



Land Use and Building Department

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Planning and Zoning Commission Staff Report

Hearing Date: 12/19/2024

Date Report Completed: 12/13/2024

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Agenda Item: Bennett Road Landfill CUP Application and Master Site Plan

Case Number: CUP-2024-06 with Master Site Plan

Associated Cases: ADD-2024-22 for Floodplain Application; ADD-2024-23 for Hillside Development

Owner/Applicant:

Elmore County
150 S. 4th E Street
Mountain Home, Idaho 83647

Representative:

Parametrix
7761 W Riverside Drive, Suite 201
Boise, Idaho 83714

Location/Site: The subject land and properties are described as the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13. T4S. R7E B.M. The physical address is 6100 SE County Landfill Road.

Current Zoning District and Future Land Use:

General Agriculture (Ag) with Wildfire Urban Interface (WUI)

REQUEST

Parametrix, on behalf of Elmore County (“Applicant”), is requesting the approval of a Conditional Use Permit (“CUP”) for a Solid Waste Facility to continue to operate and expand the Bennett Road Landfill (“BRL”). The site is located approximately six (6) miles from the City of Mountain Home and consists of approximately 633 acres of land owned by Elmore County.

A detailed Master Site Plan (“MSP”) showing all pertinent aspects of the existing site and future improvements is submitted with the CUP (Exhibit 1a). The location of these improvements is subject to minor changes through site preparation as contemplated in the Elmore County Zoning and Development Ordinance (“Zoning Ordinance”) Title 10 Chapter 6. Any relocation of these improvements will remain within the site and must be in compliance with §10-6-3 (C).

The existing BRL operations were approved by the State of Idaho Department of Health and Welfare Division of Environmental Quality in 1989 through a CUP and Variance to operate it under an arid community exemption. The BRL was originally opened on September 15, 1994, and a transfer station was added to the site in the early 2000s. Structures on the site are generally clustered on the west side of the site. The facility (landfill and transfer station) is operated six (6) days a week, Monday through Saturday, 312 days a year, between the hours of 8 a.m. and 5 p.m., except major holidays. Current activities at the site include a construction and demolition (“C&D”) non-municipal solid waste landfill (“NMSWLF”), municipal solid waste landfill Cell 1 (“MSWLF”) with arid community exemption, transfer station, weight scale, equipment building, recycling pile area, household hazardous waste temporary storage shed, wood storage and burn area, office, perimeter fence, and parking area. The current operations as they exist today were approved by the Elmore County Land Use and Building Department (“Department”) for a Grandfather Right (ADD-2024-20) on August 26, 2024, pursuant to §7-4-7 of the Zoning Ordinance.

This CUP application is for the existing BRL facility and the future addition of Cell 2 and other structures/development to improve operations at the site. The Master Site Plan includes a two-phased site development for future improvements that will be added over a 50-year horizon.

In the short term (from now through 10 years), future planned uses on the BRL site include:

- All current operations.
- MSWLF Cell 1 without arid community exemption and closure.
- MSWLF Cell 2.
- Solid waste processing/recycling center and processing.
- New parking area.
- New hazardous materials building.
- New equipment storage building.
- Existing and proposed Groundwater Monitoring Wells.
- New landfill gas flare/energy recovery facility.
- New leachate pond.
- Additional stormwater ponds.

In the long term (11 to 50 years), future planned uses on the BRL site include:

- MSWLF Cell 2 full buildout and closure.
- New solid waste processing facility including but not limited to recycling drop-off facility and attendant building.
- Additional scale and scale building expansion.

The Applicant has submitted a comprehensive environmental checklist for the site improvements and operations. The checklist includes an analysis of slopes, soils, erosion, emissions, surface water, groundwater, water runoff, flora and

fauna, energy and natural resources, environmental health, land use, housing, aesthetics, light and glare, recreation, historic and cultural preservation, transportation, public services, and utilities. A Floodplain Application (ADD-2024-22) and Hillside Development Application (ADD-2024-23) are submitted with the CUP and MSP to demonstrate the proposal's compliance with Title 8 Chapter 2 and Title 7 Chapter 5 of the Zoning Ordinance.



Image 1. Aerial image of the existing operations

EXHIBITS OF THE RECORD

The documents and exhibits referenced in the Application record are numbered sequentially. This staff report references the following portions of the Application record, which are included as Exhibits.

1. Application
 - a. CUP Application MSP
 - b. CUP Addendum with corrections
2. Public Hearing Notices
 - a. Agency Notice
 - b. Newspaper Notice
 - c. Neighborhood Notice
 - d. Site Posting

The CUP record includes all written public comments submitted to the Department by physical or electronic delivery by 5:00 p.m. on Friday, December 13, 2024, for the Public Hearing scheduled for Thursday, December 19, 2024. The CUP record also includes all documents obtained as part of the staff's analysis and review of the Application and all documents and exhibits submitted before the close of the public hearing. Those portions of the CUP record received prior to the public hearing have been provided to the Commission as part of the Commissioner's packets.

USES AND APPLICATION REVIEW

The BRL currently accepts and will continue to accept:

- Municipal Solid Waste ("MSW"), including household waste, Resource Conservation Recovery Act (RCRA) Subtitle D waste, commercial waste, recyclable waste, nonhazardous sludge, conditionally exempt small-quantity generator waste, and industrial solid waste.
- Construction and demolition wastes, including asphalt, concrete, aggregate, bathroom fixtures, and other construction debris.
- Wood waste will be stockpiled until a sufficient amount is obtained for processing.

Prohibited waste that would not be accepted includes hazardous waste, polychlorinated biphenyl (PCB) waste, regulated medical waste, liquid waste, and radioactive waste. BRL accepts and separates select materials for recycling. These materials include metals, batteries, used oil, and waste tires. Batteries are stored in chemically compatible leakproof containers until pickup. Used oil is not accepted from the public. Waste tires are stored in quantities of fewer than 1,500 tires at a designated area in an orderly fashion.

The anticipated annual tonnage of waste to be accepted at the BRL is estimated to start around 100 tons of waste per day. Future waste acceptance may reach an average of 500 tons per day should the current service area be expanded by the Elmore County Board of County Commissioners ("Board") in the future.

Regarding this Application, the Applicant had a pre-application meeting with the Department on June 5, 2024, pursuant to Zoning Ordinance §7-3-2 (A). The Applicant sent out neighborhood meeting letters on September 23, 2024, giving notice of the time, date, and location of the meeting to neighboring property owners within a five (5) mile radius per Zoning Ordinance §7-3-3(B) and conducted the required neighborhood meeting on October 10, 2024, per Zoning Ordinance §7-3-3. (Exhibit 1a).

On October 22, 2024, the Department received the CUP-2024-06 with MSP Application packet (Exhibit 1) and accepted the application on November 22, 2024, after receiving additional information as requested by Staff and scheduled a public hearing with the Planning and Zoning Commission. The Department conducted an agency meeting with on November 13, 2024, with governing agency representatives to discuss the proposed project. The public hearing notice and application were mailed to agencies on November 22, 2024, in accordance with §7-3-4 (A) of the Zoning Ordinance (Exhibit 2a). In accordance with §7-3-5 (C) of the Zoning Ordinance, the Department mailed a Notice of the Public Hearing to surrounding landowners within five (5) miles of the property on November 22, 2024 (Exhibit 2c). The public hearing notice was published in the Mountain Home News (newspaper) on December 4, 2024, in accordance with §7-3-4 (A) of the Zoning Ordinance (Exhibit 2c). In accordance with §7-3-5 (B) of the Zoning Ordinance, the Public Hearing Notice was posted on the property on December 4, 2024 (Exhibit 2d).

