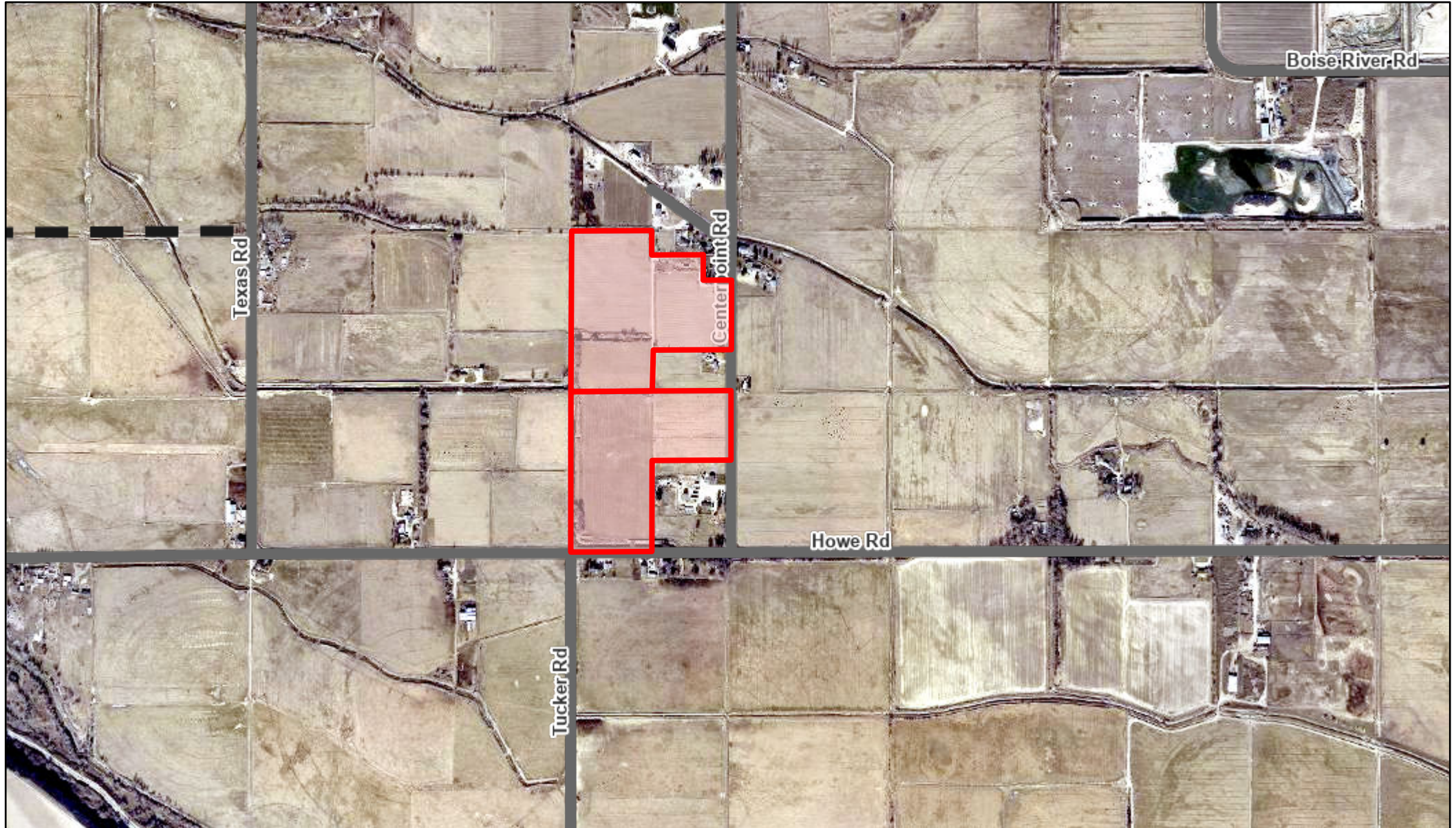


# Canyon County, ID Web Map



5/28/2025, 2:40:57 PM



Multiple Parcel Search \_Query result



CC\_PrivateRoads

CanyonCountyRoads

Roads

Imagery\_2025\_3in

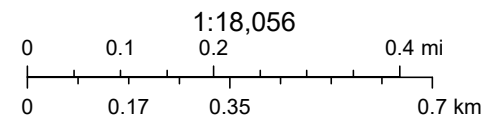
Red: Band\_1



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, 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, USGS, METI/NASA, EPA, USDA | City of Nampa |





## CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	<b>OWNER NAME:</b> Lewis Living Trust	
	<b>MAILING ADDRESS:</b> 22283 Celebration Lane Caldwell, ID. 83607	
	<b>PHONE:</b> [REDACTED]	<b>EMAIL:</b>
<b>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.</b>		
<b>Signature:</b> <i>[Signature]</i> <b>Date:</b> 2/26/25		

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

<b>SITE INFO</b>	<b>STREET ADDRESS:</b> nhn Howe Road Caldwell, ID. 83607	
	<b>PARCEL NUMBER:</b> 35968010 & 35973010	
	<b>PARCEL SIZE:</b> 58 acres	
	<b>REQUESTED USE:</b> Mineral Extraction (Sand and Gravel)	
	<b>FLOOD ZONE (YES/NO)</b> No	<b>ZONING DISTRICT:</b> Agricultural

### FOR DSD STAFF COMPLETION ONLY:

<b>CASE NUMBER</b> CU2025-0011	<b>DATE RECEIVED:</b> May 16, 2025
<b>RECEIVED BY:</b> Arbay Mberuka	<b>APPLICATION FEE:</b> \$2,800

CK MO CC CASH

# 30163520



# **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)		✓
Operation Plan (see standards on next page)		✓
Land Use Worksheet		✓
Neighborhood Meeting sheet/letter completed and signed		✓
Proof of application/communication with the following agencies:		✓
Southwest District Health		✓
Irrigation District		✓
Fire District		✓
Highway District/ Idaho Transportation Dept.		GG-HD3 ✓
Area of City Impact (if applicable)		NA
Deed or evidence of property interest to the subject property		✓
<b>Fee: \$950.00</b> (Application fee) <sup>\$2,400 + 50 (case map)</sup>		<sup>\$2,800 +</sup>
<b>\$600.00 (CUP Modification)</b> <sup>350 (notice fee)</sup>		
<b>**Fees are non-refundable**</b>		

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

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

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

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

## **STANDARDS**

<b>SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)</b>	
<b>A scaled drawing showing:</b> <ul style="list-style-type: none"> <li>- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.</li> <li>- 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.</li> </ul>	
<b>Operation Plan to include:</b> <ul style="list-style-type: none"> <li>- 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.</li> </ul>	

<b>LETTER OF INTENT – CCZO Section 07-07-05</b>
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.

***For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:***

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

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

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

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

<b>MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
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 gates 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 ( $\frac{1}{4}$ ) 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		

<b>STAGING AREA (07-14-15) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
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

April 25, 2025

Canyon County  
Development Services  
111 North 11<sup>th</sup> Ave.  
Caldwell, ID. 83605

**Subject: Detailed Letter for Conditional Use Application for the Brodie Lewis Pond Project**

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.

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

The proposed source, known as the Brodie Lewis Pond, is located within Canyon County. The legal description of the source is NW ¼ SE ¼, SEC 5 T4N R4W. The proposed Brodie Lewis Pond source is comprised of two (2) parcels: 35968010 & 35973010. Parcel 35968010 consists of approximately 30 acres and 35973010 consists of approximately 28 acres (**Exhibit C, Figure 1**). The surface and mineral rights are currently owned by Lewis Living Trust and Knife River Corporation – Mountain West has entered an aggregate mining and extraction lease with the property owner (**Exhibit C, Figure 3**).

Mining operations at the site will include mining sand and aggregate to be crushed, screened, washed, and stockpiled within the boundary of the Brodie Lewis Pond. Future stockpile locations, crushing operations, and haul roads are shown on **Exhibit C, Figure 3**. Prior to any mining operations, the vegetation, topsoil, and overburden will be stockpiled onsite for future reclamation. Phase 1 of the mining operation (approx. 20 acres) consists of the plant area and soil/aggregate stockpiles. Phase 2 of the mining operation will result in approximately 30 acres of disturbance.

A reclamation plan application was submitted to the Idaho Department of Lands (IDL) and approved. 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.



