopes on the mine high walls will be between 1:1 and 3:1 and will be dictated by safety.

A reclamation plan application was submitted to the Idaho Department of Lands (IDL) and approved on April 12, 2024. 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 Lola Pit located west on Lola Lane and will not result in increased truck traffic or require more local resources.

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

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.

The aggregate deposit will be mined using both dry and wet extraction techniques. The material will be crushed, screened, washed, and stockpiled at the mining site, as noted 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 fifty (50) years.

After removal and stockpiling of the overburden, the aggregate will be extracted using an excavator, dozer, and haul trucks to remove approximately sixty (60) feet of material. Aggregates will be processed with crushing and screening equipment and a wash plant. All applicable crushing and material processing equipment 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 contained within the site. The pit will continue to be graded to contain all storm water within the site throughout the life of the mine. Although the site will be constructed to contain storm water, and no Waters of the US are within the site, Knife River has filed a Notice of Intent (NOI) for the Lola Pit, as authorized by the Idaho Department of Environmental Quality (IDEQ) to discharge storm water associated with Industrial Activity under the EPA's National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit (2021 Operator EIN: 000010938). The NOI and the Storm Water Pollution Prevention Plan (SWPPP) will be amended to include the additional acreage within the approved mine boundary.

Exhibit C, Figure 1 shows the distance from the proposed mine site to surface waters. One irrigation lateral is mapped within the Lola pit, however, no perennial streams which contain water throughout the year are located within the vicinity of the project. Based on the topography of the mine site and distance to surface waters, no surface waters are likely to be impacted by the proposed mining operations. Due to the height of the pit floor and distance to groundwater, no groundwater will be affected by mining operations.

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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 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.

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.

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*

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

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."

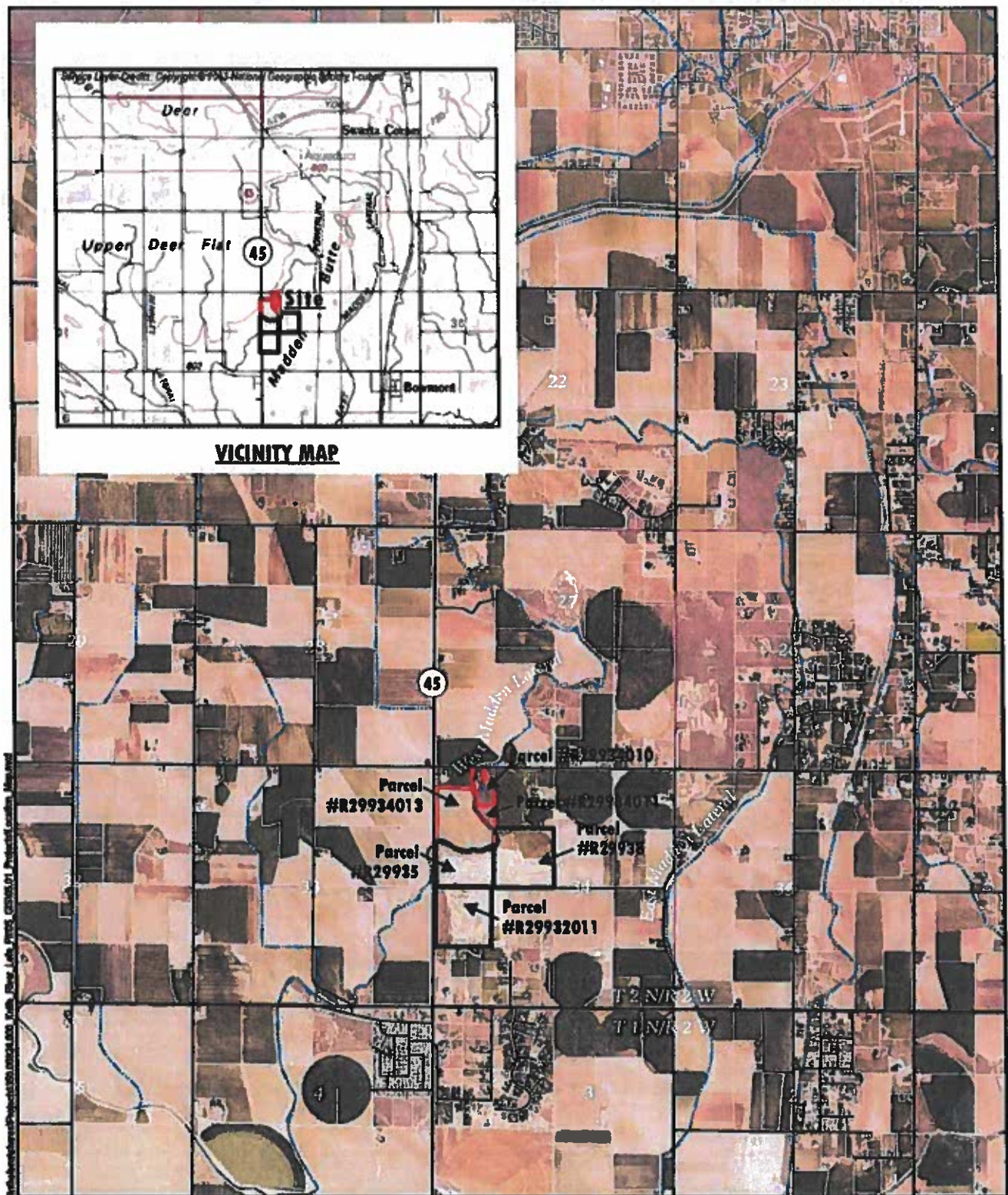
All haul roads within the permit boundary will be reclaimed and seeded to match the existing topography. All areas around the pond will have overburden and topsoil placed and will be seeded at the time of reclamation. The parcels will likely be sold for residential development or agriculture, similar to other depleted mines in the area. The topsoil stockpiled during stripping of the site will be spread to a uniform depth of one (1') foot over the site. The site will be seeded using Zamzow's Dryland Pasture Mix (or equivalent). The seed will be spread via broadcast at 10 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.

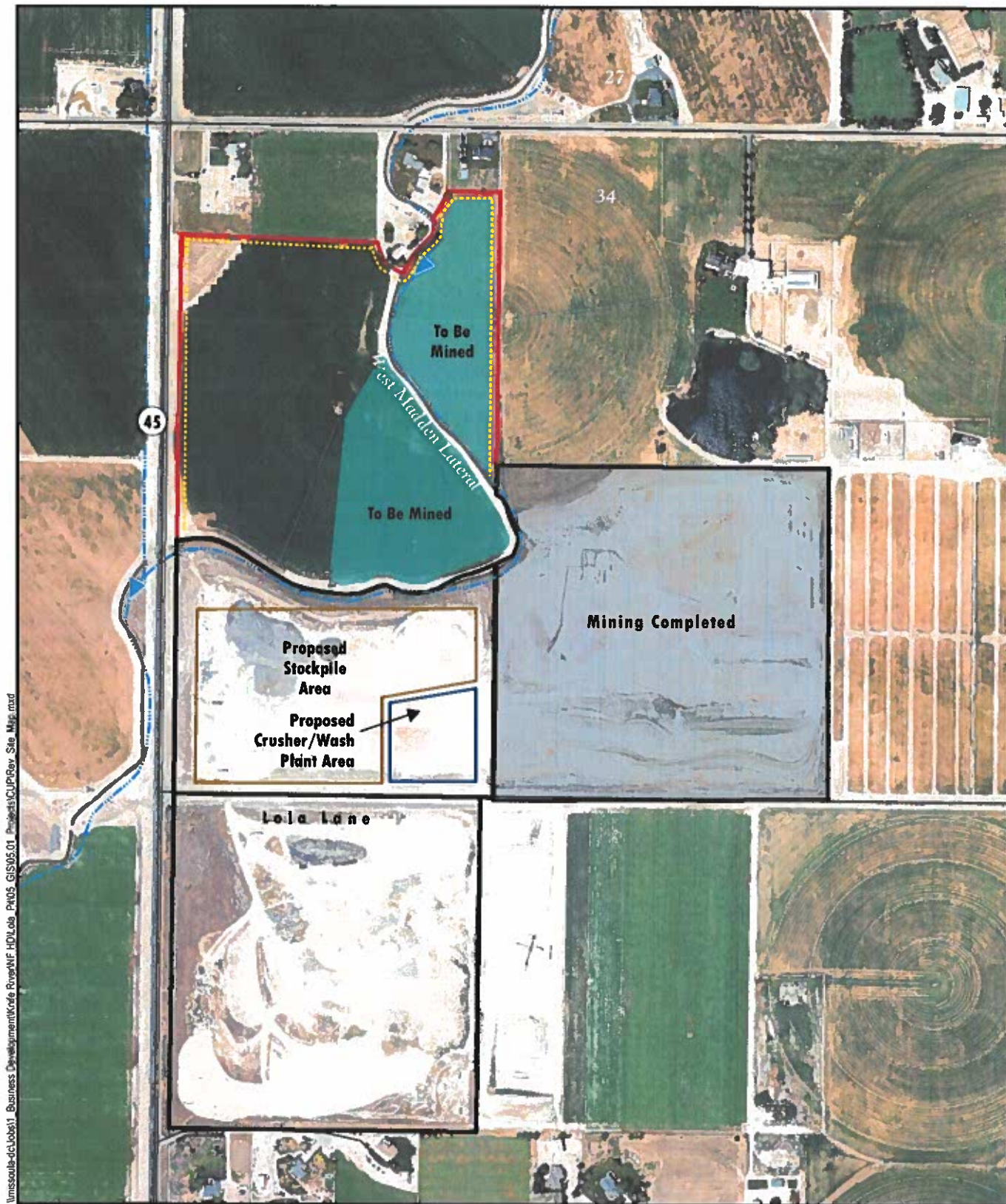
Respectfully submitted,

Megan Winter

Megan Winter
Sustainability Coordinator
Knife River, Intermountain Region
503-890-9746
Megan.Winter@kniferiver.com