At the time of Application submittal, the site consisted of eight (8) parcels (RP04S070E119010, RP04S07E140010, RP04S07E141840, RP04S07E134840, RP04S07R133615, RP04S07E130010, RP04S07E133615, and RP04S07E134840). The parcels are undergoing the finalization of a lot consolidation to create one parcel (RP04S07E119015).

SITE AND SURROUNDING AREA CHARACTERISTICS

The site includes 633 acres of land zoned General Agriculture (Ag), including the existing Solid Waste Facility and undeveloped land. The Bureau of Land Management (BLM) owns land adjacent to the site. A transmission line runs diagonally along the southwest corner of the site.

Surrounding land uses include seasonal cattle grazing, and a Boise National Forest Campground is located west of the site near the interstate. The surrounding lands comprise shrub/scrub and sagebrush-steppe habitat, local and state roads, and other utilities.

REQUIRED FINDINGS FOR CONDITIONAL USES PER ZONING ORDINANCE §7-9-7(A)

- 1. The proposed use shall, in fact, constitute a Conditional Use as determined in Chapter 2, Table §7-2-26 (B), Elmore County Land Use Table, as contained in this Ordinance;**

Staff Response: The proposed use is located on approximately 633 acres of land that is zoned General Agriculture (Ag). The proposed use of Solid Waste Facility is broken down into several uses as defined in §8-5-3 and include Solid Waste Disposal Facility/Landfill, Solid Waste Processing Facility, and Solid Waste Transfer Facility. As outlined in §7-2-26(B) Elmore County Land Use Table, all proposed uses are permitted in the Ag zone with the approval of a Conditional Use Permit (“CUP”). Therefore, the proposed CUP Application has met this requirement.

- 2. The proposed use shall be in harmony with and in accordance with the Elmore County Comprehensive Plan and this Ordinance;**

Staff Response (Comprehensive Plan): The proposed use is in harmony and in accordance with the following language of the 2014 Elmore County Comprehensive Plan.

Population Goal Statement 2: To guide future growth in order to enhance the quality and character of the County while providing and improving the amenities and services available to Elmore County residents.

Land Use Goal 1: Provide for the orderly growth and accompanying development of the resources within the County that is compatible with a rural lifestyle.

The proposed uses will help maintain Elmore County’s quality of life by providing a necessary service – solid waste disposal – for the current and future population and land uses.

Land Use Objective 17: Evaluate all development proposals in terms of land use and environmental compatibility. Discourage development proposals, which negatively impact land use patterns and negatively impact the human and natural environment.

Public Service Solid Waste Objective 1: Develop solid waste disposal policies and procedures based upon analyzing: a. effects on the environment; b. growth patterns and existing population areas; c. land use requirements; and d. transportation costs.

As required by the staff, the Applicant has provided an Environmental Checklist as part of this Application (Exhibit 1a and 1b). The review included an analysis of geography and soils, air emissions, surface water, groundwater, water runoff, vegetation, animals, energy and natural resources, environmental health hazards, land use, housing, aesthetics of the operation, light and glare, recreation, historic and cultural preservation, transportation, public services, and utilities. The BRL site is located near the City of Mountain Home, the biggest current and future population center of Elmore County, which will reduce the transportation cost for hauling. Based on the record and as conditioned and regulated by State and Federal requirements, the proposed uses will not negatively impact land use patterns or the human and natural environment.

Public Service Solid Waste Objective 2: Work with local officials and continue to develop and maintain approved solid waste disposal landfills and programs that meet ongoing disposal needs in every Community within the County.

The Applicant has worked closely with the Idaho Department of Environmental Quality (“DEQ”) and Central District Health (“CDH”) to operate the existing uses at the BRL site to meet the ongoing needs of every community within Elmore County. The Applicant continues to coordinate with the Board, DEQ, and CDH for the proposed uses to continue meeting the needs of every community within the County. The Applicant has conducted monthly meetings with the Department to provide updates on the review and approval processes of these regulatory agencies.

Staff Response (Ordinance): The Applicant has met all the procedural requirements and standards for a Conditional Use Permit as identified in Title 7 Chapter of the Zoning Ordinance in the following manner:

§7-9-3 (A) - The Applicant has filed a CUP Application. As a County Application, the Board of County Commissioners waived the application fees on August 23, 2024.

§7-9-3 (B) - The Applicant has filed a Master Site Plan. As a County Application, the Board of County Commissioners waived the application fees. The submitted Master Site Plan identifies accessory buildings, facilities, and other site improvement areas.

§7-9-3 (C) - The Applicant has provided information on the specific use standards, general conditional use standards, and the findings listed in the Zoning Ordinance in the CUP Application as requested by Department staff. The Applicant also provided an Environmental Checklist identified by Department staff as a necessary requirement in the pre-application meeting.

§7-9-4 (A) – The Applicant has agreed to comply with approved plans and specifications.

§7-9-4 (B) – The Applicant has agreed to comply with the proposed conditions of approval to maintain adequate housekeeping practices so as not to create a nuisance. See Conditions of Approval 31 through 40.

§7-9-4 (C) – The site has been annexed into the Mountain Home Rural Fire Protection District (“MHRFPD”), and the Applicant has included their signature on the application form. To ensure the use complies with MHRFPD and has adequate fire protection services available, a Memorandum of Understanding between MHRFPD and the Board has been added as a proposed Condition of Approval. Additional proposed Conditions of Approval requiring approval letters from MHRFPD for new buildings, open burning restrictions, prohibited flammable and volatile materials, firebreaks, and fire safety requirements have been included.

§7-9-4 (D) – The Applicant has provided information that the project is located in a rural and remote area of Elmore County, and no structures or facilities will be within 20 feet of a residential district.

§7-9-4 (E) – The Applicant has provided sufficient information that this standard is not applicable since no residential districts exist within the vicinity of the site.

§7-9-4 (F) – The Applicant has agreed to maintain sanitary practices so as not to create a nuisance and reduce noise and odor as required in the proposed conditions of approval. As explained by the Applicant, noise will be limited to operation hours, and there will be a temporary increase in noise during construction. Odors are proposed to be mitigated by the compaction and covering of waste. Due to the lack of development in the vicinity, the proposed use will not create a nuisance. Proposed Conditions of Approval addressing odor and noise have been added as Condition 12 and 36.

§7-9-4 (G) – The Applicant has provided information indicating that there are no known hazards (such as hazardous material spills, soil/water contamination, etc.) within the site, and any potential hazards will be mitigated as included in the conditions of approval. The Applicant has stated that hazardous, PCB, regulated

medical, and radioactive waste are prohibited and have been added as a proposed Condition of Approval 26 and 47.

§7-9-4 (H) – The Applicant has provided information that the project is located in a rural and remote area of Elmore County and is not abutting or within a residential district. Therefore, Department staff finds no need to limit facility hours.

§7-9-4 (I) – The Applicant has provided information that the site is within and surrounded by an Agriculture district that the proposed uses will not impact. The only agriculture use known in the area is cattle grazing. A perimeter fence will prevent livestock from entering the site and is proposed as Condition of Approval 40.

§7-9-4 (J) – The Applicant has agreed to comply with any conditions of approval required by the decision-making body.

Furthermore, the Applicant has applied for a Floodplain Development Application and submitted a Conditional Letter of Map Revision (CLOMR) for review. The CLOMR will need to be approved by FEMA, and the subsequent LOMR submitted and approved by FEMA, prior to the County issuing building permits for the construction of any of the proposed uses including but not limited to Cell 2, the new leachate pond, and additional stormwater ponds. A Hillside Development Memo was submitted to comply with the Hillside Development Requirements. The memo explains how the majority of the required documents will be required as part of the DEQ permitting documents including: Site Grading/Drainage, Slope Stabilization and Revegetation, Engineering Hydrology, Soils Engineering, and Engineering Geology. The only report that was not addressed was the Visual Impact Report which was determined to not be applicable as the current use of the site is a landfill. The Hillside Development Memo, along with the relevant DEQ permitting documents referenced, will be provided by the applicant to County staff along with a Hillside Development Application, prior to obtaining a building permit for Cell 2.