A neighborhood meeting was hosted on 3/12/25 as a prerequisite to the submission of this application. Neighbors brought up specific concerns regarding their properties that needed more context. Letters were sent out to the neighbors on 3/19/25 to suggest onsite meetings to address these concerns. Three neighbors met with Knife River's Aggregate Operations Manager on 3/31/25. These neighbors requested lower privacy berms so their valley views would not be impeded. Knife River agreed to install four-foot berms along the eastern and southern shared property lines (**Exhibit C, Figure 3**). This height meets MSHA safety requirements while also acquiescing to the neighbor's request. Another concern is road safety; there will be a requirement for all truck loads to be covered before leaving the pit and a speed limit of 25 miles per hour will be enforced on Centerpoint Road. The site will be monitored and treated for noxious weeds in accordance with Idaho Surface Mining Act and Administrative Rules. Dewatering will be necessary during the mining process. There are existing culverts and drainage ditches surrounding the proposed site. If Knife River operations impact the accessibility or functionality of these culverts and ditches that impact will be corrected by the onsite team. This includes the drainage pipe under Centerpoint Road, north of the proposed site entrance. The final concern is the impact the mining operations will have on neighboring wells. Based on Knife River's geologic exploration and GSI Environmental's technical memo regarding the hydrology of the area, mining will be conducted within the superficial groundwater table. However, there are confining layers beneath the mine floor that limit potential for any shallow superficial mining activities to negatively affect the water quantity and quality of nearby domestic water wells. GSI Environmental's technical memo is included with this application. If operations do effect domestic water wells on adjoining properties, then Knife River will fix or replace those wells.

Proposed standard hours of operation for mining activity is 7am – 5pm, 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. Notices will be sent to our neighbors 10 days prior to starting 24-hour 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.

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 therefore Knife River requests that further landscaping not be required. The topsoil stockpiles will be removed, and the soil used to reclaim the site which would require removal of the landscaping. Based on market conditions, Knife River expects to exhaust the mineral reserves from the site within 5-10 years. The current approved post mining land use is to create a 50-acre water feature due to the depth of mining. The perimeter berms created during the stripping process will be leveled into the water surface to reduce visual obstruction.

Operations in the permit area will begin with stripping and stockpiling topsoil in the mining area (**Exhibit C, Figure 2**). Topsoil and overburden will be separated and stockpiled onsite within the eastern portion of Phase 1. This will help make re-vegetation of the pit easier after completion of operations in the gravel source. A portion of the salvaged soil will be bermed around the mining operations on the boundary of the permitted mining area. The berms will be graded and seeded to provide a best management practice to control stormwater runoff as well as serve as the perimeter of the mining area, per MSHA safety standards. This perimeter berm will be used to keep onsite and offsite stormwater separate; it will also perform the functions of safety and controlling site access. The only site access point will be located near the north-east corner of the site adjacent to Centerpoint Road.

Gravel extraction is planned to begin in the Northwest corner of the site (**Phase 1 - Exhibit C, Figure 2**). The Bodie Lewis Pond will consist of two (2) mining phases. First year disturbance will be approximately 30 acres and Phase 2 will be approximately 28 acres. The site will be mined to a minimum elevation of 2280 feet, with a maximum depth of twenty (20) 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.

The aggregate deposit will be mined using both dry and wet extraction techniques. After removal and stockpiling of the overburden, the aggregate will be extracted using an excavator, dozer, and haul trucks to remove approximately twenty (20) feet of material. It is anticipated groundwater will be encountered during this phase and will be managed through grading and maintenance pumping. A pumping circuit will be utilized to move the surface water from the active mining phase to a previously mined phase for storage or discharged, as allowed by permit, to the drainage ditch along the east and north sides of the property. 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 stormwater will be retained on site in the proposed settling ponds within the pit. As needed during excavation, the site will be dewatered by pumping groundwater and stormwater from the ponds. Since the site will discharge to an irrigation canal a Notice of Intent (NOI) to discharge stormwater associated with Industrial Activity under the IDEQ National Pollutant Discharge Elimination System Multi-Sector General Permit.

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

Access roads are constructed from sand and gravel excavated from the pit. The roads are constructed with borrow ditches to collect stormwater runoff. The borrow ditches have check dams to cause stormwater to pond and infiltrate before discharging to the borrow ditches along the access road. Because of the 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. There will be very little material stored at the site. Equipment and vehicle parking will take place on site. Fuel and lubricating oils will be brought to the site on service vehicles equipped with spill control equipment as needed. Vehicle fueling, and minor maintenance (such as greasing equipment mechanical joints) will be performed on site. Equipment will be transported to Knife River Corporation's yard for major maintenance and repairs. Equipment will not be cleaned at the site. Pollutants or pollutant constituents associated with these activities will be contained through active and passive measures. Fuel



may be stored at the crusher location in portable containers to support crushing operations (**Exhibit C, Figure 3**). All fuel tanks will be double walled or installed within secondary containment. A stabilized construction entrance will be constructed within the permit boundary, per State of Idaho specifications, and is maintained to prevent vehicle sediment track out to public right of way. This construction entrance shall serve as the only access point to the site.

The site may use process water to control dust at the site. The dust control water is applied to high traffic areas during summer months with water trucks. The water applied with trucks is applied in light enough volumes to prevent runoff from the site. The pit floor is highly permeable and most precipitation and applied water infiltrates into the ground. There is also dust control water that is applied at the crusher and screens to prevent excessive dust at the process equipment. The process water is collected in an excavated depression near the crushing equipment in an excavation in the pit floor. The water is allowed to infiltrate into the ground and is not allowed to discharge to the runoff. All reclamation will be completed in accordance with the Idaho Surface Mining Act and Administrative Rules. As mining progresses, the pit facility area may be filled with overburden, reject material and clean fill, and brought back to grade. One large pond is estimated to be left on site as part of the reclamation.

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

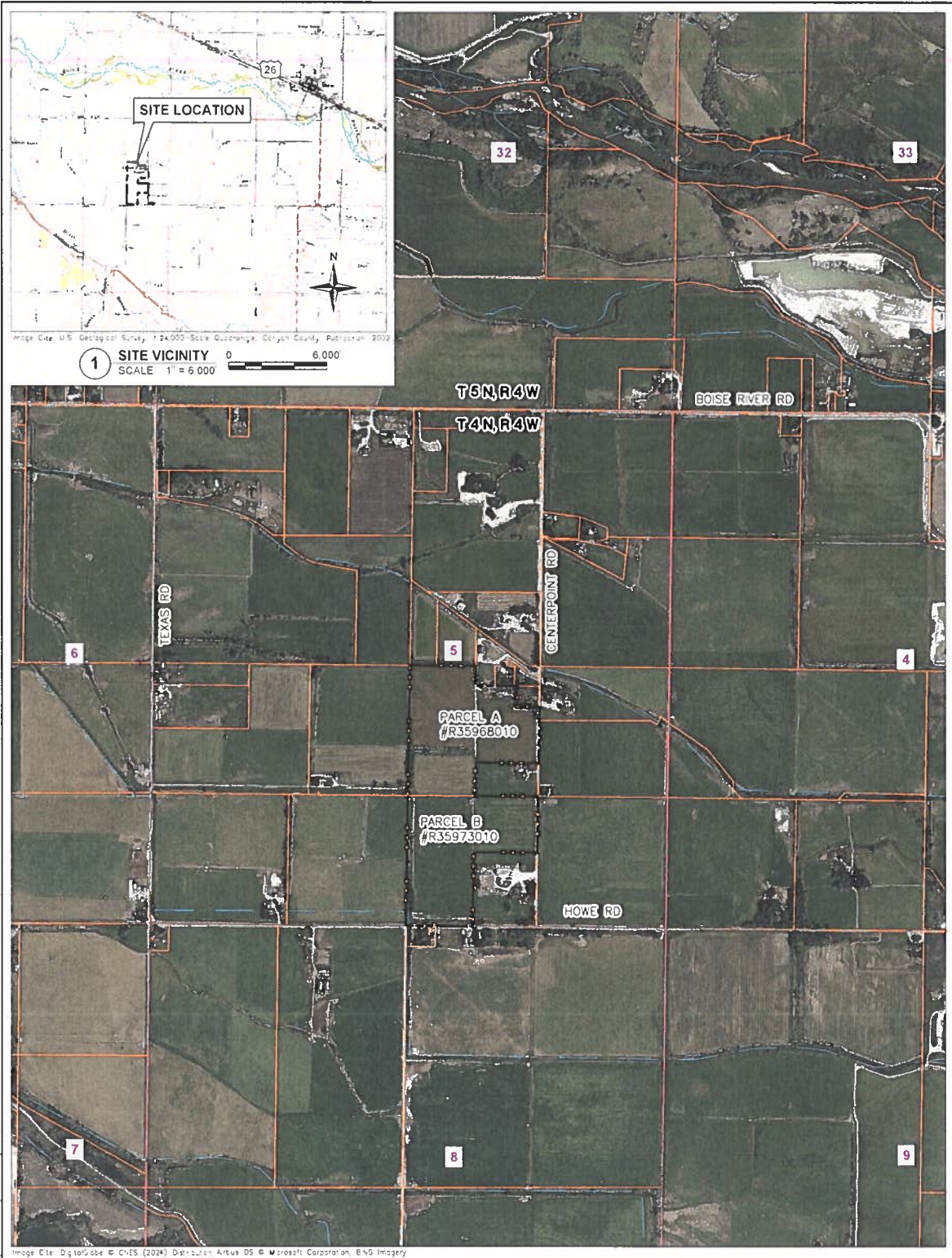
All haul roads within the permit boundary will be reclaimed and seeded to match the existing topography. All areas around the pond will have overburden and topsoil placed and will be seeded at the time of reclamation. The post-mining land use plan for the property contains a large water feature due to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