Site Map
Lola Expansion - Knife River
Canyon County, Idaho
FIGURE 1



\\missoula-dc\jobs\1 Business Development\Knife River\NF_HDLola_Plan GIS\05.01 Proposed\CUR\Rev Site Map.mxd

Township 2 North/Range 2 West

- Expansion Area
- Existing Permit Boundary
- ~ Canal/Ditch (NHD)
- Section Lines
- 30 Foot Setback
- Proposed Stockpile Area
- Proposed Crusher/Wash Plant Area

Note: Reclamation has started within the Existing Permit Boundary.

Site Location Map
Lola Expansion - Knife River
Canyon County, Idaho
FIGURE 2





NewFields

- Existing Permit Boundary
- Expansion Area
- Canyon County Parcel Boundaries and Ownership

Ownership and Mineral Control
Lola Expansion - Knife River
Canyon County, Idaho
FIGURE 3

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.
☐ 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: 6 ft

What type of sign: _____ Wall X 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: _____

NEIGHBORHOOD MEETING INSTRUCTIONS

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 MEETINGS

CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. 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.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

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

August 20, 2024

Dear ,

Knife River is currently working with Canyon County Development Services to update our current Conditional Use Permit (CUP) for our Lola Facility located on ID-45. 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 expand the site acreage available to mine. The additional acreage is intended to secure additional aggregate and Knife River does not anticipate any increase in site activity as a result of this application. The neighborhood meeting will be held at the subject property on **September 11, 2024 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 (208) 562-5077.

Sincerely,

Megan Winter

Megan Winter
Knife River – Mountain West
Sustainability Coordinator

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 ID-45	Parcel Number: 36092010	
City: Nampa	State: ID	ZIP Code: 83686
Notices Mailed Date: 8/21/2024	Number of Acres: 129	Current Zoning: Agricultural
Description of the Request: Conditional Use Permit application for a new gravel source. This gravel source is an extension of Knife River's existing Lola Pit.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Megan Winter		
Company Name: Knife River Corporation - Mountain West		
Current address: 5450 W Gowen Road		
City: Boise	State: ID	ZIP Code: 83709
Phone: 208-562-5077	Cell: 503-890-9746	Fax: 208-562-5045
Email: Megan.Winter@kniferiver.com		

MEETING INFORMATION

DATE OF MEETING: 9/11/2024	MEETING LOCATION: Subject Property	
MEETING START TIME: 6:00 PM	MEETING END TIME: 7:00 PM	
ATTENDEES: Megan Winter and Joseph Smith		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Ryan Josephson	<i>Ryan Josephson</i>	8969 Bennett Rd Nampa, ID 83686
2. Sharon Gutierrez	<i>Sharon Gutierrez</i>	8422 Bennett Rd Nampa
3. Mindy Shewmaker	<i>Mindy Shewmaker</i>	8198 Bennett Rd Nampa
4. Rick Gutierrez	<i>Rick Gutierrez</i>	5422 Bennett Rd Nampa
5. Joe Smith	<i>Joe Smith</i>	5450 W Gowen Rd Boise ID
6. Steve Hylton	<i>Steve Hylton</i>	5450 W Gowen Rd Boise ID
7. Megan Winter	<i>Megan Winter</i>	5450 W Gowen Rd Boise ID
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 and Megan Winter

APPLICANT/REPRESENTATIVE (Signature): Megan Winter

DATE: 9 / 11 / 2024



AGENCY ACKNOWLEDGMENT

Date: 8/5/2024

Applicant: Knife River Corporation - Mountain West

Parcel Number: R29935, R29932011, R29938, R29934013, R29934011, and R29934010

Site Address: nhn ID-45 Nampa, ID 83686

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 09/05/2024 Signed: _____

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

Fire District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

City: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 8/5/2024

Applicant: Knife River Corporation - Mountain West

Parcel Number: R29935, R29932011, R29938, R29934013, R29934011, and R29934010

Site Address: nhn ID-45 Nampa, ID 83686

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____

Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____

Signed: _____

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

Highway District:

Prelim

District: _____

☒ Applicant submitted/met for official review.

Date: 9-9-24

Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____

Signed: _____

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

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____

Signed: _____

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

Received by Canyon County Development Services:

Date: _____

Signed: _____

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Winter, Megan

From: Eddy Martineau <eddy@heritagewifi.com>
Sent: Thursday, September 5, 2024 8:34 PM
To: Winter, Megan
Subject: Re: Canyon County: Conditional Use Permit Application Acknowledgement

**** 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 evening. We are in the process of changing from our previous code enforcement agency to a new agency to handle these. I will get this headed in the correct direction. Sorry if you have been having trouble getting it submitted.....that is part of the reason we are changing things up. Either myself or someone will be in touch with you.
Thanks
Eddy Martineau

On Sep 5, 2024, at 3:28 PM, Winter, Megan <Megan.Winter@kniferiver.com> wrote:

Hello Eddy,

I was given your contact information by the Canyon County Planning and Zoning office. Knife River is submitting a conditional use permit application and part of the requirements for that application is to notify local agencies of the project. I have been trying to notify the Upper Deer Flat Rural Fire District, but I haven't been able to connect with anyone there. Do you know who I should reach out to at that particular district or would you be the correct person to have review our application? I have attached a copy of the application just in case. Any help you could give me would be greatly appreciated.

Thank you,

Megan Winter
Sustainability Coordinator – Mountain Region
<image001.png>
Office 208-562-5077 | Mobile 503-890-9746

<KRC CUP Application 2024.pdf>

Winter, Megan

From: aflavel.bkirrdist@gmail.com
Sent: Tuesday, September 3, 2024 1:52 PM
To: Winter, Megan
Subject: RE: Canyon County: Conditional Use Permit Application Acknowledgement

**** 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. ****

I received a copy. Thanks!

Alicia Flavel
Secretary-Treasurer
Boise-Kuna Irrigation District
129 N. School Avenue
Kuna, Idaho 83634
Phone: 208-922-5608
Fax: 208-922-5659

From: Winter, Megan <Megan.Winter@kniferiver.com>
Sent: Tuesday, September 3, 2024 1:30 PM
To: aflavel.bkirrdist@gmail.com
Subject: Canyon County: Conditional Use Permit Application Acknowledgement

Hello Alicia,
Knife River is submitting a conditional use permit application to Canyon County and part of the requirements for that application is to notify local agencies of the project. Could you review the attached application and send an email back to me acknowledging you received a copy? Let me know if you have any questions.

Thank you,

Megan Winter
Sustainability Coordinator – Mountain Region



Office 208-562-5077 | Mobile 503-890-9746

Winter, Megan

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, September 11, 2024 6:12 AM
To: Winter, Megan
Cc: Shona Tonkin
Subject: RE: Canyon County: Conditional Use Permit Application Acknowledgement

You don't often get email from niki.benyakhlef@itd.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. ****

ITD Acknowledges application. However, we reserve the right to comment upon receipt of the official Agency Notification from Canyon County. Mitigations may be required upon further review.

Thank you.



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Shona Tonkin <Shona.Tonkin@itd.idaho.gov>
Sent: Tuesday, September 10, 2024 1:32 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Cc: Luke Rudolph <Luke.Rudolph@itd.idaho.gov>
Subject: FW: Canyon County: Conditional Use Permit Application Acknowledgement

Niki,
Do we need a permit for this?

Thank you,



Shona Tonkin
Permits Project Coordinator

District 3 Development Services
O: 208.334.8341 | C: 208.550.1425
Email: shona.tonkin@itd.idaho.gov
Website: itd.idaho.gov

From: Winter, Megan <Megan.Winter@kniferiver.com>
Sent: Tuesday, September 10, 2024 11:32 AM

To: Shona Tonkin <Shona.Tonkin@itd.idaho.gov>

Subject: Canyon County: Conditional Use Permit Application Acknowledgement

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello Shona,

Attached is the conditional use permit application we are submitting to Canyon County. We are extending our existing Lola aggregate pit on Lola Ln and HWY 45 in Nampa by just under 30 acres. Aside from extending the mining area, no other changes will be made to the site. We have an approved updated reclamation plan that includes the new parcels from the Department of Lands. Please let me know if you have any questions about this project.