3. The proposed use complies with the purpose statement of the applicable base zone and with the specified use standards as set forth in this Chapter 2 Title 7;

Staff Response: The agriculture base zone is applied to most unincorporated areas of Elmore County and allows for a variety of land uses with the approval of a Conditional Use Permit when development is appropriate, as identified in §7-2-5

“The purpose of the Ag district is to preserve and protect the supply of agriculture and grazing land in Elmore County until development is appropriate. This district will also control the infiltration of urban development and other uses into agriculture areas, which will adversely affect agricultural operations. Uses that are compatible with farming, ranching, grazing, forest products, and limited mining may be considered in this district. Residential land use is allowed in the Ag zone subject to site development standards and compatibility with agricultural operations.”

The site is six (6) miles southeast of the City of Mountain Home and is surrounded by active and inactive agriculture grazing land. The proposal meets the intent of the Ag zone and has followed all applicable procedural requirements of the Ag zone for a Conditional Use Permit.

The Applicant has met all Title 8 Chapter 5 Solid Waste Facilities standards as discussed below:

§8-5-4 (A.a) – The Applicant has proposed uses that are allowed in the Ag zoning district as outlined in Table 7-2-26(B) with the approval of a Conditional Use Permit.

§8-5-4 (A.b) – The Applicant has applied for a Floodplain Development Application and submitted a Conditional Letter of Map Revision (CLOMR) for review. The CLOMR will be approved by FEMA, and the subsequent LOMR submitted and approved by FEMA, prior to the County issuing building permits for the construction of any of the proposed uses including but not limited to Cell 2, the new leachate pond, and additional stormwater ponds. A Hillside Development Memo was submitted to comply with the Hillside Development Requirements. The

memo explains how the majority of the required documents will be required as part of the DEQ permitting documents including: Site Grading/Drainage, Slope Stabilization and Revegetation, Engineering Hydrology, Soils Engineering, and Engineering Geology. The only report that was not addressed was the Visual Impact Report which was determined to not be applicable as the current use of the site is a landfill. The Hillside Development Memo, along with the relevant DEQ permitting documents referenced, will be provided by the applicant to County staff along with a Hillside Development Application, prior to obtaining a building permit for Cell 2.

§8-5-4 (A.c) – The Applicant has agreed to comply with all regulations of Title 8. The Site is located within an WUI overlay district. The applicant shall enter into an agreement (MOU or other) with the Mountain Home Rural Fire District confirming that the proposed roads/routes through the site are accessible by emergency vehicle, should the need arise, and that access to the site via access codes, etc., at both site access are provided to MHRFD. The agreement shall be entered into prior to the applicant obtaining a building permit for Cell 2.

§8-5-4 (A.d) – The Applicant has submitted a Master Site Plan along with this Application that shows that no structures are located within two hundred (200') feet from the property lines of the subject parcel. The required one thousand (1000') foot setback from any residential dwelling is not applicable to this project as no residential dwelling units are within 1000' feet of the site.

§8-5-4 (A.e) – A Hillside Development Memo was submitted to comply with the Hillside Development Requirements. The memo explains how the majority of the required documents will be required as part of the DEQ permitting documents including: Site Grading/Drainage, Slope Stabilization and Revegetation, Engineering Hydrology, Soils Engineering, and Engineering Geology. The only report that was not addressed was the Visual Impact Report which was determined to not be applicable as the current use of the site is a landfill. The Hillside Development Memo, along with the relevant DEQ permitting documents referenced, will be provided by the applicant to County staff along with a Hillside Development Application, prior to obtaining a building permit for Cell 2.

§8-5-4 (A.f) – The Applicant has applied for a Floodplain Development Application and submitted a Conditional Letter of Map Revision (CLOMR) for review. The CLOMR will be approved by FEMA, and the subsequent LOMR submitted and approved by FEMA, prior to the County issuing building permits for the construction of any of the proposed uses including but not limited to Cell 2, the new leachate pond, and additional stormwater ponds. The Floodplain Development Application will be approved administratively.

§8-5-4 (A.g) – The Applicant has provided information in the narrative and Master Site Plan explaining that secure perimeter fencing with access for Emergency Services is provided, that adequate queuing is provided, and that traffic control signs will be installed for safe traffic patterns. The applicant shall enter into an agreement (MOU or other) with the Mountain Home Rural Fire District confirming that the proposed roads/routes through the site are accessible by emergency vehicle, should the need arise, and that access to the site via access codes, etc., at both site access are provided to MHRFD. The agreement shall be entered into prior to the applicant obtaining a building permit for Cell 2.

§8-5-4 (A.h) – The Applicant has provided hours of operation of six (6) days a week, Monday through Saturday, 312 days a year, except major holidays, and is open to the public between the hours of 8 a.m. and 5 p.m. with staff on-site from 7 a.m. to 5:30 p.m. The Applicant will notify the County, CDH, and DEQ prior to modifying the hours and agrees to comply with any reasonable conditions of approval if deemed necessary by the Commission.

§8-5-4 (A.i) – The Applicant has provided information that BRL has an existing closure and post-closure plan in place and has agreed to comply with any conditions of approval deemed necessary by the Commission.

§8-5-4 (A.j) – The Applicant has provided information indicating that the existing uses are in compliance with all applicable local, state, and federal requirements. As conditioned, the Applicant has agreed and shall be required

to designate, license, and maintain all Solid Waste Facility uses in compliance with Elmore County Code Title 8 Chapter 5 and all State and Federal requirements. Violation of any local, state, or federal requirements will require submittal of a compliance plan subject to Board approval within no more than 30 calendar days of receipt of the violation, however, may also result in the immediate revoking of the approval of this permit.

§8-5-4 (A.k) – The Applicant has proposed that litter control inspections will be performed once a week and more often as needed. Litter cleanup will be conducted by landfill staff and the Department of Corrections. All litter control inspections and cleanup will be recorded in the Daily Operations Logs. In addition, a litter screen will be utilized to catch and trap wind-blown litter near the active cell.

§8-5-4 (A.l) – The Applicant has provided information about the existing signage that indicates that this standard has been met.

§8-5-4 (A.m) – The Applicant has provided information that hazardous waste is prohibited from entering the facility and has agreed to comply with local, state, and federal requirements.

§8-5-4 (A.n) – The Applicant has provided information that the facility complies with this standard; the Site will be kept secure from unauthorized entry through the use of secure perimeter fencing and surveillance.

§8-5-4 (A.o) – The Applicant has provided information that the facility operator will meet this requirement; all waste loads will be screened and logged in compliance with the BRL Pre-Screening and Hazardous Waste Exclusion Program.

§8-5-4 (A.p) – The Applicant has provided information to ensure compliance with this standard; operation records will be complete and maintained at the BRL office with duplicates maintained at the Elmore County Clerk's office.

§8-5-4 (A.q) – The Applicant has shown this standard has been met; an existing computerized weight scale is used to gather accurate weight of materials entering and leaving the facility.

§8-5-4 (A.r) – The Applicant has provided information indicating this standard has been met; all records are available for inspection during normal business hours at the BRL office and the Elmore County Clerk's Office.

§8-5-4 (A.s) – The Applicant has provided information meeting this standard; dust control will consist of gravel internal circulation that is watered down, and the removal of vegetative cover will be limited to future excavation areas, construction areas, and firebreaks. The applicant shall water the active internal roads a minimum of once a day during the application of soil to cell layers, and more as needed depending on weather and traffic levels on site.

§8-5-4 (A.t) – The Applicant has indicated compliance with this standard; heavy machinery will only be operated during permitted business hours.

§8-5-4 (B.a) – As discussed in this report, the Applicant has demonstrated compliance with Section A and other requirements of this ordinance.