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  
Regional Sustainability Coordinator  
Knife River, Mountain Region  
503-890-9746  
[Megan.Winter@kniferiver.com](mailto:Megan.Winter@kniferiver.com)



**EXPLANATION**

- PROPOSED PERMIT BOUNDARY
- CANYON COUNTY PARCEL BOUNDARY
- SECTION LINE
- CANAL/DITCH (NHD)
- U.S. HIGHWAY

**NOTE:**  
SITE LEGAL DESCRIPTION -  
TOWNSHIP 4 NORTH,  
RANGE 4 WEST SECTION 5

0 1,000'

**FIGURE 1**

**SITE LOCATION**

**BRODIE LEWIS POND**  
**KNIFE RIVER CORPORATION**  
**CANYON COUNTY, IDAHO**

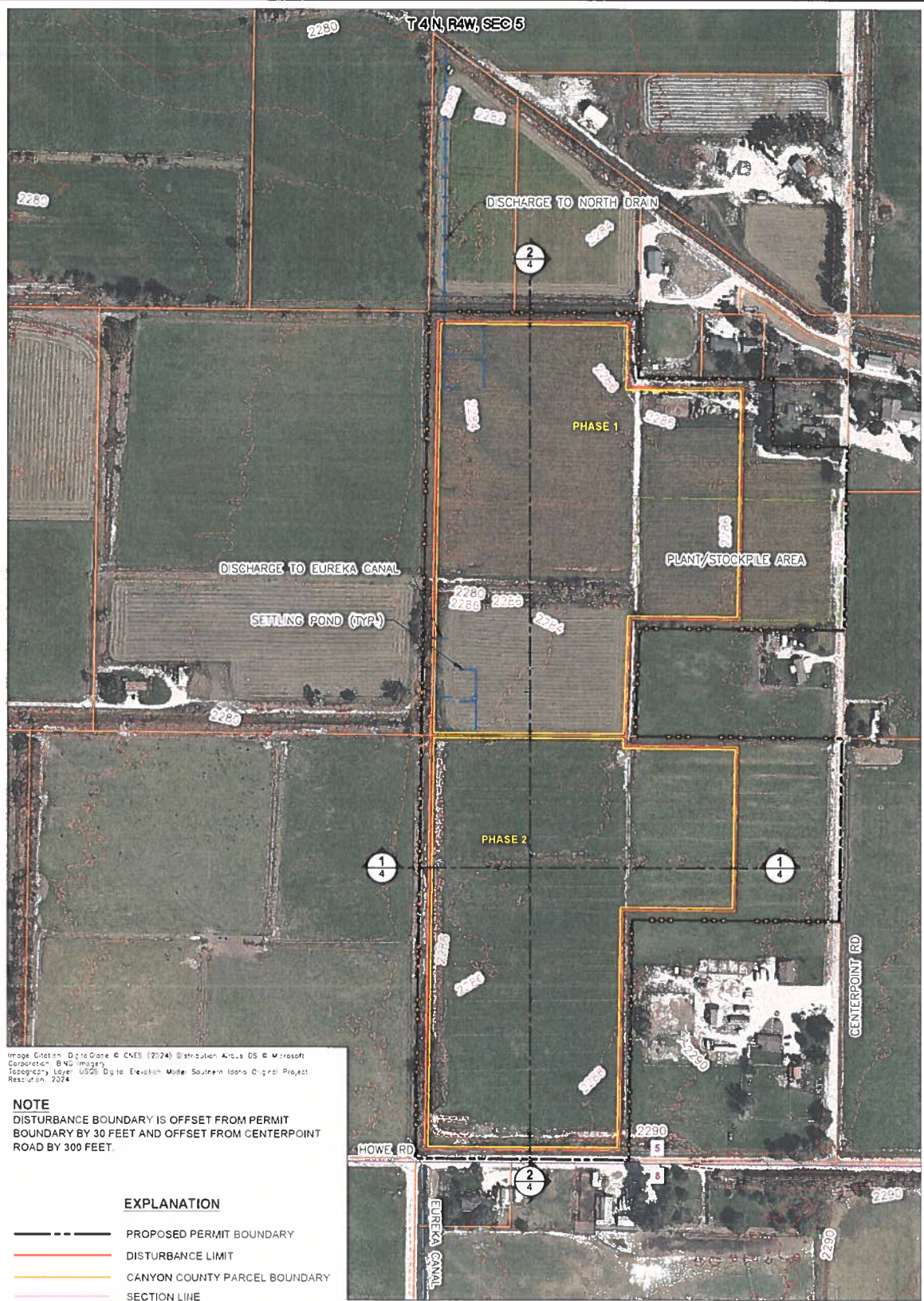
**QUADRANGLE LOCATION**

**Trihydro CORPORATION**

1252 Commerce Drive  
Laramie, WY 82070  
www.trihydro.com  
(307) 745-7474 (F) 307 745-7725

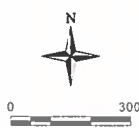
Drawn By: BB    Checked By: ZH    Scale: AS SHOWN    Date: 12/2/2024    File: KNIFE\_BL\_SITELOC-202412





**NOTE**  
 DISTURBANCE BOUNDARY IS OFFSET FROM PERMIT BOUNDARY BY 30 FEET AND OFFSET FROM CENTERPOINT ROAD BY 300 FEET.

- EXPLANATION**
- PROPOSED PERMIT BOUNDARY
  - DISTURBANCE LIMIT
  - CANYON COUNTY PARCEL BOUNDARY
  - SECTION LINE
  - CANAL/DITCH (NHD)
  - CROSS-SECTION CENTERLINE
  - PROPOSED PLANT/STOCKPILE AREA
  - MINING PHASES
  - SETTLING PONDS
  - DISCHARGE / DRAINAGE
  - SURFACE CONTOUR (2' INTERVAL)



**Trihydro**  
 CORPORATION  
 1252 Commerce Drive  
 Laramie, Wyoming 82070  
 www.trihydro.com  
 P: 307.745.7474 F: 307.745.7725

FIGURE 2			
SITE MAP			
BRODIE LEWIS POND KNIFE RIVER CORPORATION CANYON COUNTY, IDAHO			
Drawn By: BB	Checked By: ZH	Scale: 1" = 300'	Date: 12/2/2024 File: KNIFE_BL_SITE\MAP-202412





# 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:**  
☐ 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 7:00 AM to 5:00 PM  
☒ Tuesday 7:00 AM to 5:00 PM  
☒ Wednesday 7:00 AM to 5:00 PM  
☒ Thursday 7:00 AM to 5:00 PM  
☒ Friday 7:00 AM to 5:00 PM  
☒ Saturday 7:00 AM to 5:00 PM  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

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

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

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

What type of sign: \_\_\_\_\_ Wall ☒ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

### 5. PARKING AND LOADING:

How many parking spaces? N/A

Is there is a loading or unloading area? N/A



**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?**

☐ 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 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-454-7458 Fax: 208-454-6633



### 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)

**Notice of Neighborhood Meeting**  
**Conditional Use Permit**  
**Pre-application requirement for a Public Hearing**

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary 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 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 (or other case type) is applied.

The Neighborhood Meeting details are as follows:

**Date:**

**Time:**

**Location:**

**Property description:**

The project is summarized below:

**Site Location:**

**Proposed access:**

**Total acreage:**

**Proposed lots:**

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do **not** call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,



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

February 10, 2025

Levi Robertson  
1964 S Elkhound Ave  
Meridian ID, 83642

Dear Levi Robertson,

Knife River is currently working with Canyon County Development Services to apply for a Conditional Use Permit (CUP) for a new gravel source. The new source is located northwest of the intersection of Howe Road and Centerpoint Road in Caldwell, Idaho. 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 application is to secure a new source of sand and gravel aggregates. The neighborhood meeting will be held at the Caldwell Public Library, Dean E. Miller Community Room on March 12, 2025 from 6:00pm to 8:00pm: 1010 Dearborn St. Caldwell, ID 83605.

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 (503) 890-9746.