Thank you,

Megan Winter

Sustainability Coordinator – Mountain Region



Office 208-562-5077 | Mobile 503-890-9746

AGENCY LOCATION AND CONTACT		
Southwest District Health		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
Highway Districts		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
Fire Districts		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 402-1041
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
Irrigation Districts		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 st Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Sieberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 th St., Wilder	(208) 482-6204

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

PUBLIC HEARING APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

www.canyoncounty.id.gov Phone: 208-454-7458



1.

- **DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)**

2.

- **NEIGHBORHOOD MEETING (HOSTED BY APPLICANT) PER CCZO SECTION 07-01-15**

3.

- **SUBMIT APPLICATION, SUBMITTAL MATERIALS & FEES TO DEVELOPMENT SERVICES**
 - Incomplete submittals will not be accepted

4.

- **STAFF REVIEW OF APPLICATION**
 - **APPLICATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**

5.

- **SCHEDULE FOR PUBLIC HEARING (41-Day PROCESS)**
 - **SUPPLEMENTAL CASE INFORMATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**
 - **DAY 1-5:** Hearing notices sent with comment deadline to affected agencies and property owners
 - **DAY 19:** Comment deadline ends. Comments received late will not be accepted. Late comments may be provided during the public hearing as testimony if accepted by the hearing body.
 - **DAY 20-30:** Staff Report Packet preparation
 - **DAY 31:** Staff Report Packet sent to hearing body
 - **STAFF REPORT WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**
 - **Day 41:** Public Hearing

6.

- **PUBLIC HEARING**
 - Planning & Zoning Commission hearing (1st and 3rd Thursday evenings);
 - Hearing Examiner hearing (3rd Wednesday afternoon); or
 - Board of County Commissioners hearing (Day-time)
 - **HEARING DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**

7.

- **IF 2nd HEARING Required, SEE ITEM 5 & 6 SCHEDULING FOR HEARING AND PUBLIC HEARING**
 - Substantial changes to an application between hearings may be considered a new application and may be required to restart the process

8.

- **CLOSED/REQUEST FOR RECONSIDERATION (IDAHO CODE SECTION 67-6535(b))**
 - **FINAL DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**

QUITCLAIM DEED

FOR VALUE RECEIVED, Brooke Shroll does hereby convey, release, remise and forever
quit claim unto Russ Shroll whose current address is:

9249 Missouri Ave; Nampa ID 83686

the following described premises:

-see attachment

2014-035447

RECORDED

09/30/2014 01:58 PM



00129745201400354470050050

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=5 JCRANE

\$22.00

DEED

RUSS SHROLL

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 9-30-14

By: Brooke Shroll

[Grantor's Name]

State of Idaho)

) S.S.

County of Canyon)

On this 30th day of September, in the year 20 14, before me
John Luke Wheeler, personally appeared Brooke Shroll, proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within
instrument, and acknowledged that he(she)(they) executed the same.

JOHN LUKE WHEELER
Notary Public
State of Idaho

Notary Public

My Commission Expires on 02/01/19

Legal Description

EXHIBIT A

PARCEL 1:

A part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

COMMENCING at the Northeast corner of said Northwest quarter of the Northwest quarter (West 1/16 corner), said corner monumented with a 5/8 inch diameter iron pin; thence North 89°53'26" West a distance of 403.78 feet along the Northerly boundary of said Northwest quarter of the Northwest quarter to a point on the centerline of West Madden Lateral; thence South 24°58'41" West a distance of 90.20 feet along the centerline of said West Madden Lateral to a 1/2 inch diameter iron pin; thence South 8°58'17" West a distance of 90.56 feet along the centerline of said West Madden Lateral to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing along the centerline of said West Madden Lateral the following courses and distances:

South 11°37'10" East a distance of 52.33 feet to a 1/2 inch diameter iron pin;
 South 33°10'17" East a distance of 57.90 feet to a 1/2 inch diameter iron pin;
 South 63°56'50" East a distance of 145.68 feet to a 1/2 inch diameter iron pin;
 South 32°36'43" East a distance of 43.22 feet to a 1/2 inch diameter iron pin;
 South 6°45'57" West a distance of 52.99 feet to a 1/2 inch diameter iron pin;
 South 44°34'31" West a distance of 94.92 feet to a 1/2 inch diameter iron pin;
 South 29°53'56" West a distance of 103.41 feet to a 1/2 inch diameter iron pin;
 South 17°52'39" West a distance of 74.11 feet to a 1/2 inch diameter iron pin; thence leaving the centerline of said West Madden Lateral
 North 23°31'04" West a distance of 134.99 feet to a 1/2 inch diameter iron pin; thence
 North 0°23'55" East a distance of 355.84 feet to the POINT OF BEGINNING.

PARCEL 2:

A 28 foot-wide easement for the purposes of ingress and egress lying 14 feet on each side of the following described centerline:

COMMENCING at the Northeast corner of said Northwest quarter of the Northwest quarter (West 1/16 corner); thence North 89°53'26" West a distance of 418.21 feet along the Northerly boundary of said Northwest quarter of the Northwest Quarter to the BEGINNING POINT of said easement; thence South 24°58'41" West a distance of 85.68 feet along the centerline of said easement; thence South 8°58'17" West a distance of 93.58 feet along the centerline of said easement; thence South 0°23'55" West a distance of 286.70 feet along the centerline of said easement to the TERMINUS POINT of said 28 foot-wide easement.

PARCEL 3:

The West Half of the Northwest Quarter in Section 34, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho;

EXCEPTING THEREFROM a tract described as follows:

BEGINNING at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 34, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho; thence South 250 feet; thence West 200 feet; thence North 250 feet to the North line of said Section 34; thence East 200 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A parcel of land being on the East side of the centerline of State Highway No. 45 Project No. S-3754(1) Highway Survey, as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and being the West 60.0 feet of the West Half of the Northwest Quarter of Section 34, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho. Highway Station Reference: 73+50.07 to 100+00.

Legal Description Page 2

ALSO EXCEPTING THEREFROM

A tract of land situated in the Northwest Quarter of the Northwest Quarter, Section 34, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Northwest corner of said Section 34; thence East along the North line of said Section 34 a distance of 1,323.47 feet to a point on said North line, this point being a one sixteenth corner; thence South 0° 06' 04" West along the East line of the Northwest Quarter of the Northwest Quarter a distance of 244.51 feet to the REAL POINT OF BEGINNING; thence South 0° 06' 04" West along said East line a distance of 1,078.30 feet to a point, said point being a one sixty-fourth corner; thence South 89° 58' 46" West along the South line of the Northwest Quarter of the Northwest Quarter a distance of 84.39 feet to a point in the center of the West Madden Lateral Canal; thence North 43° 49' 55" West along the centerline a distance of 198.37 feet; thence North 36° 09' 13" West along said centerline a distance of 206.73 feet; thence North 45° 46' 25" West along said centerline a distance of 88.64 feet; thence North 20° 55' 36" West along said centerline a distance of 77.05 feet; thence North 4° 18' 39" West along said centerline a distance of 46.27 feet; thence North 12° 40' 17" East along said centerline a distance of 255.39 feet; thence North 29° 48' 00" East along said centerline a distance of 103.41 feet; thence North 44° 34' 51" East along said centerline a distance of 95.09 feet; thence North 6° 23' 50" East along said centerline a distance of 52.99 feet; thence North 32° 39' 29" West along said centerline a distance of 43.22 feet; thence North 64° 03' 51" West along said centerline a distance of 145.68 feet; thence North 33° 16' 13" West along said centerline a distance of 57.90 feet; thence North 11° 43' 06" West along said centerline a distance of 52.33 feet; thence North 8° 53' 31" East along said centerline a distance of 90.56 feet; thence North 24° 50' 02" East along said centerline a distance of 90.35 feet to a point on the North line of said Section 34; thence East along said North line a distance of 198.10 feet; thence South 0° 14' 59" West a distance of 244.74 feet; thence North 89° 56' 09" East a distance of 204.63 feet to the REAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

That part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, lying South of the centerline of the West Madden Lateral as the same is now located.