§8-5-4 (B.b) – Existing and proposed uses will be required to maintain compliance with the requirements of IDAPA 58.01.06 as agreed upon by the Applicant. As conditioned, the Applicant is required to comply with all local, state, and federal requirements.

§8-5-4 (B.b.a) – The Applicant has explained that the financial assurance for the C&D NMSWLF will be included in the BRL financial assurance submitted to DEQ and CDH annually to meet this requirement.

§8-5-4 (C.a) – The Applicant has agreed that all future solid waste processing shall be in compliance with this code.

§8-5-4 (C.b) – The Applicant has agreed that all future solid waste processing building or exterior surfaces that come into contact with solid waste shall be enclosed by walls and a roof satisfactory to minimize dust and litter out of the building, keep precipitation out of the building, and prevents the attraction or harboring of vectors in the building.

§8-5-4 (C.c) – The Applicant has agreed that future solid waste processing building surfaces that come in contact with solid waste or industrial wastewater shall be impervious to liquids.

§8-5-4 (C.d) – The Applicant has agreed that all recyclable materials outdoors shall be screened from public view.

§8-5-4 (C.e) – The Applicant has agreed that a solid waste processing receptacles will be covered, durable, waterproof, rustproof, and of incombustible construction.

§8-5-4 (C.f) – The recycling of waste tires is not proposed.

§8-5-4 (C.g) – Waste tire storage areas are not proposed.

§8-5-4 (D.a) – The Applicant has demonstrated compliance with Section A and the requirements of this Ordinance as discussed in this report.

§8-5-4 (D.b) – As explained by the Applicant the existing transfer station has been designed to minimize dust and litter out of the building, keep precipitation out of the building, and to prevent the attraction or harboring of vector in the building. As conditioned, future buildings will be designed to comply with this standard.

§8-5-4 (D.c) – The Applicant has agreed to design future buildings to comply with this standard.

§8-5-4 (D.d) – The Applicant has agreed to remove all waste tires from the site within 30 days of receipt.

§8-5-4 (D.e) – As explained by the Applicant, less than 1,500 waste tires will be collected at the site at any one time in compliance with Title 39 Chapter 65 of Idaho State Code.

Therefore, the Department staff concludes that CUP-2024-06, as proposed and as conditioned in the proposed Conditions of Approval, has met this requirement.

4. The proposed use shall comply with all applicable County Ordinances;

Staff Response: The proposal is reviewed by the Elmore County review team per standards established in the Zoning Ordinance. The CUP Application was transmitted to agencies on November 22, 2024, to ensure compliance with other County requirements (Exhibit 2a). Their comments are incorporated in the proposed conditions of approval for this project and provided herein as a record.

- Elmore County Engineer
- Elmore County Solid Waste Engineer
- City of Mountain Home Development Services
- Elmore Ambulance District
- Elmore County Assessor
- Elmore County Sheriff
- Elmore County Surveyor
- Mountain Home Highway District
- Mountain Home Rural Fire District

5. The proposed use shall comply with all applicable State and Federal regulations;

Staff Response: On November 22, 2024, staff transmitted this CUP Application to the following agencies to ensure the proposal adheres to all Federal and State laws, rules, and regulations applicable to the construction, maintenance, and operation of a solid waste facility (Exhibit 2a).

- Department of Environmental Quality Boise Region
- Central District Health Department
- Environmental Protection Agency Operations Office
- Idaho Department of Fish and Game
- Idaho Department of Water Resources
- Idaho Power
- Idaho State Fire Marshall
- Idaho State Historic Preservation Office
- US Department of the Interior BLM Twin Falls District
- US Fish and Wildlife Service
- Federal Emergency Management Agency

The proposed use has been conditioned to meet all applicable State and Federal regulations prior to construction of new improvements and/or additional MSWLF cells, or operating Cell 1 beyond the allowed activities with the arid community exemption. Therefore, staff conclude that the use will be constructed and operated in compliance with local, state, and federal standards as required by these agencies.

6. The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area;

Staff Response: The proposed use is located in a remote area of Elmore County and surrounded by land owned by the Elmore County and the Bureau of Land Management. Properties in the vicinity of the site are used seasonally to graze cattle. The only other use in the area is a not-heavily-used Boise National Forest Campground. Due to the lack of development, the proposed use will not change the area's essential character.

7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;

Staff Response: The Bennett Road Landfill was originally approved in 1989 through a Conditional Use Permit and Variance as a Sanitary Landfill by the State of Idaho Department of Health and Welfare Division of Environmental Quality (the governing agency in 1989). The existing use and proposed future uses will not be hazardous or disturbing to the adjacent grazing land, Boise National Forest campground, and undeveloped parcels. No residential uses are located near the site. Staff is unaware of any future development planned for this area and the Comprehensive Plan future land use map designates the surrounding area as Agriculture. Based on the Environmental Checklist provided by the Applicant, the proposed use does not pose as a hazard to neighboring uses.

8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, fire protection, drainage structures, refuse disposal, water, sewer, or that the

person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;

Staff Response: The proposed facility is served by Mountain Home Highway District, Mountain Home Rural Fire District, Elmore County Sheriff and EMS. The proposed facility will operate under review and operating plan approved by DEQ and enforced by CDH for water, sewer, refuse disposal, etc. Furthermore, the Applicant has coordinated with the Idaho Department of Water Resources and Federal Emergency Management Administration (“FEMA”) District 10 to ensure that all floodwaters will be diverted away from any waste disposal areas, including Cell 1 and 2. The Elmore County Engineer has worked closely with the Applicant in ensuring that all drainage improvements at the Site are in compliance with county codes. Therefore, the CUP will operate in a self-sufficient manner and the Applicant will be responsible for the establishment and closure of the use.

9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;

Staff Response: The continued operation and expansion of the use/s will not create additional requirements at public cost since this facility and its use are to support the Elmore County’s taxpayers’ waste disposal needs. The continuation and expansion will benefit the economic welfare of the County by providing a necessary service for the County community.

10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

Staff Response: As proposed by the Applicant and included as conditions of approval the proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property or the general welfare. The proposed use will not generate excessive production of traffic, evidenced by the fact the Mountain Home Highway District does not require a traffic impact study. As discussed under the Noise section of the Environmental Checklist a temporary increase in noise levels will occur during construction while the long-term noise generation will remain consistent with levels at present day. Additionally, all operations will take place during daylight hours. The generation of smoke is limited and only occurs when the burning of materials when necessary and approved by IDEQ and CDH. A gas flare/energy recovery facility is proposed if needed and is not anticipated to generate excessive smoke or fumes. Odors are proposed to be mitigated through the compaction of solid waste and the daily application of compacted cover materials. A condition of approval has been added to ensure the uses will not generate excessive traffic, noise, smoke, fumes, glare or odors.

11. The proposed use shall not result in the destruction, loss or damage of a natural or scenic feature of major importance.

Staff Response: The Applicant conducted a natural features analysis of the site as discussed in their narrative and environmental checklist. No natural or scenic features of major importance were identified.

REQUIRED FINDINGS FOR MASTER SITE PLAN PER ZONING ORDINANCE § 10-6-7(A):

1. The Master Site Plan complies with the applicable Comprehensive Plan; and

Staff Response: Please refer to findings under Zoning Ordinance §7-9-7 (A.2).