Sincerely,

*Megan Winter*

Megan Winter  
Knife River – Mountain Region  
Regional Sustainability Manager

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto: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 Howe Rd.

Parcel Number: 35968010 & 35973010

City: Caldwell

State: ID

ZIP Code: 83607

Notices Mailed Date:

Number of Acres: 58

Current Zoning: Agricultural

Description of the Request: Conditional Use Permit application for a new gravel source.

#### 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: 208-562-6152

Cell: 503-890-9746

Fax: 208-562-5045

Email: [Megan.Winter@kniferiver.com](mailto:Megan.Winter@kniferiver.com)

#### MEETING INFORMATION

DATE OF MEETING: 3/12/25

MEETING LOCATION: Caldwell Public Library, Dean E. Miller Community Room

MEETING START TIME: 6:00 PM

MEETING END TIME: 8:00PM

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. John Wright	<i>John Wright</i>	21626 Howe Rd
2. Shan Doramus	<i>Shan Doramus</i>	21766 Howe Rd
3. Bill Doramus	<i>Bill Doramus</i>	21766 Howe Rd
4. Marc Mund	<i>Marc Mund</i>	Centurpoint Rd
5. Sam Shaw	<i>Sam Shaw</i>	22453 Howe Rd
6. Janel Shaw	<i>Janel Shaw</i>	22453 Howe Rd
7. Share Gardner	<i>Share Gardner</i>	23093 Centurpoint Rd.
8. CHRIS: Megan Taylor	<i>Megan Taylor</i>	23267 Centurpoint Rd.
9. Brock Lewis	<i>Brock Lewis</i>	22283 Celebration Ln

10.	Jan Sawee	Jan Sawee	23207 Centerpoint Rd.
11.	Brodie Lewis	Brodie Lewis	22283 Celebrate Ln
12.	Cleo Shaw		22993 Howe Rd
13.	Dee Shaw		22993 Howe Rd
14.	Ingram Shaw	TUCKER SHAW	23020 HOWE RD
15.	Shelby Henderson		23833 Centerpoint
16.	Forster		23579 "
17.	Megan Winter	Megan Winter	5450 W Gowen
18.	Joe Smith	Joe Smith	5450 W Gowen Rd
19.	Steve Hylton	Steve Hylton	5450 W Gowen RD
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.

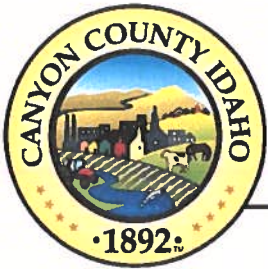
**APPLICANT/REPRESENTATIVE (Please print):**

Megan Winter, Joseph Smith, Steve Hylton

**APPLICANT/REPRESENTATIVE (Signature):** Megan Winter

**DATE:** 03 / 12 / 2025





RECEIVED

FEB 18 2025

RECEIVED

## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35959000 & 35957010

Site Address: nhn Howe Road Caldwell, ID 83607

### 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:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

#### Irrigation District:

District: Eureka Ditch Co #2

☐ 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.

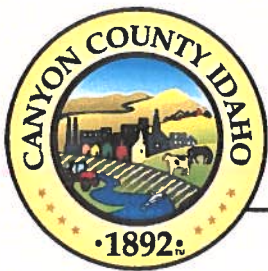
Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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



RECEIVED

FEB 18 2025

RECEIVED

## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35968010 & 35973010

Site Address: nhn Howe Road Caldwell, ID 83607

### 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:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

#### Irrigation District:

District: Eureka Ditch Co #2

☐ Applicant submitted/met for official review.

Date: 2/12/25 Signed: \_\_\_\_\_

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

#### Area of City Impact:

City: \_\_\_\_\_

☐ Applicant submitted/met for official review.

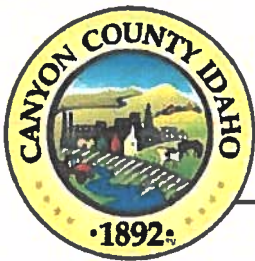
Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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



## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35968010 & 35973010

Site Address: nhn Howe Road Caldwell, ID 83607

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### **Southwest District Health:**

☒ Applicant submitted/met for official review.

Date: 02/12/2025 Signed: \_\_\_\_\_

*Anthony Lee*  
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:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ 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



## AGENCY ACKNOWLEDGMENT

Date: 4-21-2025  
Applicant: Knife River Corporation - Mountain West  
Parcel Number: 35968010 & 35973010  
Site Address: nhn Howe Road Caldwell, ID 83607

### 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: 4/21/2025 Signed: Paul Christensen  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ 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.

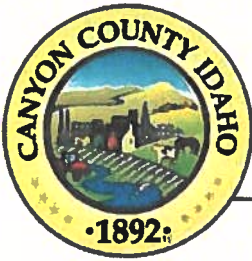
Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

### **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





## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_  
Applicant: Knife River Corporation - Mountain West  
Parcel Number: 35968010 & 35973010  
Site Address: nhn Howe Road Caldwell, ID 83607

### 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:**

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: **Niki Benyakhlef** Digitally signed by Niki Benyakhlef  
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: \_\_\_\_\_

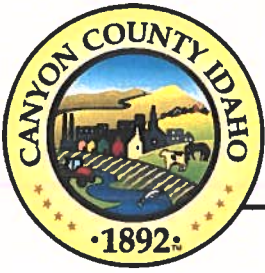
☐ Applicant submitted/met for official review.

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



## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35968010 & 35973010

Site Address: nhn Howe Road Caldwell, ID 83607

### 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:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: 3/10/25 Signed: \_\_\_\_\_

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

#### Irrigation District:

District: Golden Gate Highway District No.3

☐ 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.

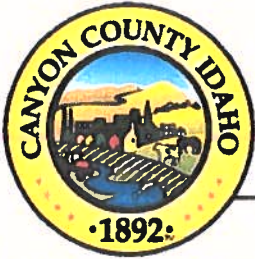
Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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



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FEB 18 2023

RECEIVED

## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35968010 & 35973010

Site Address: nhn Howe Road Caldwell, ID 83607

### 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:

District: \_\_\_\_\_

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

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

#### Irrigation District:

District: Eureka Ditch Co #2

☐ Applicant submitted/met for official review.

Date: 2/12/25 Signed: \_\_\_\_\_

Shari Noramio (Secretary)  
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

Recording Requested By And  
When Recorded Mail To:

David J. Wilson  
Ahrens DeAngeli Law Group LLP  
P.O. Box 9500  
Boise, Idaho 83707-9500

**2022-010215**  
RECORDED  
**02/24/2022 11:29 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 SCARDENAS \$15.00  
TYPE: DEED  
AHRENS DEANGELI LAW GROUP LLP  
ELECTRONICALLY RECORDED

## Grant Deed

Michael B. Lewis and Shaye H. Lewis, husband and wife, the "Grantors," dealing with their community property, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, and convey to Michael Michael B. Lewis and Shaye L. H. Lewis, Trustees of the Lewis Living Trust, U/I/A dated August 18, 2005, the "Grantee," whose mailing address is 23483 Centerpoint Road, Caldwell, Idaho 83607, the following described premises, located in the City of Caldwell, County of Canyon, State of Idaho, more particularly described as follows:

**See Exhibit "A"**


**APN: R3596801000**

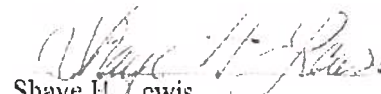
Together with all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2022 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.



IN WITNESS WHEREOF, the Grantors have executed this instrument on this 17th day of February, 2022.

  
Michael B. Lewis

  
Shaye H. Lewis

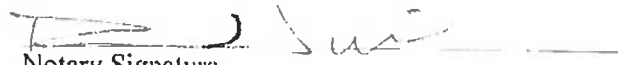
"Grantors"

STATE OF IDAHO            )  
                                      : ss.  
COUNTY OF ADA         )

On this 17th day of February, 2022, before me, a Notary Public for the State of Idaho, personally appeared Michael B. Lewis and Shaye H. Lewis, husband and wife, known to be the persons named in the foregoing, and acknowledged to me that they executed the same as their free act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in the certificate first written above.



  
Notary Signature

### Exhibit "A"

#### PARCEL NO. 1:

This parcel is a portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 5, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 5, at a found 5/8 inch diameter rebar;  
Thence South along the East boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 409 feet to the TRUE POINT OF BEGINNING;  
Thence North 89°39'29" West parallel to the North boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 234 feet;  
Thence North 0°47'11" East parallel to the East boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 209 feet;  
Thence North 89°39'29" West parallel to the North boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 425.88 feet;  
Thence North 0°48'11" East parallel to the East boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 200 feet to a point on the North boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
Thence North 89°39'29" West on the North boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 659.78 feet to the Northwest corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
Thence South 0°49'05" West on the West boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , 1317.87 feet to the Southwest corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
Thence South 89°37'37" East on the South boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 668.91 feet;  
Thence North 2°05'46" East a distance of 336.64 feet;  
Thence South 89°37'37" East parallel with the South boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 643.76 feet to a point on the East boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
Thence North 0°47'17" East on the East boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 573.08 feet to the TRUE POINT OF BEGINNING.