ALSO EXCEPTING THEREFROM:

The West 780.69 feet of the following described property:

A parcel of land being a portion of the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Beginning at an iron pin marking the Northwest corner of the said Northwest Quarter of the Northwest Quarter of Section 34; thence South 89° 53' 26" East (formerly described as East) a distance of 60 feet along the Northerly boundary of the said Northwest Quarter of the Northwest Quarter of Section 34, which is also the centerline of East Bennett Road, to a point, also said point being the REAL POINT OF BEGINNING; thence continuing South 89° 53' 26" East (formerly described as East) for a distance of 860.69 feet along the said Northerly boundary of the Northwest Quarter of the Northwest Quarter of Section 34 to a point on the centerline of the West Madden Lateral Canal; thence South 24° 56' 36" West (formerly described as South 24° 50' 02" West) for a distance of 90.35 feet along the said centerline of the West Madden Lateral Canal to an iron pin; thence South 8° 58' 55" West (formerly described as South 8° 53' 31" West) for a distance of 90.56 feet along the said centerline of the West Madden Lateral Canal to an iron pin; thence South 11° 36' 32" East (formerly described as South 11° 43' 06" East) for a distance of 52.33 feet along the said centerline of the West Madden Lateral Canal to an iron pin; thence South 33° 09' 39" East (formerly described as South 33° 16' 13" East) for a distance of 57.90 feet along the said centerline of the West Madden Lateral Canal to an iron pin; thence South 63° 57' 17" East (formerly described as South 64° 03' 51" East) for a distance of 145.68 feet along the said centerline of the West Madden Lateral Canal to an iron pin; thence South 32° 32' 55" East (formerly described as South 32° 39' 29" East) for a distance of 43.22 feet along the said centerline of the West Madden Lateral Canal to an iron pin; thence

Legal Description Page 3

South 6° 30' 24" West (formerly described as South 6° 23' 50" West) for a distance of 52.99 feet along the said centerline of the West Madden Lateral Canal to an iron pin; thence
South 44° 41' 25" West (formerly described as South 44° 34' 51" West) for a distance of 53.27 feet along the said centerline of the West Madden Lateral Canal to an iron pin, thence leaving the said centerline of the West Madden Lateral Canal
North 88° 13' 34" West for a distance of 963.50 feet to an iron pin on the Easterly right-of-way line of State Highway 45, F.A.P. No S-3754(4); thence
North 0° 13' 37" East for a distance of 433.84 feet along the said Easterly right-of-way line of State Highway 45 to the point of beginning.

ALSO EXCEPTING THEREFROM

A part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

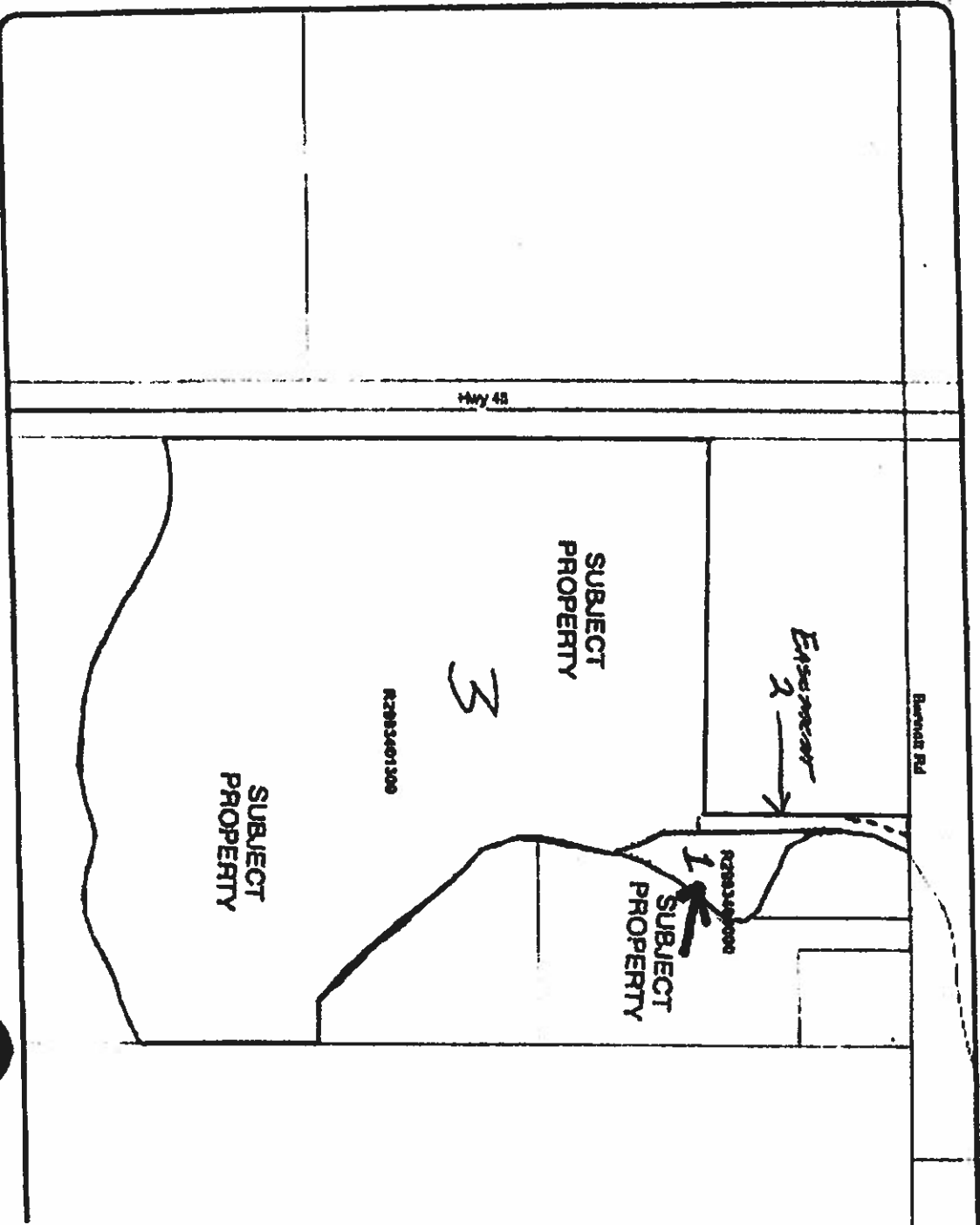
COMMENCING at the Northeast corner of said Northwest quarter of the Northwest quarter (West 1/16 corner), said corner monumented with a 5/8 inch diameter iron pin; thence
North 89° 53' 26" West a distance of 402.78 feet along the Northerly boundary of said Northwest quarter of the Northwest quarter to a point on the centerline of West Madden Lateral; thence
South 24° 58' 41" West a distance of 90.20 feet along the centerline of said West Madden Lateral to a 1/2 inch diameter iron pin, thence
South 8° 58' 17" West a distance of 90.56 feet along the centerline of said West Madden Lateral to the POINT OF BEGINNING, said point monumented with a 1/2 inch diameter iron pin; thence continuing along the centerline of said West Madden Lateral the following courses and distances:
South 11° 37' 10" East a distance of 52.33 feet to a 1/2 inch diameter iron pin;
South 33° 10' 17" East a distance of 57.90 feet to a 1/2 inch diameter iron pin;
South 63° 56' 50" East a distance of 145.68 feet to a 1/2 inch diameter iron pin;
South 32° 36' 42" East a distance of 43.22 feet to a 1/2 inch diameter iron pin;
South 6° 45' 57" West a distance of 52.99 feet to a 1/2 inch diameter iron pin;
South 44° 34' 31" West a distance of 94.92 feet to a 1/2 inch diameter iron pin;
South 29° 53' 56" West a distance of 103.41 feet to a 1/2 inch diameter iron pin;
South 17° 52' 39" West a distance of 74.11 feet to a 1/2 inch diameter iron pin; thence leaving the centerline of said West Madden Lateral;
North 22° 31' 04" West a distance of 134.99 feet to a 1/2 inch diameter iron pin; thence
North 0° 13' 55" East a distance of 355.84 feet to the POINT OF BEGINNING

Subject Parcel

This map and data depicted is a private representation created
from the Oregon County Geographic Information System (OGIS) data
it was designed and provided for and not only
to a user, but also to a user's attorney.
The map is based on information available and was compiled
from information which may be in records. Users
are to use only the information Oregon County has
highly believe to be true for users or someone
making their use of the product for any purpose.

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RECORDED

2005 NOV 4 PM 4 04

CANYON COUNTY RECORDER
S NOEL HALE

PIONEER - NAMPA

REQUEST Deed
TYPE Deed FEE 9-

PN 88227

WARRANTY DEED

CHARLOTTE R. GIRVEN, a single woman dealing with her sole and separate property, GRANTOR, of Nampa, Canyon County, Idaho, hereby CONVEYS, GRANTS and WARRANTS to MICHAEL HUTTASH and CHRISTINA HUTTASH, husband and wife, GRANTEES, whose current address is 8767 Bennett Road, Nampa, Canyon County, Idaho 83686, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the following described tract of land in Canyon County, Idaho:

A tract of land situated in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 34, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Northwest corner of said Section 34, thence East along the North line of said Section 34 a distance of 1058.76 feet to the REAL POINT OF BEGINNING:

Thence continuing East a distance of 64.71 feet; thence South 0°06'04" West a distance of 250.00 feet; thence East a distance of 200.00 feet to the East line of the said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼); thence South 0°06'04" West along said East line a distance of 580.36 feet; thence South 89°58'46" West a distance of 436.60 feet to the center of the West Madden Lateral Canal; the following bearings and distances along the center line of the canal; thence North 12°40'17" East along said center line a distance of 255.39 feet; thence North 29°48'00" East along said center line a distance of 103.41 feet; thence North 44°34'51" East along said center line a distance of 95.09 feet; thence North 6°23'50" East along said center line a distance of 52.99 feet; thence North 32°39'29" West along said center line a distance of 13.40 feet; thence North 0°04'59" East a distance of 359.94 feet to the REAL POINT OF BEGINNING.