2. When applicable, the master site plan complies with Section 10-6-4 General Required Standards; in regard to:

a. Location of Structures on the site; and

Staff Response: Existing and proposed structures are shown on the Master Site Plan (“MSP”) and are generally located on the western portion of the site (Exhibit 1a).

b. Non-Vehicular Access and Internal Circulation;

Staff Response: For the safety of landfill staff and the public, non-vehicular access and internal circulation are not proposed or required.

c. Automobile Access and Internal Circulation; and

Staff Response: The main entrance for the facility is located off of Old Oregon Trail Road. This is an existing access approved by the Mountain Home Highway District. A future proposed emergency vehicle access will be located to the west of the public access. Figure 3 of the MSP shows the existing automobile circulation and Figure 4 of the MSP shows future automobile access and internal circulation for residential customers, commercial customers, and county vehicles. (Exhibit 1a).

d. Additional Off-street Parking Design Standards.

Staff Response: Existing off-street parking is shown in Figure 3 of the MSP, and future off-street parking is shown in Figure 4 of the MSP (Exhibit 1a). With existing operations, the number of employees ranges from five (5) to fifteen (15). In accordance with §10-8-5, a minimum of one parking stall for every two employees shall be provided in addition to accessible parking spaces as determined in §10-8-6. Based on code requirements, the Applicant shall provide a minimum of eight (8) standard parking stalls and two (2) accessible parking stalls.

3. The applicant has submitted a natural features analysis compliant with section 10-6-5 indicating that the proposed development and master site plan sufficiently address:

a. Any natural constraints detected or observed; and

Staff Response: The natural features analysis provided by the Applicant did not detect any natural constraints, although the site is within a Zone A Floodplain. The Applicant has submitted a Floodplain Application in conjunction with the CUP that will be approved administratively in compliance with FEMA requirements. Elmore County Engineer and Floodplain Administrator have reviewed the application and worked closely with FEMA District 10 to ensure compliance with FEMA and county’s floodplain regulations.

b. Historical and Cultural Resources; and

Staff Response: The natural features analysis provided by the Applicant identified no historical and cultural resources on the site. Prehistoric archaeology artifacts were identified offsite and, therefore, are not required to be shown on the MSP (Exhibit 1a).

c. Sensitive Plant and Wildlife Species; and

Staff Response: The Applicant identified slickspot peppergrass and monarch butterflies near the Site. Due to the site's previously disturbed nature, neither species is anticipated to be impacted by the proposed uses in a significant manner.

d. Any impacts on Natural Features

Staff Response: The Applicant found no adverse impacts to natural features as the result of the proposed uses.

4. The master site plan complies with section 10-6-6 Other required standards; in regard to:

a. Screening; and

Staff Response: An existing chain link fence surrounds the perimeter of the site and is proposed and conditioned to remain.

b. Drainage; and

Staff Response: The Applicant has provided general information on existing and future drainage patterns in Figures 9 and 10 of the MSP (Exhibit 1a). The submittal and approval of a drainage study/report for the proposed drainage facilities will be required prior to the applicant obtaining a building permit for the construction of any drainage facilities

c. Water Supply and Sewage Disposal; and

Staff Response: As explained by the Applicant in the narrative, there is a septic system and existing well that is only used for non-potable uses. The well is shown in Figure 1 of the MSP. Potable water is provided via a domestic well.

d. Filling, Excavation, and Earthmoving; and

Staff Response: The Applicant has provided information explaining the future engineering of the MSWLF Cell 1 and 2 and agrees to comply with this standard. Staff proposes conditions of approval to address any future filling or excavation in compliance with the zoning ordinance.

e. Irrigation Services and Delivery Systems; and

Staff Response: As explained by the Applicant, no irrigation and delivery systems are needed for the use. Therefore, this standard is not applicable.

f. Utilities; and

Staff Response: As explained by the Applicant, the proposed use has existing connections to electricity, telephone, and the internet. Overhead power lines are shown in Figures 1 and 2 of the MSP. No new utilities are proposed with this Application (Exhibit 1a).

g. Maintenance; and

Staff Response: The Applicant is committed to maintaining the operation in compliance with County, State, and Federal requirements.

h. Supplemental Information; and

Staff Response: The Applicant has provided supplemental information as demonstrated in the Record.

i. Alternate Site Development.

Staff Response: The Applicant has not provided a request for Alternate Site Development.

STAFF RECOMMENDATION

The proposed use, along with the proposed Master Site Plan and proposed Conditions of Approval below comply with the Elmore County Zoning Ordinance requirements.

Staff is recommending the Planning and Zoning Commission **continue the public hearing** to allow staff additional time to coordinate with agencies to ensure they have fully reviewed the application and master site plan. Should the Commission choose not to continue the public hearing, staff has provided the following proposed Conditions of Approval for consideration.

PROPOSED CONDITIONS OF APPROVAL

General

1. A Conditional Use Permit (CUP-2024-06) with Master Site Plan approval shall be granted to Elmore County for the Bennett Road Landfill as proposed by the applicant for the existing and planned future

improvements/uses of the site. Solid Waste Facility uses include Solid Waste Disposal/Landfill for Municipal and Non-Municipal Solid Waste, Solid Waste Processing/Recycling Center and Processing, and Solid Waste Transfer Station.

2. Within sixty (60) days of the Planning and Zoning Commission signing the Findings of Fact, Conclusions of Law, and Order for CUP-2024-06, the Applicant shall provide a fully executed Memorandum of Understanding with the Mountain Home Rural Fire Protection District to the County Land Use and Building Department (the "Department").
3. All development, operation, and closure of the site beyond the existing uses and improvements shall comply with the Conditions of Approval of CUP-2024-06.
4. The Applicant shall comply with all standards in Title 8 Chapter 5 and other relevant code sections.
5. All Conditions of Approval of CUP-2024-06 shall be appurtenant to and run with the site and shall be binding upon Elmore County, the parties hereto, their heirs, transferee, successors, and assignees.
6. Prior to commencing any construction activity, the Applicant shall obtain and provide copies of permits and approvals to the Department of all certificates, permits, and other permits/approvals required by federal, state, and local authorities.
7. The Applicant shall construct, maintain, and operate the site in compliance with all federal, state, and local regulations at all times, including but not limited to Idaho Statute Title 31 (Counties and County Law), Chapter 44, Solid Waste Disposal Sites; Idaho Statute Title 39 (Health and Safety), Chapter 65, Waste Tire Disposal; Chapter 70, Sale and Disposal of Batteries; Chapter 74, Idaho Solid Waste Facilities Act; and the Idaho Administrative Procedure Act (IDAPA) 58.01.06, Solid Waste Management Rules.
8. If any unknown subsurface cultural or archaeological finds are encountered during project construction or operations the Applicant shall stop all activity in the area of the finding and follow Inadvertent Discovery Guidance of a Certified Archaeologist.
9. Failure to comply with any of the Conditions of Approval may result in the revocation of the CUP-2024-04.

Operations

10. The facility shall be open to the public between the hours of 8:00 a.m. and 5:00 p.m., and staff may operate from 7:00 a.m. to 5:30 p.m. Monday through Saturday except during holidays recognized by Elmore County.
11. The Applicant shall notify the County, Central District Health, and Idaho Department of Environmental Quality prior to modifying hours of operation.
12. Heavy machinery shall only be operated during permitted between 7:00 a.m. to 5:30 p.m. Monday through Saturday.
13. Operation records shall be complete and maintained at the BRL office with duplicates maintained at the Elmore County Clerk's Office at all times during operations.
14. Signage at the primary entrance shall be installed and maintained and include the following information
 - Name and permit number of the facility.
 - Operating hours.
 - A list of materials that accepted and not accepted. In addition, the sign may state "All materials must have prior approval."
 - Telephone number of emergency contact person(s).

15. The site shall have adequate lighting throughout the facility.
16. The site shall be secured by perimeter chain-link fencing with a locked gate.
17. A minimum of eight (8) standard parking stalls, in addition to accessible parking stalls, shall be provided in accordance with Title 10 Chapter 8.