Recording Requested By And  
When Recorded Mail To:

David J. Wilson  
Ahrens DeAngeli Law Group LLP  
P.O. Box 9500  
Boise, Idaho 83707-9500  
re-recorded to correct legal description  
Re-recording to attach correct legal description

**2022-011115**  
RECORDED  
**02/28/2022 04:02 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=4 MBROWN \$15.00  
TYPE: DEED  
AHRENS DEANGELI LAW GROUP LLP  
ELECTRONICALLY RECORDED

**2022-010216**  
RECORDED  
**02/24/2022 11:30 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 SCARDENAS \$15.00  
TYPE: DEED  
AHRENS DEANGELI LAW GROUP LLP  
ELECTRONICALLY RECORDED

**2022-014209**  
RECORDED  
**03/16/2022 12:49 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=5 JWINSLOW \$15.00  
TYPE: DEED  
AHRENS DEANGELI LAW GROUP LLP  
ELECTRONICALLY RECORDED

## Grant Deed

M. Brodie Lewis and Shaye Lewis, husband and wife, the "Grantors," dealing with their community property, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, and convey to Michael M. Brodie Lewis and Shaye L. H. Lewis, Trustees of the Lewis Living Trust, U/I/A dated August 18, 2005, the "Grantee," whose mailing address is 23483 Centerpoint Road, Caldwell, Idaho 83607, the following described premises, located in the City of Caldwell, County of Canyon, State of Idaho, more particularly described as follows:

See Exhibit "A"

APN: R3597301000

Together with all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described

SUBJECT TO taxes and assessments for the year 2022 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show



IN WITNESS WHEREOF, the Grantors have executed this instrument on this 17th day of February, 2022.



M. Brodie Lewis



Shaye Lewis


"Grantors"

STATE OF IDAHO                    )  
  : ss.  
COUNTY OF ADA                 )

On this 17th day of February, 2022, before me, a Notary Public for the State of Idaho, personally appeared M. Brodie Lewis and Shaye Lewis, husband and wife, known to be the persons named in the foregoing, and acknowledged to me that they executed the same as their free act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in the certificate first written above.



  
Notary Signature

## Exhibit "A"

### Parcel 2

This parcel is a portion of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 5 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

**BEGINNING** at the Southwest corner of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , (S  $\frac{1}{4}$  Corner, Section 5), a found aluminum cap monument;

thence North  $00^{\circ} 03' 59''$  East along the West boundary of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  a distance of 1317.85 feet to the Northwest corner of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , a found  $\frac{5}{8}$  inch diameter rebar;

thence North  $89^{\circ} 37' 03''$  East along the North boundary of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  a distance of 1320.34 feet to the Northeast corner of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , a found  $\frac{5}{8}$  inch diameter rebar;

thence South  $00^{\circ} 02' 10''$  West along the East boundary of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  a distance of 570.63 feet to a  $\frac{1}{2}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South  $89^{\circ} 39' 05''$  West, parallel with the South boundary of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , a distance of 651.00 feet to a  $\frac{1}{2}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South  $00^{\circ} 02' 10''$  West, parallel with the East boundary of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , a distance of 748.00 feet to a point on the South boundary of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , a  $\frac{1}{2}$  x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South  $89^{\circ} 39' 05''$  West along said South boundary a distance of 670.03 feet to the **POINT OF BEGINNING**, containing 28.788 acres, more or less and subject to any and all easements and rights-of-way of record or implied.



Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
208-454-7458

## AFFIDAVIT OF LEGAL INTEREST

I, Lewis Living Trust, 22283 Celebration Ln.  
(name) (address)

Caldwell, ID. 83607  
(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 Road 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 17 day of MARCH, 20 25.

[Signature]  
(signature)

STATE OF IDAHO )

ss

COUNTY OF CANYON )

On this 17<sup>th</sup> day of March, in the year 20 25, before me Cynthia Barone,  
a notary public, personally appeared Michael B. Lewis, 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.

CYNTHIA BARONE  
COMM. #20191696  
NOTARY PUBLIC  
STATE OF IDAHO

Notary: Cynthia Barone

My Commission Expires: 08-21-2025



**SOUTHWEST SUPERVISORY AREA**

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



DUSTIN MILLER, DIRECTOR  
EQUAL OPPORTUNITY EMPLOYER

**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

February 3, 2025

Megan Winter  
Knife River Corporation  
5450 W Gowen Rd  
Boise, Idaho 83709

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 2/3/2025:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S603017	58	Canyon	T04N R04W Section 05, Pts SW ¼ SE 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 \$22,500 for up to 15 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.

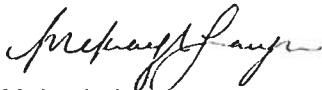
8. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase 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 February 17, 2025, the stipulations will be considered as accepted.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'Mekayla Layne', written in dark ink.

Mekayla Layne  
Resource Specialist—Lands and Waterways

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

December 2, 2024

Ms. Mekayla Lane  
Lands Resource Specialist  
Minerals Management  
Southwest Supervisory Area  
8355 W State St.  
Boise, ID. 83714

Subject: Application for Reclamation Plan – Brodie Lewis Pond

Dear Ms. Lane,

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

The proposed source, known as the Brodie Lewis Pond, (**Exhibit C, Figure 1**), is located within Canyon County. The legal description of the source is NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , SEC 5 T4N R4W. The proposed Brodie Lewis Pond source is comprised of two (2) parcels: 35968010 & 35973010. Parcel 35968010 consists of approximately 30 acres and 35973010 consists of approximately 28 acres. The surface and mineral rights are currently owned by Lewis Living Trust and Knife River Corporation – Mountain West has entered an aggregate mining and extraction lease with the property owner (**Exhibit C, Figure 3**).

Mining operations at the site will include mining sand and aggregate to be crushed, screened, washed, and stockpiled within the boundary of the Brodie Lewis Pond site. The stockpile locations, crushing operations, and haul roads are shown on **Exhibit C, Figure 2**. Prior to any mining operations, the vegetation, topsoil, and overburden will be stockpiled onsite for future reclamation. Phase 1 of the mining operation (approx. 30 acres) consists of the plant area and soil/aggregate stockpiles. Phase 2 of the mining operation will result in approximately 30 acres of disturbance.

For reference purposes, Knife Rivers' response to application information, items 1-11, are on page one of two on the Application for Reclamation Plan Approval Form, found in Exhibit "A". Response to application information items 12a-e and 13a-f are provided in the Reclamation Plan

Narrative, Exhibit "B", and the provided Map Set, Exhibit "C". A reclamation cost spreadsheet is provided in Exhibit "D".

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:
  - a. *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.
  - a. *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.
  - a. *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,

*Megan Winter*

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



## **Exhibit A**

*Idaho Department of Lands  
Application for Reclamation Plan Approval*



## IDAHO DEPARTMENT OF LANDS

### APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number: \_\_\_\_\_

#### GENERAL INFORMATION

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

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

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

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

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

#### APPLICATION INFORMATION

1. NAME: Knife River Corporation - Mountain West d/b/a: \_\_\_\_\_
2. ADDRESS: 5450 W Gowen Road  
CITY, STATE, ZIP CODE: Boise, ID. 83709
3. TELEPHONE and EMAIL: 503-890-9746 megan.winter@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 ¼ SE ¼, SEC 5 T4N R4W
7. ACREAGE and COUNTY(ies): 58 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,
10. SITE NAME OR MINE NAME (if any): Brodie Lewis Pond
11. TYPE OF MINING: (check applicable) ☒ Surface ☐ Underground ☐ Both

**Fee: See Attached Schedule, page 3**

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: Megan Winter DATE: 11/7/2024

**Fee: See Attached Schedule, page 3**

### **Application Fee Schedule**

Acres are determined by the number entered in item 7 on the Application Form.