A tract of land situated in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 34, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Northwest corner of said Section 34, thence East along the North line of said Section 34, a distance of 1323.47 feet to the Northeast corner of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼), thence South

0°06'04" West along the East line of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) a distance of 830.36 feet to THE REAL POINT OF BEGINNING:

Thence continuing South 0°06'04" West a distance of 492.45 feet to the Southeast corner of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼); thence South 89°58'46" West along the South line of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) a distance of 84.39 feet to the center of the West Madden Lateral Canal; the following bearings and distances along the center line of the Canal; thence North 42°49'55" West along the center line a distance of 198.37 feet; thence North 36°09'13" West along said center line a distance of 206.73 feet; thence North 45°46'25" West along said center line a distance of 88.64 feet; thence North 20°55'36" West along said center line a distance of 77.05 feet; thence North 4°18'39" West along said center line a distance of 46.27 feet; thence North 89°58'46" East a distance of 436.60 feet to the REAL POINT OF BEGINNING.

AND

An easement thirty (30) feet wide running along and parallel to the easterly boundary of the following described property for the purpose of ingress and egress to the above described properties.

A tract of land situated in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 34, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Northwest corner of said Section 34, thence East along the North line of Section 34 a distance of 920.66 feet the REAL POINT OF BEGINNING: Thence continuing East a distance of 138.10 feet; thence South 0°04'59" West a distance of 359.94 feet to the center of the West Madden Lateral Canal; the following bearings and distances along the center line of the canal; thence North 32°39'29" West along the center a distance of 29.82 feet; thence North 64°03'51" West along the center a distance of 145.68 feet; thence North 33°16'13" West along the center a distance of 57.90 feet; thence North 11°43'06" West along the center a distance of 52.33 feet; thence North 8°52'21" East along the center a distance of 90.56 feet; thence North 24°50'02" East along the center a distance of 90.35 feet to the REAL POINT OF BEGINNING.

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
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D. Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

April 12, 2024

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

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 4/12/2024:

<u>PLAN NO.</u>	<u>ACRES</u>	<u>COUNTY</u>	<u>LEGAL DESCRIPTION</u>
S603012	129	Canyon	T02N R02W Section 34, NW SW ¼, NW NW ¼

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 \$20,000 for up to 10 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting 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.

8. 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 May 3, 2024, the stipulations will be considered as accepted.

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

Sincerely,



Mekayla Layne
Resource Specialist—Lands and Waterways



www.kniferiver.com

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

February 12, 2024

Ms. Mekayla Layne
Lands Resource Specialist
Idaho Department of Lands
Minerals Management
Southwest Supervisory Area
8355 W State St.
Boise, ID 83714
mlayne@idl.idaho.gov

RECEIVED

FEB 15 2024

Idaho Dept. of Lands
SWI

Subject: Application for Reclamation Plan Approval – Lola Pit Expansion, Canyon County

Dear Ms. Layne:

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.

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".

The current source and proposed expansion area, known as the Lola Pit, (Exhibit C, Figure 1), is located within Canyon County. The legal description of the source is NW SW $\frac{1}{4}$, SW NW $\frac{1}{4}$, SE NW $\frac{1}{4}$, NWNW $\frac{1}{4}$, SEC 34, T2N, R2W (Exhibit C, Figure 2). The source is comprised of 6 parcels: R29935, R29932011, R29938, R29934013, R29934011, and R29934010. The surface and mineral rights for parcels R29935 and R29932011 are owned by Knife River Corporation – Mountain West (Exhibit C, Figure 3). The surface and mineral rights for parcel R29938 are owned by Justin Christensen. The surface and mineral rights for parcel R29934013 are owned by Russ Shroll. The surface and mineral rights for parcel R29934011 and R29934010 are owned by Michael Huttash (Exhibit C, Figure 3). Knife River Corporation – Mountain West has a lease with Mr. Christensen, Mr. Shroll, and Mr. Huttash to mine and remove minerals, including sand and gravel, from the properties.

The expansion area of the site is directly north and adjoined to Knife River's current Lola Source (IDL Reclamation permits RP-685 – Exhibit C, Figure 1). Mining operations at the site will include mining sand and aggregate to be crushed, screened, washed, and stockpiled within the current and proposed boundary of the Lola site. Initial stockpile locations, crushing operations, and haul roads are shown on Exhibit C, Figure 2. These locations may be moved to the expansion area for future operations. Prior to any "cut

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Boise, ID 83709

and fill" operations, existing vegetation, topsoil, and overburden will be stockpiled for future reclamation. The total area of the source is approximately one hundred and twenty-nine (129) acres.

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

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*

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Idaho Dept. of Lands



IDAHO DEPARTMENT OF LANDS

APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number: RP-685

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 West 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:
NW SW ¼, SW NW ¼, SE NW ¼, NWNW ¼, SEC 34, T2N, R2W
7. ACREAGE and COUNTY(ies): 129 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, September 2024
10. SITE NAME OR MINE NAME (if any): Lola Pit
11. TYPE OF MINING: (check applicable) ☒ Surface ☐ Underground ☐ Both

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FEB 15 2024
Idaho Dept of Lands



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. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.
- b. 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.
- c. On a site location map, show the following:
 - i. The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.
 - ii. The approximate boundaries and acreage of the lands:
 1. That will become affected by the mining operation.
 2. That will be affected during the first year of operations.This map must be of appropriate scale for boundary identification.
 - iii. 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.
 - iv. Location of all underground mine openings at the ground surface, if any.
 - v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.
- d. A surface and mineral control or ownership map of appropriate scale for boundary identification.
- e. 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:

- a. 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.
- b. 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.
- c. A description of post-closure activities, if any, such as water handling and treatment.
- d. Which roads will be reclaimed and a description of the reclamation.
- e. 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.
- f. Describe and show how tailings facilities and process or sediment ponds will be reclaimed.
- g. 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.
- h. 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: Joseph Smith

Digitally signed by Joseph Smith
Date: 2024.02.12 11:04:26 -07'00'

DATE: 2/12/24

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

Knife River – Lola Pit Expansion Application for Reclamation Plan Approval

Mining Plan Narrative

Operations in the expansion area will begin with stripping and stockpiling topsoil in the mining area (Exhibit C, Figure 2) pending Idaho Department of Lands (IDL) Reclamation Plan approval. Topsoil and overburden will be separated and stockpiled 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 north, west, and east boundary of the mining area. The south boundary adjoins the existing Knife River mining operations currently approved under IDL reclamation permit RP-685. The berms will be graded and seeded to provide a best management practice to control stormwater runoff as well as serve as the perimeter of the mining area, per Mine Safety and Health Administration (MSHA) safety standards. This perimeter berm will be used to keep onsite, and offsite stormwater separate; it will also perform the functions of safety and controlling site access.

The pit will be constructed and shaped so that all storm water will be contained within the site. The pit will continue to be graded to contain all stormwater within the site throughout the life of the mine. Although the site will be constructed to contain stormwater, and no Waters of the US are within the site, Knife River has filed a Notice of Intent (NOI) for the Lola Pit, as authorized by the Idaho Department of Environmental Quality (IDEQ) to discharge stormwater associated with Industrial Activity under the EPA's National Pollutant Discharge Elimination System (NPDES) Multi-Sector General Permit (2021 Operator EIN: 000010938). The NOI and the Storm Water Pollution Prevention Plan (SWPPP) will be amended to include the additional acreage within the approved mine boundary.

Gravel extraction is planned to begin in the south and west side of Phase 1 (Phase 1 - Exhibit C, Figure 2). The Lola Pit Expansion project will consist of one (1) mining phase, consisting of approximately forty (40) acres. First Year Disturbance will be approximately 10 acres. Phase 3 will be mined to a minimum elevation of 2590 feet, with a maximum depth of fifty (50) feet from the surface elevation (Exhibit C, Figure 5). Operational Slopes on the mine high walls will be between 1:1 and 3:1 and will be dictated by safety.

Initially, material will be hauled through the permit boundary to Knife River's crushing facility located within the current permit boundary of IDL reclamation permit RP-685. The material will be crushed, screened, washed, and stockpiled at the mining site, as noted on Exhibit C, Figure 2. All material from the expansion area will be conveyed to the existing operation. The mining operation is planned to begin upon approval and is expected to be in operation for a maximum of fifty (50) years.

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Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

Mining will be conducted with heavy equipment such as hydraulic excavators, dozers, front-end loaders, and crushing and screening equipment. All applicable crushing and material processing equipment used to process material will be permitted with the 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. Water used for dust abatement is sourced from an irrigation well located to the southwest of parcel number R29932011.