Access and Internal Circulation

18. Primary and secondary entrances shall provide emergency access such as a Knox box or other option approved by Mountain Home Rural Fire Protection District, Elmore County Sheriff, and Elmore County EMS.
19. All access roads shall be watered a minimum of once daily to mitigate dust, and more as needed depending on weather and traffic levels on site.
20. The Site Operators shall ensure that at no time shall vehicle queuing back out onto Old Oregon Trail Road. If at any time the site does not have adequate vehicle queuing, the Applicant shall submit a new Master Site Plan showing additional vehicle queuing locations.
21. One or more site attendants shall directing traffic until traffic control signage is installed for safe traffic patterns for the public and staff.

Drainage and Floodplain Development

22. The submittal and approval of a drainage study/report for the proposed drainage facilities will be required prior to the applicant obtaining a building permit for the construction of any drainage facilities.
23. A Floodplain Development Application and a Conditional Letter of Map Revision (CLOMR) have been submitted for review. The CLOMR will be approved by FEMA, and the subsequent LOMR submitted and approved by FEMA, prior to the County issuing building permits for the construction of any of the proposed uses including but not limited to Cell 2, the new leachate pond, and additional stormwater ponds. The Applicant shall submit all required documents to ensure compliance with the National Flood Insurance Program requirements and Elmore County Zoning Ordinance Title 8, Chapter 2.

Hillside Development

24. A Hillside Development Memo was submitted to comply with the Hillside Development Requirements. The Hillside Development Memo, along with the relevant DEQ permitting documents referenced, will be provided by the applicant to County staff along with a Hillside Development Application, prior to obtaining a building permit for Cell 2 and any other cell, as applicable, not subject to arid climate exemptions.

Fire Protection

25. Prior to the commencement of operations of Cell 2, a Memorandum of Understanding between Mountain Home Rural Fire Protection District and the Board of County Commissioners shall be approved and recorded to ensure fire protection services are available to the site. Prior to the applicant obtaining a building permit for Cell 2, the applicant shall obtain approval of the proposed roadway/circulation of the site by county engineer and MHRFD, Elmore County Sherriff, and Elmore County EMS.
26. All future building or construction permits for a structure or facility at the site shall require review and an approval letter from Mountain Home Rural Fire Protection District.
27. Open burning is prohibited except for periodic burning of wood debris pile under controlled conditions with the approval of the landfill manager, Central District Health, Idaho Department of Environmental Quality, and the local fire marshal. Infrequent burning of agricultural wastes, silvicultural wastes, land clearing debris, diseased trees, or debris from emergency cleanup operations may occur as deemed necessary in accordance with Title 40 of the Code of Federal Regulations (CFR) 258.24(b).

28. Highly flammable or volatile substances shall not be accepted for disposal.
29. Run-on and runoff control ditches may be used as intermediate firebreaks, and a minimum 20-foot-wide firebreak shall be maintained free of vegetation surrounding the site's boundary.
30. Tire and wood waste stockpiles shall be limited in size and shall be surrounded by a 25-foot wide clearing free of vegetation.
31. All landfill operation vehicles shall carry at least one portable fire extinguisher, and all operating personnel shall carry a portable radio.
32. A fire suppression plan shall be detailed and implemented as described in the operations plans submitted to DEQ and CDH.

Housekeeping and Sanitary Practices

33. Litter control inspections shall be performed at a minimum of once a week and after high-wind events and litter shall be cleaned up regularly as needed based on inspection results. The results of all inspections and litter clean-up shall be noted in the Daily Operations Log.
34. Litter screens shall be used and located as near as practicable to the landfill's active face.
35. Scavenging is strictly prohibited. If it is determined that items were scavenged at any time, a record of the incident shall be made in the Daily Operations Log.
36. Domestic animals shall remain in vehicles. This applies to all dogs, cats, horses, and any other animals.
37. The removal of vegetative cover shall be limited to excavation areas, construction areas, and firebreaks.
38. Odors shall be controlled by proper compaction and watering of solid waste and daily application of compacted cover materials. Odor complaints shall be kept and maintained in the Daily Operations Log.
39. Cover soil placement shall occur if vectors become a nuisance.
40. All structures shall be designed to minimize dust and litter out of the building, keep precipitation out of the building, and prevent the attraction or harboring of vectors in the building.
41. Groundwater sampling wells shall be installed and monitored in accordance with state and federal requirements.
42. Secure perimeter fencing with a locked gate and property security shall be installed to prevent unauthorized entry.
43. All solid waste transfer building and processing buildings or exterior surfaces that come into contact with solid waste shall be enclosed by walls and a roof satisfactory to minimize dust and litter out of the building, keep precipitation out of the building, and prevents the attraction or harboring of vectors in the building.
44. All solid waste transfer building surfaces and solid waste processing building surfaces that come in contact with solid waste or industrial wastewater shall be impervious to liquids.
45. All recyclable materials outdoors shall be screened from public view.
46. All solid waste processing receptacles will be covered, durable, waterproof, rustproof, and of incombustible construction.

Waste

47. All waste loads shall be screened and logged in compliance with the BRL Pre-Screening and Hazardous Waste Exclusion Program.

48. All computerized weight scales shall be kept in working condition and used to gather accurate weight of materials entering and leaving the facility.
49. Accepted waste materials include municipal solid waste (including household waste), Resource Conservation Recovery Act (RCRA) Subtitle D waste, commercial waste, nonhazardous sludge, conditionally exempt small-quantity generator waste, industrial solid waste, non-municipal solid waste, construction and demolition wastes (including asphalt, concrete, aggregate, bathroom fixtures, and other construction debris).
50. Materials that may be collected for recycling include metals, batteries, used oil, and waste tires. All batteries shall be stored in chemically compatible leakproof containers until pickup.
51. Waste tires shall be removed from the site within 30 days of receipt. No more than 1,500 waste tires shall be kept on the site at any given time.
52. Wood waste may be stockpile until a sufficient amount is obtained for processing.
53. Prohibited waste includes hazardous waste, polychlorinated biphenyl (PCB) waste, regulated medical waste, liquid waste, and radioactive waste.

Closure and Post-Closure Plan

54. The Applicant shall comply with the Idaho Solid Waste Facilities Act, notably Chapter 39-7415 and Chapter 39-7416.

Financial Assurance

55. Financial Assurance Plan shall be updated and submitted each year to DEQ and demonstrate the financial ability to close the landfills and maintain post-closure care in accordance with BRL's approved Closure and Post-Closure Care Plan.

EXHIBIT 1

- a. CUP Application with MSP**
- b. CUP Addendum with corrections**



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142

www.elmorecounty.org

Conditional Use Permit Application

The Elmore County Land Use & Building Department **DOES NOT** accept faxed applications or signatures.

Application must be completed in **INK**. **Please use addition sheets of paper if necessary.** This application must be complete and all fees paid prior to acceptance by the Elmore County Land Use & Building Department. A public hearing will not be scheduled until the application is accepted.

The Conditional Use Permit Application must be in compliance with Title 7, Chapter 9 of the Elmore County Zoning and Development Ordinance.

Pre-application meetings are strongly encouraged for Conditional Use Permit Applications. Pre-application meetings are by appointment only. Do not hesitate to contact the Land Use & Building Department with any questions or concerns.