<b>Type of Plan</b>	<b>Fee (Dollars)</b>
Section 069* of IDAPA 20.03.02, Reclamation Plan 0 to 5 acres	Five hundred (\$500)
Section 069 of IDAPA 20.03.02, Reclamation Plan >5 to 40 acres	Six hundred (\$600)
Section 069 of IDAPA 20.03.02, Reclamation Plan over 40 acres	Seven hundred fifty (\$750)
Section 070** of IDAPA 20.03.02, Reclamation Plan 0 to 100 acres	One thousand (\$1,000)
Section 070 of IDAPA 20.03.02, Reclamation Plan >100 to 1000 acres	One thousand five hundred (\$1,500)
Section 070 of IDAPA 20.03.02, Reclamation Plan >1000 acres	Two thousand (\$2,000)
* Section 069 is for gravel pits, quarries, decorative stone sources, and simple industrial mineral mines	
** Section 070 is for hardrock, phosphate, and underground mines, and complex industrial mineral mines	



# Idaho Department of Lands Management Areas

**Priest Lake  
Supervisory Area**  
4053 Cavanaugh Bay Road  
Coolin, ID 83821  
(208) 443-2516

**Mica Supervisory Area**  
3258 West Industrial Loop  
Coeur d'Alene, ID 83815  
(208) 769-1577

**St. Joe Supervisory Area**  
1806 Main Avenue  
St. Maries, ID 83861  
(208) 245-4551

**Ponderosa  
Supervisory Area**  
3130 Highway 3  
Deary, ID 83823  
(208) 877-1121

**Craig Mountain Forest  
Protective District**  
P.O. Box 68  
014 East Lorahama  
Craigmont, ID 83523  
(208) 924-5571

**Payette Lakes  
Supervisory Area**  
555 Deinhard Lane  
McCall, ID 83638  
(208) 634-7125

**Southwest  
Supervisory Area**  
8355 West State Street  
Boise, ID 83714  
(208) 334-3488

**Kootenai Valley Forest Protective District**  
6327 Main Street  
Bonners Ferry, ID 83805  
(208) 267-5577

**Pend Oreille Supervisory Area**  
2550 Highway 2 West  
Sandpoint, ID 83864-7305  
(208) 263-5104

**Cataldo Forest Protective District**  
80 Hilltop Overpass Road  
Kingston, ID 83839  
(208) 682-4611

**Idaho Department of Lands  
Coeur d'Alene Staff Office**  
3284 West Industrial Loop  
Coeur d'Alene, ID 83815  
(208) 769-1525

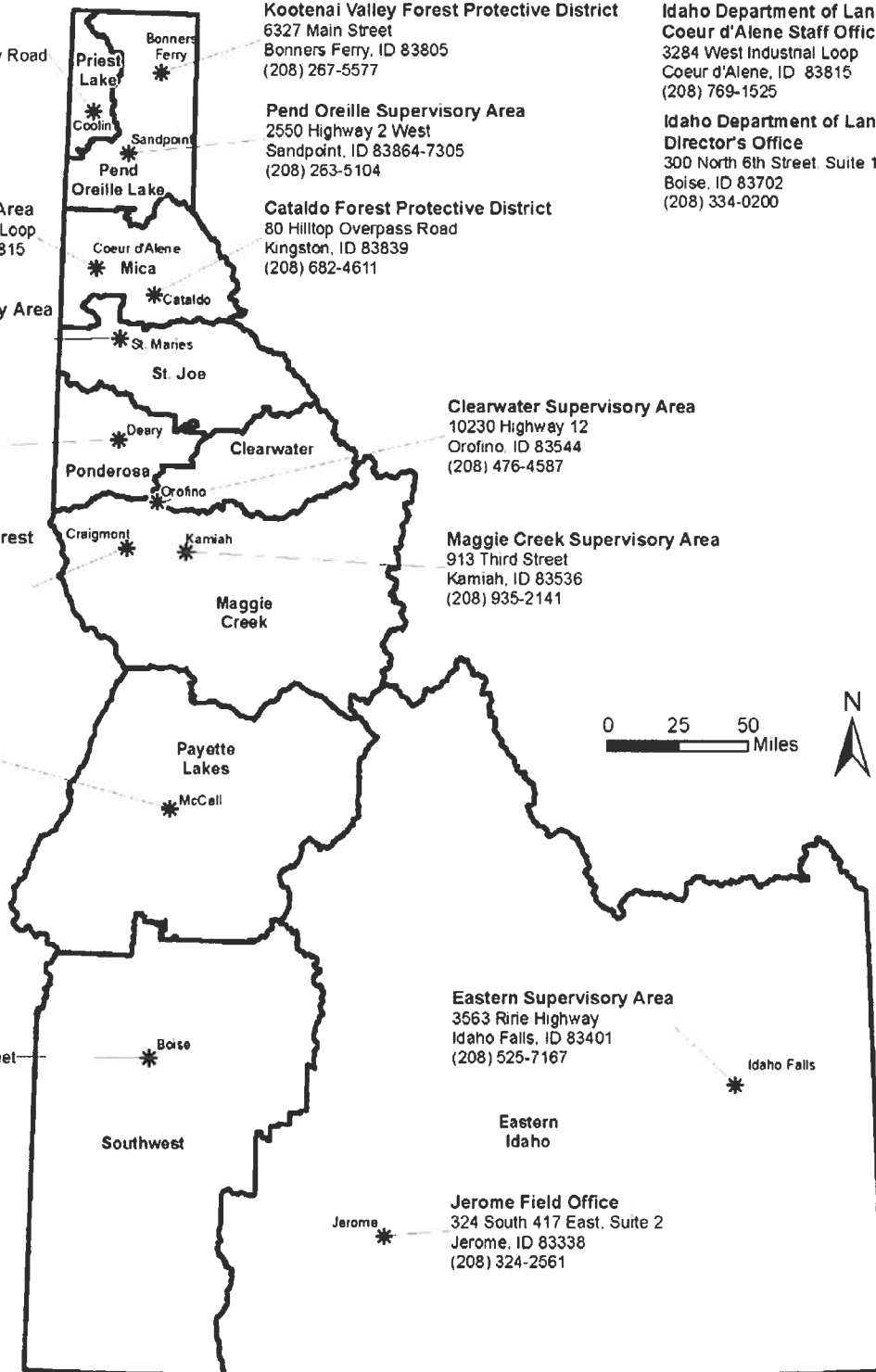
**Idaho Department of Lands  
Director's Office**  
300 North 6th Street, Suite 103  
Boise, ID 83702  
(208) 334-0200

**Clearwater Supervisory Area**  
10230 Highway 12  
Orofino, ID 83544  
(208) 476-4587

**Maggie Creek Supervisory Area**  
913 Third Street  
Kamiah, ID 83536  
(208) 935-2141

**Eastern Supervisory Area**  
3563 Ririe Highway  
Idaho Falls, ID 83401  
(208) 525-7167

**Jerome Field Office**  
324 South 417 East, Suite 2  
Jerome, ID 83338  
(208) 324-2561



## **Exhibit B**

### *Reclamation Plan Narrative*

## *Application for Reclamation Plan Approval*

### ***Mining Plan Narrative***

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Operations in the permit area will begin with stripping and stockpiling topsoil in the mining area (**Exhibit C, Figure 2**) pending Idaho Department of Lands Reclamation Plan approval. Topsoil and overburden will be separated and stockpiled onsite within the northern portion of Phase 1 and near the eastern property boundary for future reclamation. A portion of the salvaged soil will be bermed around the mining operations on the boundary of the permitted mining area. The berms will be graded and seeded to provide a best management practice to control storm water runoff as well as serve as the perimeter of the mining area, per MSHA safety standards. This perimeter berm will be used to keep onsite, and offsite storm water separate; it will also perform the functions of safety and controlling site access. The main access point will be located along the north-eastern property line adjacent to Centerpoint Road.

Gravel extraction is planned to begin in the northwest corner of the site (**Phase 1 - Exhibit C, Figure 2**). The Brodie Lewis Pond will consist of two (2) mining phases. Phase 1 will be approximately 30 acres and Phase 2 will be approximately 28 acres. The site will be mined to a minimum elevation of 2280 feet, with a maximum depth of twenty (20) 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. The aggregate deposit will be mined using both dry and wet extraction techniques. The mining sequence will begin in the northeast corner (Phase 1) and proceed to the southern portion (Phase 2). 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 twenty (20) years.

Mining will be conducted with heavy equipment such as hydraulic excavators, dozers, frontend loaders, and crushing and screening equipment. All applicable crushing and material processing equipment will be permitted with the Idaho Department of Environmental Quality, Air Quality Division. All reasonable precautions shall be taken to prevent particulate matter from becoming airborne, in accordance with IDAPA 58.01.01.650-651. Best management practices for dust abatement shall be used to control dust and maintain cleanliness of the mine including but not limited to watering of roads and stockpiles.