Erosion Control

The pit will be constructed and shaped so that all stormwater will be contained within the site. The pit will continue to be graded to contain all stormwater within the site throughout the life of the mine. Although the site will be constructed to contain stormwater and no Waters of the US are near the site, Knife River has filed a Notice of Intent (NOI) for the Lola Pit, as authorized by the IDEQ to discharge stormwater associated with Industrial Activity under the EPA's NPDES Multi-Sector General Permit (2021 Operator EIN: 000010938). The NOI and the SWPPP will be amended to include the additional acreage within the approved mine boundary.

Exhibit C, Figure 1 shows the distance from the proposed mine site to surface waters. One irrigation lateral is mapped within the boundary of the Lola Pit, however, no perennial streams which contain water throughout the year are located within the vicinity of the project. Based on the topography of the mine site and distance to surface waters, no surface waters are likely to be impacted by the proposed mining operations. Due to the height of the pit floor and distance to groundwater, no groundwater will be affected by mining operations.

To service equipment, a mobile service vehicle that is equipped with spill control equipment will be utilized only on an "as needed" basis. 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 has been 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, located within the existing permitted Lola Pit, shall serve as the only access point to the Site (Exhibit C, Figure 2).

Reclamation

All reclamation will be completed in accordance with the Idaho Surface Mining Act and Administrative Rules. As mining progresses, the pit floor will be smoothed and flattened with reclaimed materials and the mine walls will be sloped to a maximum slope of 3H:1V on all sides of the mine (Exhibit C, Figure 6).

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Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

All haul roads within the permit boundary will be reclaimed and seeded to match the existing topography (Exhibit C, Figure 6). There will be no sediment ponds for process water located within the site. If sediment ponds are required to contain stormwater, the sediment ponds will be filled in at the time of reclamation.

The current land use is range/agricultural land. The pit will be reclaimed to return the land to its original use. The overburden and any topsoil stockpiled during stripping of the site will be spread to a uniform depth of six inches over the pit floor and slopes. The floor and slopes will be seeded using Great Basin Dryland Pasture Mix (or equivalent) which includes the following species composition:

1. Paiute Orchardgrass.....28%
2. Smooth Bromegrass.....28%
3. Oahe Int. Wheatgrass.....29%
4. Ladak Alfalfa.....10%
5. Inert / Other.....5%
6. Noxious Weeds.....None

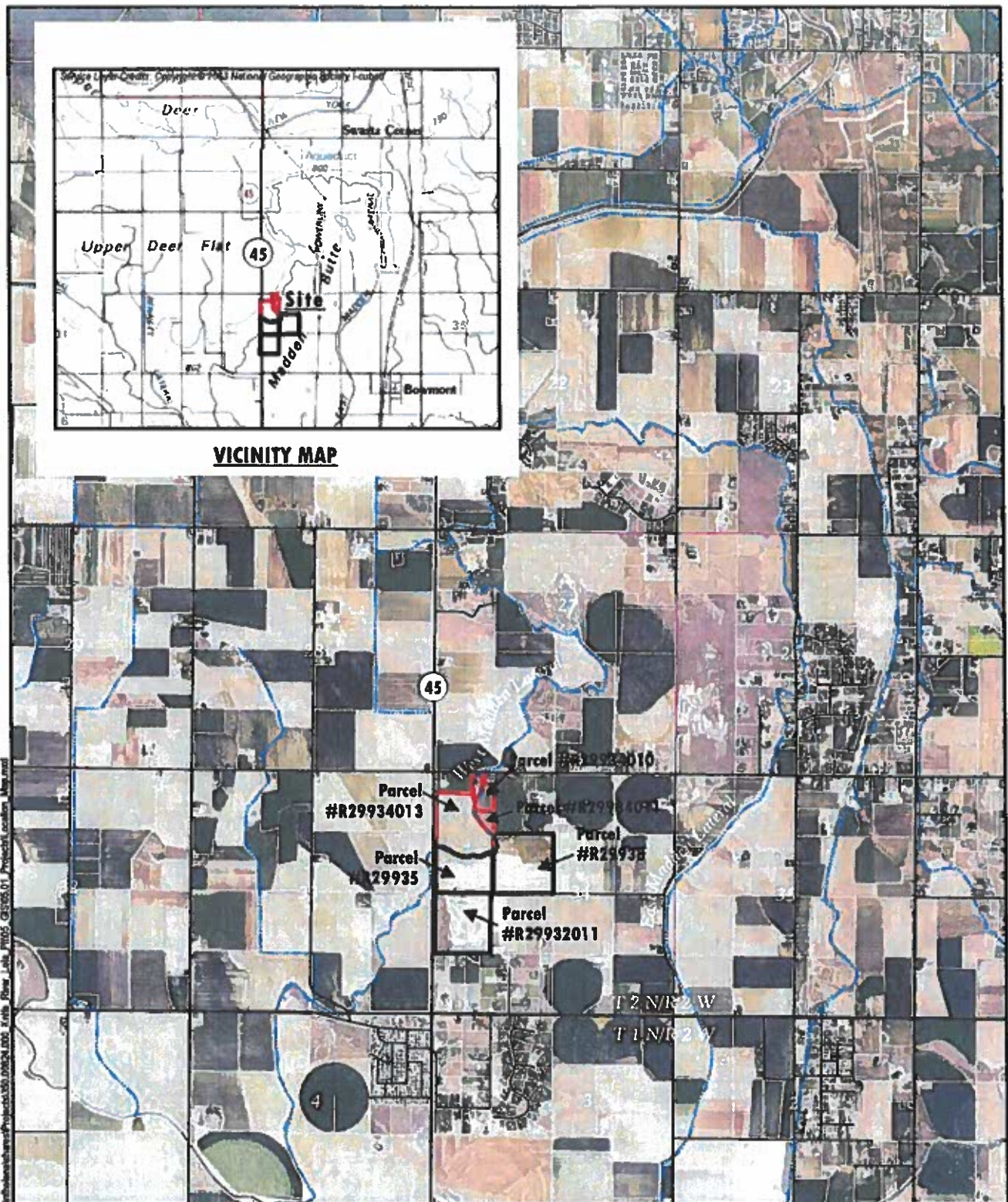
The seed will be spread via broadcast at 10 lbs. per acre. Fertilizer will be spread as required to stimulate and support growth. Seeding should take place in spring or fall to accelerate growth of the seed. The site will be monitored and treated for noxious weeds in accordance with Idaho Surface Mining Act and Administrative Rules.

The total cost of reclamation has been estimated at \$1,415 per acre and includes all line items described in 13(f) of the IDL 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