1. Name of applicant: _____

2. Address of applicant: _____

3. Daytime telephone number of applicant: _____

4. Email Address: _____

5. Name, address, and daytime telephone number of developer: _____

6. Address of subject property: _____

7. Name, address, and daytime telephone number of property owner (if different from applicant): _____

8. Attach Legal Description and acreage of property **and** legal description and acreage of part that CUP is to encompass:

Attach at least one of the following:

Deed Proof of Option Earnest Money Agreement Lease Agreement Assessor's Parcel Master Inquiry RP# _____

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: _____

10. a. Current zoning: _____ b. Current district (if applicable): _____

11. a. Is the proposed location within an Area of Critical Concern (ACC) or Community Development Overlay (CDO)? Yes No If in a CDO, what CDO? _____
If in an ACC or CDO, technical studies, an environmental assessment, or an environmental impact statement may be required.

b. Is the proposed development within any city's impact area? Yes No

c. Is the proposed site within an Airport Hazard Zone or Air Port Sub Zone? Yes No
If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.

d. Is any portion of the property located in a Floodway or 100-year Floodplain? Yes No
If yes submit map showing location of floodway and/or floodplain in relation to the property and/or proposal.

e. Does any portion of this parcel have slopes in excess of 10%? Yes No If yes, submit contour map.

f. The impacts of a proposed development and/or land use on adjacent land uses and transportation facilities must be considered. The applicable Highway District or Transportation Department may require a Traffic Impact Study (TIS) if the proposed development or land use has associated with its special circumstances deemed by the district or department to warrant a study. A notation and signature from the applicable district or department stating no study is required or a copy of this study must be submitted with this application.

g. The impacts of the CUP on existing public services and facilities (such as the fire department, emergency services, sheriff's department, schools, etc.) must be considered. A letter from the applicable agency governing the public service or facility stating how the developer will provide for said services with plans and/or drawings or that said services are not required may need to be submitted with the application.

h. Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? Yes No If yes, describe and give location: _____

i. Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? Yes No

12. Does any other agency require a permit (DEQ, EPA, IDWR, FAA, state, federal, etc.)? Yes No If yes, who? _____

Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.

13. ADJACENT PROPERTIES have the following uses:

North _____ East _____
South _____ West _____

14. EXISTING USES and structures on the property are as follows: _____

15. A written narrative stating the specific PROPOSED USE. Include as much detail as possible (use additional sheets of paper if necessary):

16. a. The conditional use is requested to begin within _____ days/ months after permit approval (permit expires if not used within 1 year of approval) and is for _____ years or perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within: _____ days/ month/ years and be completed within _____ days/ months/ years.

17. Proposed Use(s): _____ Hours of Operation: _____

Days of Operation: _____ Maximum Number of Patrons: _____

Sewage disposal: municipal/individual septic: _____

Water: municipal supply/community well/individual well: _____

Number of employees during largest shift: _____ Proposed number of parking spaces: _____

18. PRELIMINARY FLOOR PLANS: To a professional standard with sizes and types of interior spaces indicated, 15 copies 8½" x 11".

19. ENVIRONMENTAL IMPACT STATEMENT AND/OR ASSESSMENT: When a development or proposal is of a more complex nature, when it is required by the Zoning and Development Ordinance, and/or when the site is located within an Area of Critical Concern, and Environmental Impact Statement and/or Assessment may be required at the expense of the applicant. **(The Land Use & Building Director will determine if an EIS is required)**

EIS Required: Yes No **Director Initial** _____

Department Note: _____

20. **PROPERTY OWNER'S ADDRESS:** A list of property owner's/purchasers of record names and addresses within a minimum radius of 300' of property boundaries encompassed by proposed Conditional Use Permit. Said list shall be obtained from the tax records of the appropriate county.

**Radius extended to: _____ feet mile(s) Date: _____ Initial _____

21. Is this application submitted with any additional applications? _____

22. Title 7, Chapter 9, Section 7-9-7 states that the Elmore County Planning and Zoning Commission shall review all proposed conditional use applications and find adequate evidence that such use meets all of the following standards. The applicant must provide said evidence. Following are the standards the conditional use must meet (please use additional sheets of paper if necessary):

A. How does the proposed land use constitute a conditional use as determined by the land use matrix?

B. How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?

C. How will the proposed land use comply applicable base zone and with the specific standards as set forth in the Ordinance?

D. How does the propose land use comply with all applicable County Ordinance?

E. How does the propose land use comply with all applicable State and Federal regulation?

F. What about the proposed land use's design, construction, operation and maintenance makes it harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how will it not change the essential character of said area?

G. Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses?

H. How will the proposed land use be served adequately by available public facilities/services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer or how will these public services be provided by the applicant/developer?

I. Why or how will the proposed land use not create excessive additional requirements at public cost for public facilities/services or be detrimental to the economic welfare of the county?

J. Why or how will the proposed land use not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

K. Why or how will the proposed land use not result in the destruction, loss or damage of a natural or scenic feature of major importance?

23. **ADDITIONAL INFORMATION:** Any additional information as required or needed by the Planning and Zoning Commission, Land Use & Building Department, or interested agency.

A neighborhood meeting must be conducted prior to submitting application. Requirements for a neighborhood meeting are outlined in the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

A master site plan is required with this application. Requirements for a master site plan are found in Title 10, Chapter 6 of the Elmore County Zoning and Development Ordinance.

Agency signature sheet on page 7 of this application.

Agency signatures are used for the applicant to make initial contact with certain agencies to address issues prior to a public hearing and application submittal. Additional agencies not listed may have additional requirements. The agencies listed below may be required for future approvals or signatures depending on the type of conditional use. The signature does not constitute a final approval by the agency. The agency signatures below do not guarantee approval from the Elmore County Land Use & Building Director, Elmore County Planning and Zoning Commission or Elmore County Board of Commissioners. The agencies listed below will be notified of the public hearing. Elmore County Land Use & Building Staff will inform the applicant of the desired agency signatures prior to application submittal.

Agency Comments & Signatures

Notes for agency signatures.

1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

• Central District Health (or other Sewer District) Sewer Permit (208-580-6003) Date

Comment: _____

• Roadway Jurisdiction (MHHD 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115) Date

Comment: _____

•  - MURFPD 10.23.2024
Date

• (MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)

Comments: _____

LANDFILL

Agency signatures are used for the applicant to make initial contact with certain agencies to address issues prior to a public hearing and application submittal. Additional agencies not listed may have additional requirements. The agencies listed below may be required for future approvals or signatures depending on the type of conditional use. The signature does not constitute a final approval by the agency. The agency signatures below do not guarantee approval from the Elmore County Land Use & Building Director, Elmore County Planning and Zoning Commission or Elmore County Board of Commissioners. The agencies listed below will be notified of the public hearing. Elmore County Land Use & Building Staff will inform the applicant of the desired agency signatures prior to application submittal.

Agency Comments & Signatures

Notes for agency signatures.

1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

Ruth Cope 10/23/24

• Central District Health (or other Sewer District) Sewer Permit (208-580-6003) Date
 Comment: No objection to CUP. Any new building generating waste water will need to obtain a septic permit from CDA.

Benny Murray 10-16-24

• Roadway Jurisdiction (MHHD 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115) Date
 Comment: No new approval

• Fire District Date
 • (MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)
 Comments: _____

Elmore County reserves the right to withhold processing and/or issuance of any County Conditional Use Permit until the County is satisfied that County approval may be the final action in any multi-agency approval process. Proof of having obtained or applied for necessary permits and/or approvals from applicable local (other than Elmore County) state, and/or federal agencies may be required prior to issuance of a Conditional Use Permit by Elmore County. If required, documentation shall be submitted with the Conditional Use Permit application.

The Planning and Zoning Commission shall hold at least one public hearing on an application for a Conditional Use Permit. A public hearing will be scheduled within sixty (60) days after acceptance of the application. The Land Use & Building Department will mail hearing notices to the surrounding property owners and to any agency that may have an interest in the proposal. The Land Use & Building Department will place a Notice of Public Hearing in the Mountain Home News at least fifteen (15) days prior to said hearing. The Land Use & Building Department will post notice of the hearing on the premises not less than seven (7) days prior to the hearing.

This application may be approved, conditionally approved, denied, or tabled.

If the application is approved or conditionally approved by the Planning and Zoning Commission, the applicant will be sent a document that is the official "Conditional Use Permit". This document may be in the form of a Findings of Fact, Conclusions of Law, and Order, and will enumerate the conditions attached to the approval and issuance of the permit and will state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of fourteen (14) days from the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order. During this time, any interested person may appeal the action to the Board of Elmore County Commissioners. The applicant will be notified of any pending appeals. An appeal will stay all proceedings until its resolution.