### ***Erosion Control***

---

The pit will be constructed and shaped so that all storm water will be retained on site in newly constructed manmade settling ponds within the pit. As needed during excavation, the site will be dewatered by pumping stormwater from the pond to the North Drain north of the mining site. **Exhibit C, Figure 1** shows the distance from the proposed mine site to surface waters. Since the site does discharge to the North Drain, the Brodie Lewis Pond will file a Notice of Intent (NOI) to discharge stormwater associated with Industrial Activity under the IDEQ National Pollutant Discharge Elimination System Multi-Sector General Permit.

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

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

Equipment and vehicle parking will take place at the site. Fuel and lubricating oils will be brought to the site on service vehicles equipped with spill control equipment as needed. Vehicle fueling, and minor maintenance (such as greasing equipment mechanical joints) will be performed on site. Equipment will be transported to Knife River Corporation's yard for major maintenance and repairs. Equipment will not be cleaned at the site. Pollutants or pollutant constituents associated with these activities will be contained through active and passive measures. Fuel may be stored at the crusher location in portable containers to support crushing operations (**Exhibit C, Figure 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 permeable and most precipitation and applied water infiltrates into the ground. There is also dust control water that is applied at the crusher and screens to prevent excessive dust at the process equipment. The process water is collected in an excavated depression near the crushing equipment in an excavation in the pit floor. The water is allowed to infiltrate into the ground and is not allowed to discharge to the runoff.



---

## **Reclamation**

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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. Once mining operations have completed, the site will be graded to establish a new community pond. Revegetation slopes will not be required. The mine walls will be sloped to a 3H:1V on all sides of the mine. Final slope will be dictated by safety.

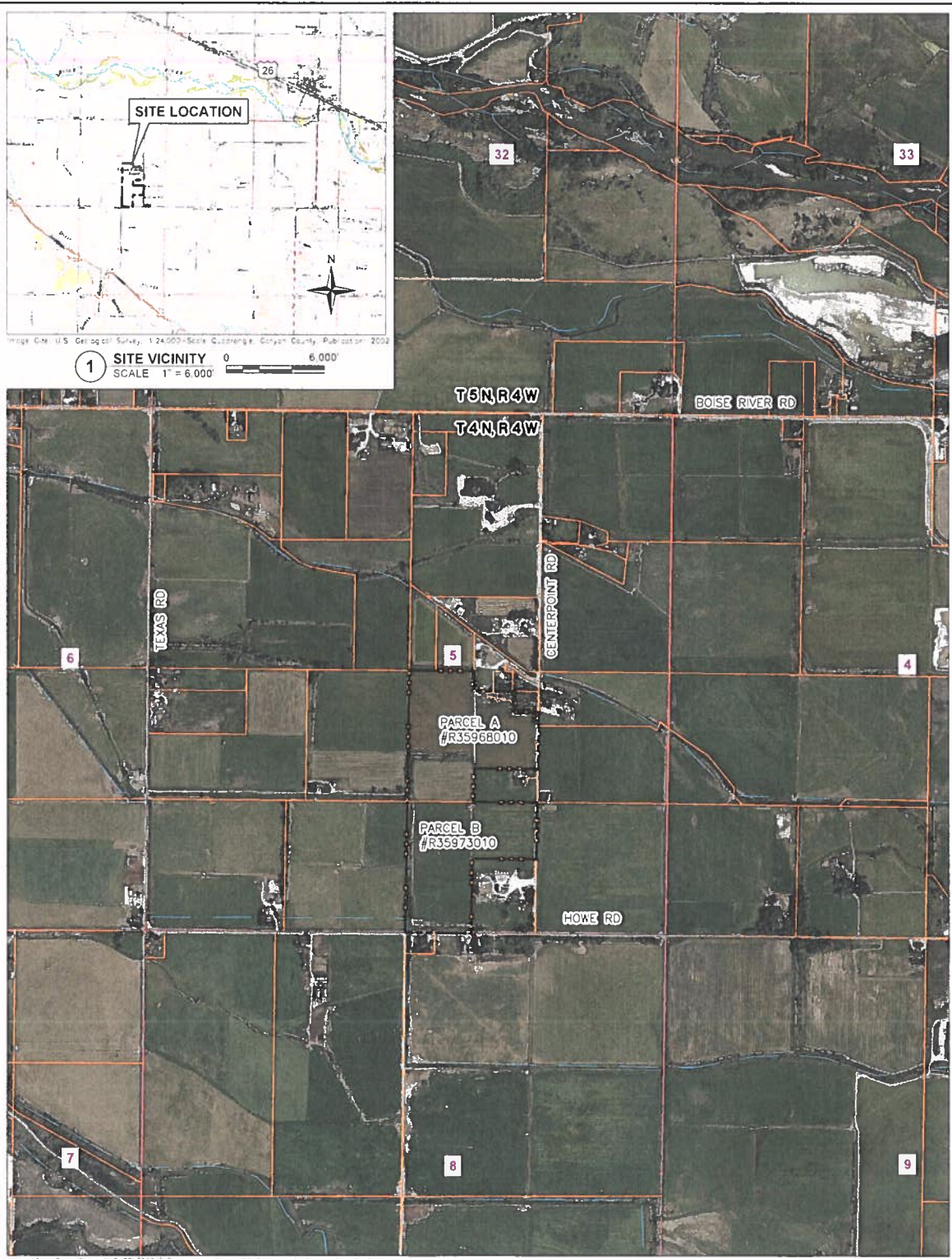
All fill material will conform the Idaho Solid Waste Management Rules (IDAPA 58.01.06.005.19) which defines inert waste as: *“noncombustible, nonhazardous, and non-putrescible solid wastes that are likely to retain their physical and chemical structure and have a de minimis potential to generate leachate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

The post-mining land use plan for the property contains a large water feature due to the depth of mining. The perimeter berms created during the stripping process will be leveled into the water surface to reduce visual obstruction. The site will be monitored and treated for noxious weeds in accordance with Idaho Surface Mining Act and Administrative Rules.

The reintroduction to overburden, topsoil and revegetation will not be required. Only minor grading and smoothing will be required to reclaim this site for the new pond. The total cost of reclamation has been estimated at \$230 per acre and includes all line items described in 13(f) of the Idaho Department of Lands Application for Reclamation Plan Approval. A detailed cost estimate is provided in **Exhibit D**.