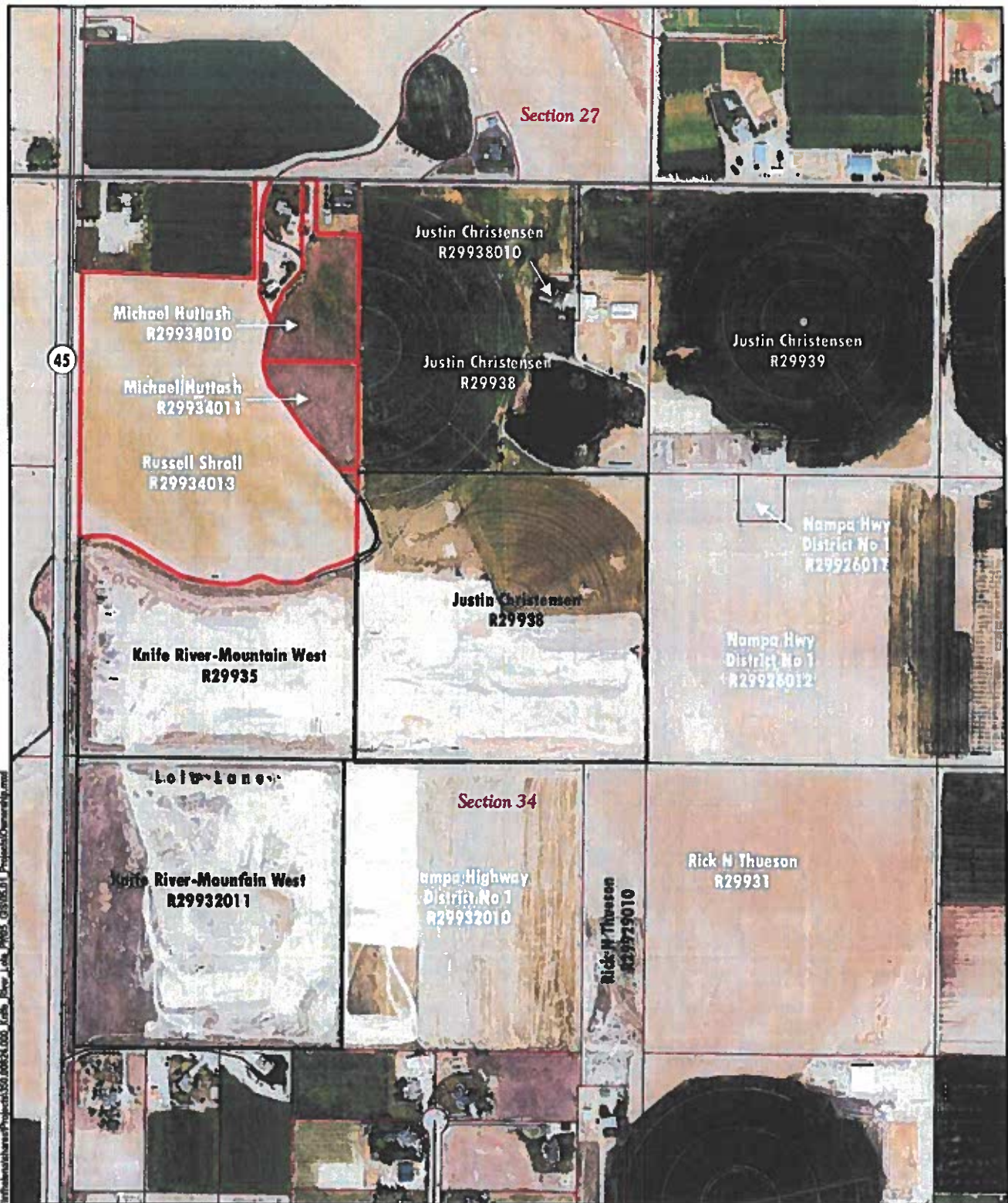
Map Set



VICINITY MAP

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

Site Map
Lola Expansion - Knife River
Canyon County, Idaho
FIGURE 1



\\idaho\share\Projects\500-00000000_Knife_River_Lola_2005_03\0501_ParcelOwnership.mxd

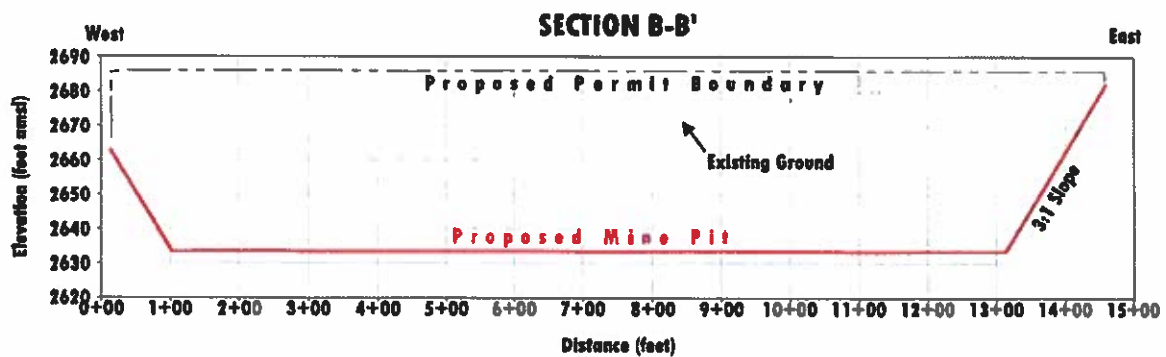
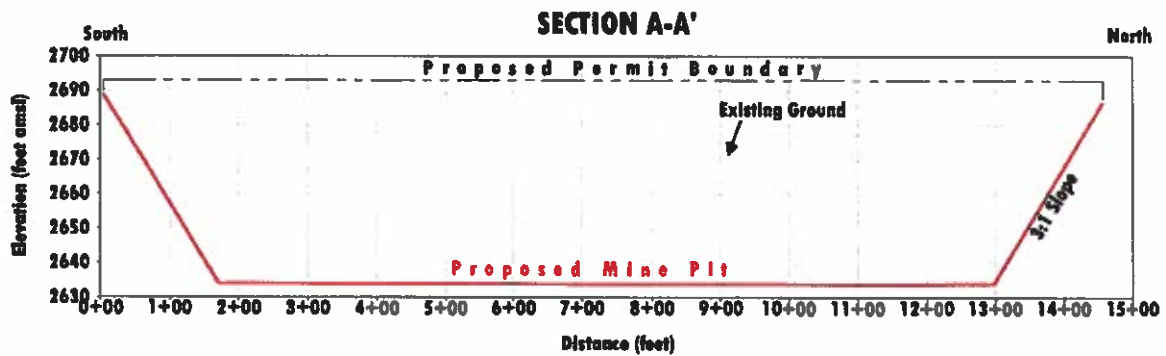
Township 2 North/Range 2 West



- Existing Permit Boundary
- Expansion Area
- Canyon County Parcel Boundaries and Ownership

Ownership and Mineral Control
 Lola Expansion - Knife River
 Canyon County, Idaho
FIGURE 3

\\nhelens\shares\Projects\350.00624.000_Knife_River_Lola_Pit\05_GIS\05.07_CAD\X-Sections.dwg