## **Exhibit C**

*Map Set*



**EXPLANATION**

- PROPOSED PERMIT BOUNDARY
- CANYON COUNTY PARCEL BOUNDARY
- SECTION LINE
- CANAL/DITCH (NHD)
- 26 U.S. HIGHWAY

**NOTE:**  
SITE LEGAL DESCRIPTION -  
TOWNSHIP 4 NORTH  
RANGE 4 WEST, SECTION 5

**FIGURE 1**

**SITE LOCATION**

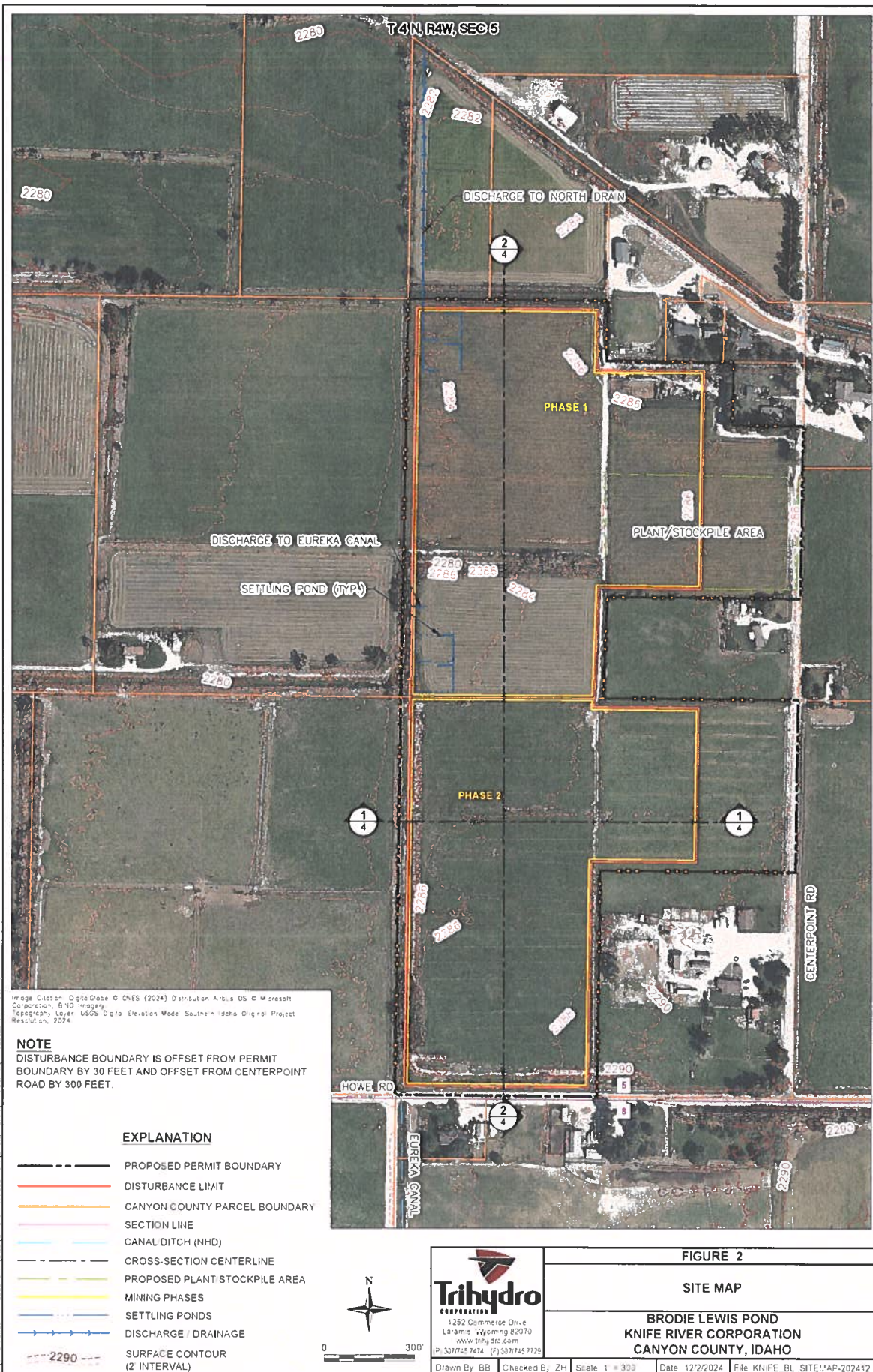
**BRODIE LEWIS POND**  
**KNIFE RIVER CORPORATION**  
**CANYON COUNTY, IDAHO**

**QUADRANGLE LOCATION**

**Trihydro**  
CORPORATION  
1252 Commerce Drive  
Laramie, WY 82070  
www.trihydro.com  
(P) 307.745.7474 (F) 307.745.7725

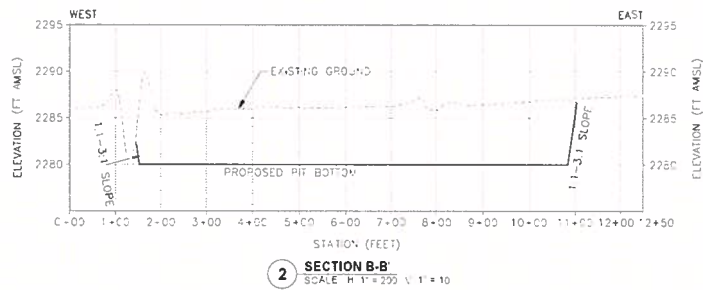
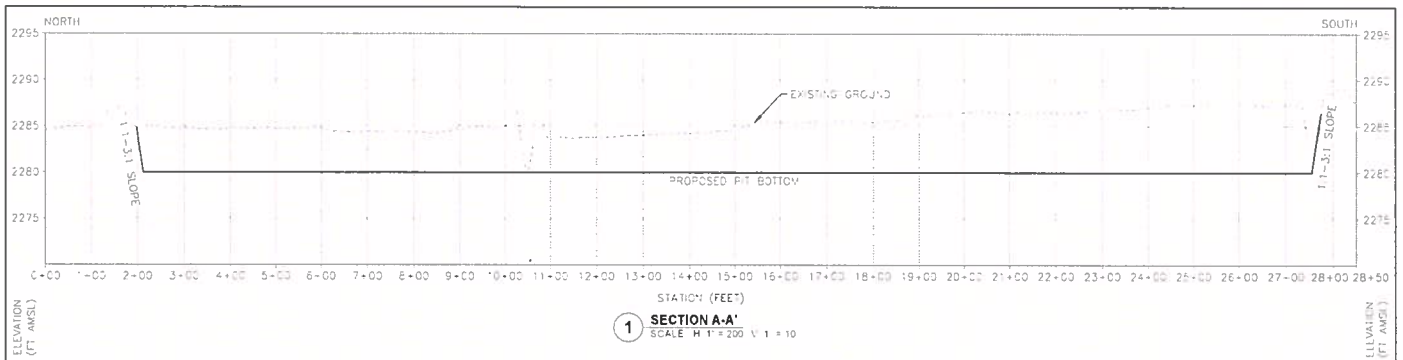
Drawn By: BB    Checked By: ZH    Scale: AS SHOWN    Date: 12/2/24    File: KNIFE\_BL\_SITELOC-202412











0 250 0 10  
HORIZONTAL SCALE VERTICAL SCALE  
VERTICAL EXAGGERATION = 20X



**FIGURE 4**  
**CROSS-SECTIONS**

**BRODIE LEWIS POND**  
**KNIFE RIVER CORPORATION**  
**CANYON COUNTY, IDAHO**

Drawn By: BB Checked By: ZH Scale AS 8"=200' Date: 12/2/2024 File: KNIFE\_B\_PRCFILES-202412





**FIGURE 5**

**RECLAMATION PLAN**

**BRODIE LEWIS POND  
KNIFE RIVER CORPORATION  
CANYON COUNTY, IDAHO**

## **Exhibit D**

### *Detailed Reclamation Cost Estimate*



Reclamation Cost Estimate					
Client	Knife River Corporation				
Project	Brodie Lewis Pond				
Location	Canyon County, Idaho				
Prepared by	B. Bell	of Trihydro Corporation			
Reviewed by	Z. Hutson	of Trihydro Corporation			
Areas and Quantities					
Site Area (Total)	60.0	acres			
Reclamation Area	46	acres			
Highwall Length	7,770	ft	feet	needed for minor grading	
Production Rates					
<b>Motor Grader (CAT 12M) Production</b>		<b>Units</b>			
Effective Blade Width	12.1	ft	feet		
Overlap	2.0	ft			
Average Speed	2.5	mph	mile(s) per hour		
Average Speed	13,200	ft/hr			
Efficiency	0.83		50 minutes per hour		
Production Rate	111,100	ft <sup>2</sup> /hr			
Production Rate	2.6	acre/hr			
Hours Required	18.0	hr			
<b>Dozer (CAT D6T) Production</b>		<b>Units</b>			
Effective Blade Width	13.7	ft			
Average Speed	0.5	mph			
Average Speed	2,640	ft/hr			
Number of Passes	3	passes			
Efficiency	0.83		50 minutes per hour		
Forward/Back Reduction	0.75				
Hours Required	15.0	hr	for waste placement and/or grading along highwalls, minimal grading is expected		
Minor Earthwork, Backfill, and Site Grading					
Equipment	Quantity	Model	Hourly Unit Cost	Operating Hours	Subtotal
Dozer	1	CAT D6T	\$ 192.00	15	\$2,900.00
Motor Grader	1	CAT 12M	\$ 243.00	18	\$4,350.00
Subtotal				33	\$7,250.00
Totals					
Total Direct Costs	\$7,250.00				
Mobilization	\$ 750.00	10% of direct costs			
Construction Management	\$ 1,450.00	20% of direct costs			
Reclamation Monitoring and Maintenance	\$ 200.00	2.5% of direct costs			
Total Indirect Costs	\$ 2,400.00				
Subtotal	\$ 9,650.00				
Contingency	\$ 950.00	10% of subtotal			
Total	\$ 10,600.00				
Per Acre Total	\$ 230.00	based on reclaimed area			
Assumptions					
1. No buildings are present and no equipment remains on site at the start of the reclamation.					
2. Minimal earthwork and grading is expected prior to finalizing reclamation. Earthwork includes minor grading in Phases 1 and 2 and placement of material along pit highwalls as needed					
3. Hourly equipment unit costs include operator, profit, overhead, insurance, and workers compensation.					
4. Hourly equipment costs were obtained from the Nevada Standardized Reclamation Cost Estimator Version 1.4.1 and mobile equipment dimension measurements are based on the numbers in the Final Notus IDL Application (February 20, 2019).					
5. Subtotals are rounded to the nearest \$50 and the totals are rounded to the nearest whole number.					

**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:** 85379

**Date:** 5/28/2025

**Date Created:** 5/14/2025

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Knife River

**Comments:** CU2025-0011

**Site Address:** 0 CENTERPOINT RD, Caldwell ID / Parcel Number: 35968010 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 - Gravel Extraction	CU2025-0011	\$2,400.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2025-0011	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0011	\$350.00	\$0.00	\$0.00

**Sub Total:** \$2,800.00

**Sales Tax:** \$0.00

**Total Charges:** \$2,800.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	30163520	\$2,800.00

**Total Payments:** \$2,800.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00