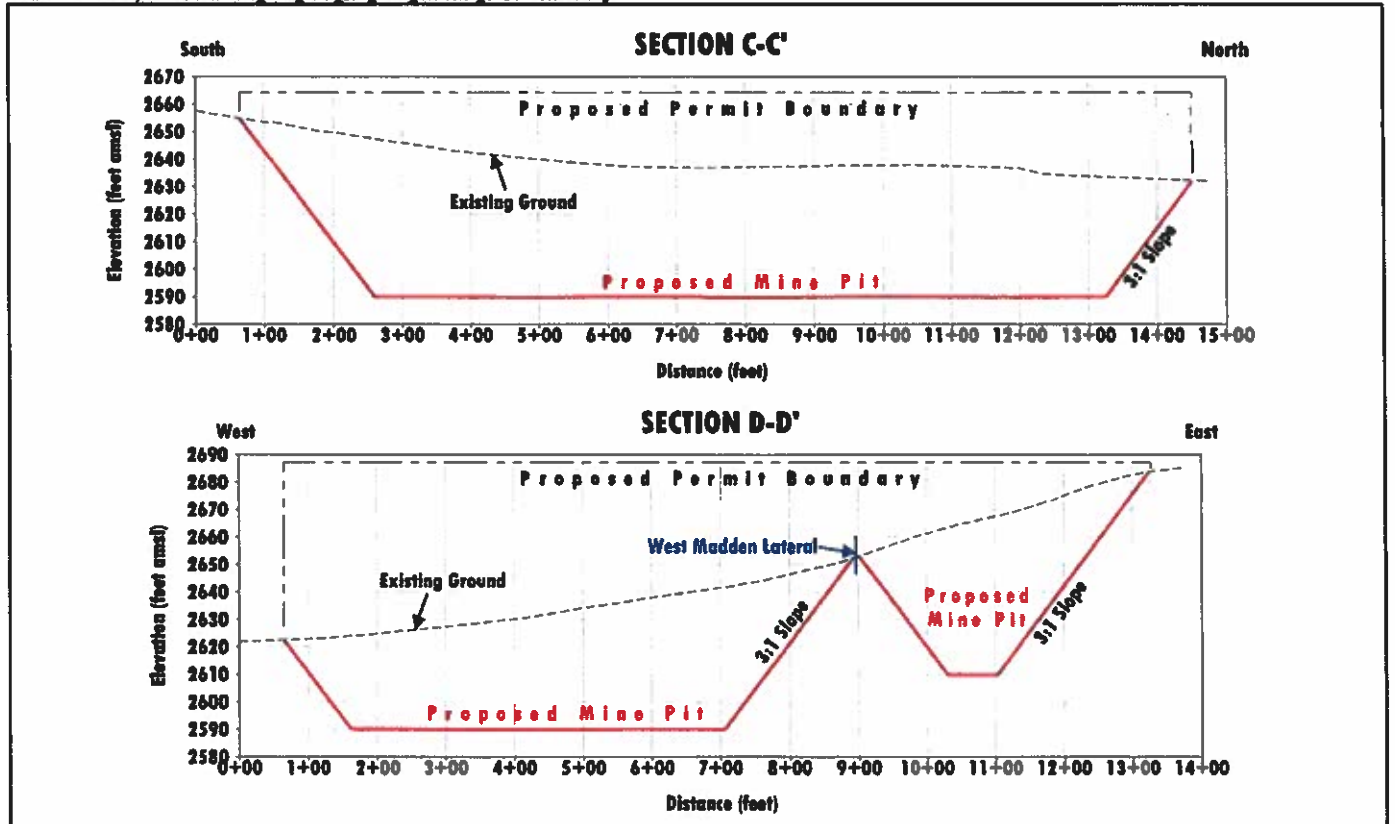


Vertical Exaggeration 5x
Horizontal Scale

0 Feet 200

NewFields

Cross-Sections
Lola Expansion - Knife River
Canyon County, Idaho
FIGURE 4

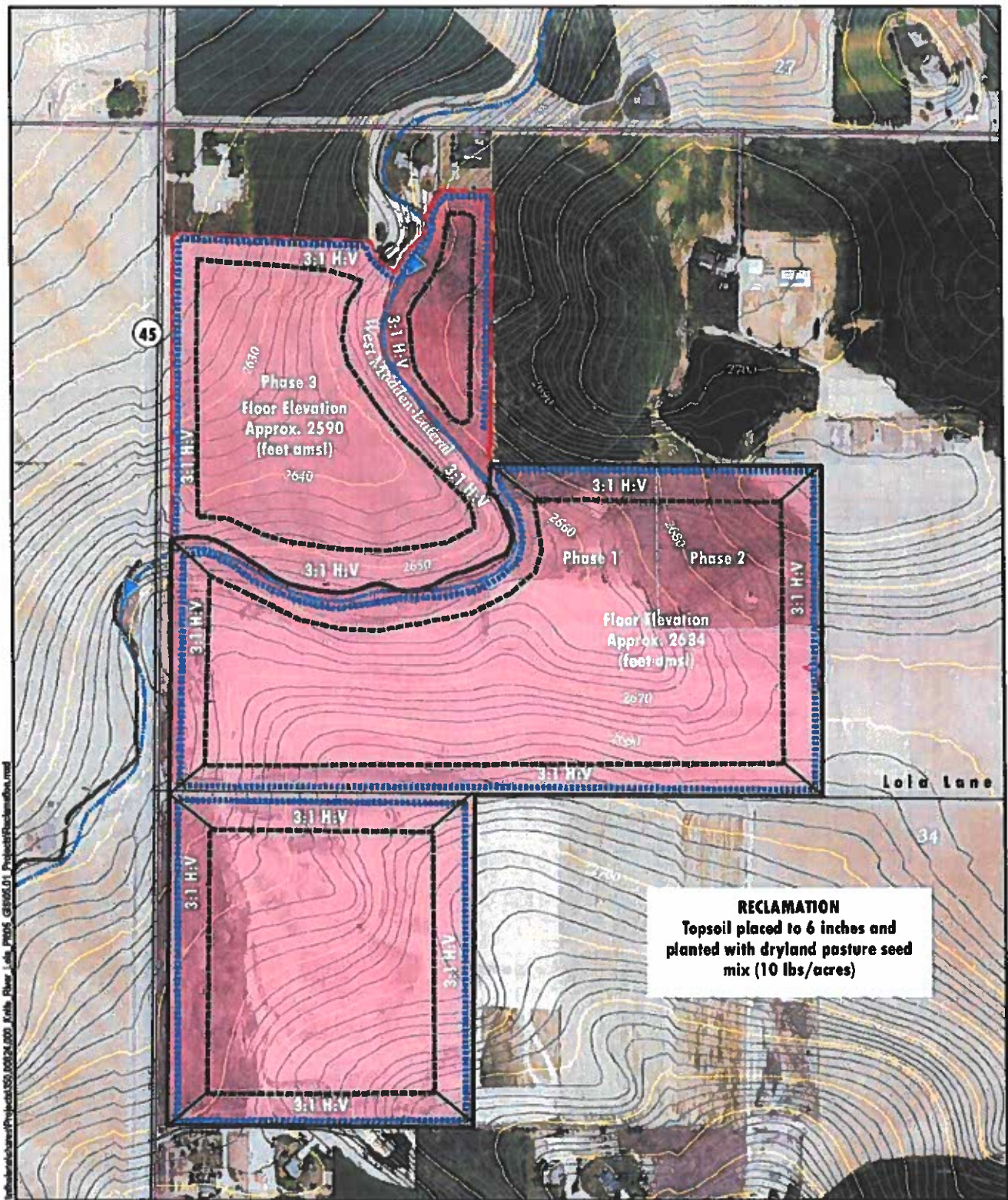


Vertical Exaggeration 4x
Horizontal Scale

0 Feet 200

NewFields

Cross-Sections
Lola Expansion - Knife River
Canyon County, Idaho
FIGURE 5




- Existing Permit Boundary
- Expansion Area
- Erosion Control Berm
- ~ Canal/Ditch (NHD)
- Reclamation Area

Reclamation Plan
 Lola Expansion - Knife River
 Canyon County, Idaho
FIGURE 6

Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

Exhibit D

Detailed Reclamation Cost Estimate

			CALCULATIONS				
Project #	350.00824.000		Preparer:	S. Anderson	February 8, 2024		
Revision	0		Checked:		February 8, 2024		
Client:	Knife River Corporation						
Project:	Reclamation Plan Application						
Title:	Lola Pit - Reclamation Cost Estimate						
Calculation Objective:							
1. Estimate reclamation costs for the existing Lola Pit and the proposed expansion area. The total site area to be reclaimed includes approximately 49.5 acres of property owned by Knife River Corporation, approximately 39.5 acres leased by Knife River Corporation, and another 40 acre expansion area (Phase 3) that will also be leased by Knife River Corporation. The total site area to be reclaimed is 129 acres.							
Design Criteria/Assumptions/Methodology/Results:							
RECLAMATION COST ESTIMATE							
Assumptions							
1. No buildings are present and no equipment remains on site at the start of reclamation. Therefore, no demolition is required. 2. Reclamation will include adding minor fill to smooth the subgrade, grading, placement of 6 inches of topsoil, and seeding. 3. All fill and topsoil material will be stockpiled onsite on the perimeter of active mining operations, no need for imported material. 4. Once mined to the final elevation, the site will be graded, covered with 6 inches of topsoil, and seeded with the following seed mix: Zamzow Dryland Pasture Mix: 10 lbs/acre 5. Hourly unit costs for equipment include hourly rate, fuel, lube, and wear. 6. Hourly unit costs for Operator include base rate, profit, overhead/insurance, and worker's compensation costs. 7. The reclamation cost estimate is reported in 2024 dollars and does not represent the future cost of reclamation at the time of closure.							
Smoothing, Topsoil Spreading, and Seeding Costs							
Equipment	Qty	Model	Equipment Cost per Hour	Operator Cost per Hour	Hourly Cost	Operating Hours ^{a,b}	Subtotal
Dozer	1	D6R	\$ 107.66	\$ 71.22	\$ 179	360	\$ 64,397
Tractor with seed spreader	1	---	\$ 56.62	\$ 50.72	\$ 107	60	\$ 6,440
Water Truck	1	777D Water Truck	\$ 56.62	\$ 43.14	\$ 100	360	\$ 35,914
					Total	780	\$ 106,750
Material Costs							
Item	Qty	Units	Cost per Unit	Subtotal	Source		
Seed / Fertilizer	129	Acre	\$ 135	\$ 18,000	Great Basin Seed		
				Total	\$ 18,000		
Direct Cost							
Equipment / Materials Costs				\$	124,800		
Indirect Cost							
Mobilization / Demobilization ^c				2.5%	\$	3,120	
Engineering Design and Construction Plan				8.0%	\$	9,984	
Construction Management ^d				20.0%	\$	24,960	
Reclamation Monitoring and Maintenance				2.5%	\$	3,120	
				Subtotal	\$	165,984	
Contingency				10.0%	\$	16,598	
				Total	\$	182,582	
TOTAL ESTIMATED RECLAMATION COSTS \$ 1,415 per acre							
Notes:							
^a Calculations shown on P2 for subgrade smoothing and topsoil spreading. Dozer and water truck hours represent handling and treating of both top soil and pit fill.							
^b Dozer work includes smoothing and topsoil spreading only; grading assumed to be completed as mining progresses.							
^c Mobilization and demobilization estimated to be 2.5%							
^d Includes costs for engineering design, management staff and equipment, and construction support and maintenance.							



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, MIKE HUTTASH, 8767 BENNETT RD.
(name) (address)
NAMPA, IDAHO 83686
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Knife River Corporation - Mountain West, 5450 W Gowen Rd. Boise, ID. 83709
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 25th day of SEPTEMBER, 20 24.

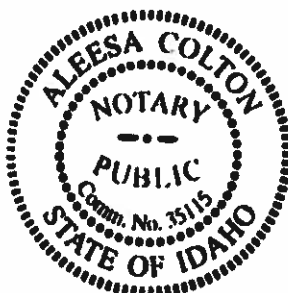
Mike Huttash
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 25 day of SEPTEMBER, in the year 2024, before me ALEESA COLTON,
a notary public, personally appeared MIKE HUTTASH, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Aleesa Colton

My Commission Expires: 10-31-24



Canyon County Development Services
 111 North 11th Avenue, #310
 Caldwell, Idaho 83605
www.canyoncounty.id.gov
 208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Russ Shroll, 9249 Missouri Ave.
 (name) (address)
Nampa, ID. 83686
 (city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Knife River Corporation-Mountaincrest 5450 W. Gowen Road, Boise, ID
 (name) (address) 83709

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 25th day of September, 20 24.

Russ Shroll
 (signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 25th day of September, in the year 20 24, before me Nichole Ruwe
 a notary public, personally appeared Russ Shroll, personally known
 to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
 he/she executed the same.



Notary: Nichole Ruwe

My Commission Expires: 3/24/2029

Canyon County Development Services

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

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 83945

Date: 10/24/2024

Date Created: 10/24/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Knife River

Comments:

Site Address: 0 HWY 45, Nampa ID / Parcel Number: 29935000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2024-0021	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	30155624	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00