If the Conditional Use Permit is denied by the Planning and Zoning Commission, the applicant may reapply or the applicant may appeal the decision in writing to the Board of Elmore County Commissioners. Appeal of a Planning and Zoning Commission decision must be made within fourteen (14) days after the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order,

The applicant hereby agrees to pay the fees established by the Board and agrees to pay any additional fees incurred (initial) . The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) . The initial applicant understands there could be a delay in a decision should the applicant or their representative not attend any meeting where the application is being considered.

Property Owner Signature Date Applicant Signature Date

ADMINISTRATIVE USE ONLY	
Date of Acceptance: _____	Accepted by _____
CUP FEE: \$400.00	Fee \$ _____ (<input type="checkbox"/> Pd) Receipt # _____
Date Paid: _____	Case# CUP- _____

Bennett Road Landfill Conditional Use Permit Application

Prepared for
Elmore County, Idaho



November 2024

Bennett Road Landfill Conditional Use Permit Application

Prepared for

Elmore County, Idaho
150 S 4th E Street
Mountain Home, ID 83647

Prepared by

Parametrix
7761 W Riverside Drive, Suite 201
Boise, ID 83714-5044
T. 208.898.0012 F. 1.206.649.6353
www.parametrix.com

November 2024 | 553-7443-005

Citation

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APPENDICES

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- C Environmental Checklist

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- D Hillside Development Compliance Memo
- E Neighborhood Meeting Information

Acronyms and Abbreviations

BRL	Bennett Road Landfill
C&D	construction and demolition
CDH	Central District Health
CFR	Code of Federal Regulations
CLOMR	Conditional Letter of Map Revision
CUP	Conditional Use Permit
DEQ	Idaho Department of Environmental Quality
ECZO	Elmore County Zoning Ordinance
FEMA	Federal Emergency Management Agency
IDAPA	Idaho Administrative Procedure Act
IPaC	Information for Planning and Conservation
IS	Idaho Statute
MSW	municipal solid waste
MSWLF	municipal solid waste landfill
NMSW	non-municipal solid waste
NMSWL	non-municipal solid waste landfill
RCRA	Resource Conservation Recovery Act
USFWS	U.S. Fish and Wildlife Service

1. Introduction

Elmore County (County) has requested assistance from Parametrix to prepare documents necessary for the continuing operation and planned expansions and improvements at the Bennett Road Landfill (BRL), including a Conditional Use Permit (CUP) application and completion of environmental due diligence.

2. Project Description

2.1 Description of Existing Site

The BRL site is located approximately 6 miles from Mountain Home, Idaho. The County owns multiple parcels totaling 800 acres of land. The legal land description for the County-owned property is the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 13, T4S, R7E B.M. The BRL site is on approximately 633 acres of land owned by the County. A lot consolidation for the site is in the process of finalization with the County. The existing deeds and legal descriptions are included with this application (Appendix A).

The physical address of the parcel is 6100 SE County Landfill Road, Mountain Home, ID 83647. The surrounding properties of the BRL are undeveloped sagebrush grasslands. The site is currently zoned Agricultural.

The BRL was originally opened on September 15, 1994, and consisted of a construction and demolition (C&D) landfill for non-municipal solid waste (NMSW) and a municipal solid waste landfill (MSWLF) certified by the Idaho Department of Environmental Quality (DEQ). In the early 2000s a transfer station was added to the site. Site plans for existing and proposed conditions are attached in Appendix B. Current improvements on the site are illustrated on Figure 1 and include the following:

- C&D landfill.
- MSWLF (Cell 1).
- Transfer station.
- Scale for weighing vehicles as they enter and exit the facility.
- Equipment building.
- Recycling pile area.
- Tire storage area.
- Household hazardous waste temporary storage shed.
- Wood storage and burn area.
- Office.
- Perimeter fence.

Structures on the site are generally clustered on the north side of the facility. The landfill is accessed via SE County Landfill Road from Old Oregon Trail Road to the north. Parking on the site is currently in a gravel lot located north of the office and scale. It accommodates approximately five vehicles. Additional parking for vehicles and equipment is located in front of the equipment building, with space for approximately six vehicles.

Existing operations at BRL are detailed in the 2023 Bennett Road Municipal Solid Waste Landfill Operating Plan (Parametrix 2023) and the 2024 Bennett Road Construction & Demolition Landfill and Solid Waste Transfer Station Operating Plan (Parametrix 2024), henceforth referenced as the operations plans. MSWLF Cell 1 currently accepts municipal solid waste (MSW) and other waste materials from Elmore County incorporated communities and unincorporated county businesses and residents. Waste arrives via commercial hauler, commercial packer, commercial self-haul, and residential self-haul.

The BRL site also includes a transfer station. Typically, landfilled waste will be disposed of at the transfer station where the County consolidates customer waste loads for transport to the working face by operations staff. However, commercial haulers are allowed to dispose of the waste directly at the working face.

The facility (landfill and/or transfer station) is operated 6 days a week, Monday through Saturday, 312 days a year. The facility is open to the public between the hours of 8 a.m. and 5 p.m., with staff on-site from 7 a.m. until 5:30 p.m. It is closed on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas. Hours may be adjusted depending on the time of year and volume of waste received. Prior to modifying hours of operation, the County will notify Central District Health (CDH) and the DEQ. The County manages and operates the BRL using county and contracted personnel.

2.2 Proposed Use

This CUP application is for both the existing BRL facility as well as the future addition of Cell 2 and other structures/development to improve operations at the site. The master site plan included with this application includes proposed development at the BRL over a 50-year horizon (Figure 2).

In the short term (10 years), future planned uses on the BRL site include:

- MSWLF Cell 2.
- MSWLF Cell 1 closure.
- New parking area.
- New household hazardous waste temporary storage building for incidental waste.
- New equipment storage building.
- New landfill gas flare/energy recovery facility.
- New leachate pond.
- Additional stormwater ponds.

In the long term (11 to 50 years), future planned uses on the BRL site include:

- MSWLF Cell 2 full buildout.
- New recycling drop-off facility and attendant building.
- Additional scale and scale building expansion.

Cell 1 is an existing cell that previously received and currently receives waste. Cell 1 will continue to receive waste until final fill grades are achieved. When Cell 1 reaches final grade, an engineered vegetative cover will be placed on top of the final lift of solid waste in accordance with the Municipal Solid Waste Landfill Operations Plan (Parametrix 2023).

2.3 Current and Planned Accepted Wastes

The BRL currently accepts and will continue to accept:

- MSW, including household waste, Resource Conservation Recovery Act (RCRA) Subtitle D waste, commercial waste, nonhazardous sludge, conditionally exempt small-quantity generator waste, and industrial solid waste.
- Construction and demolition wastes, including asphalt, concrete, aggregate, bathroom fixtures, and other construction debris.
- Wood waste will be stockpiled until a sufficient amount is obtained for processing.

Prohibited waste that would not be accepted includes hazardous waste, polychlorinated biphenyl (PCB) waste, regulated medical waste, liquid waste, and radioactive waste.

BRL accepts and separates select materials for recycling. These materials include metals, batteries, used oil, and waste tires. Batteries are stored in chemically compatible leakproof containers until pickup. Used oil is not accepted from the public. Waste tires are stored in quantities of fewer than 1,500 tires at a designated facility in an orderly fashion.

The anticipated annual tonnage of waste to be accepted at the BRL is estimated to start around 100 tons of waste per day. Future waste acceptance may reach an average of 500 tons per day should the service area be expanded.

3. Applicable Standards and Criteria

Elmore County Zoning Ordinance (ECZO) standards and criteria applicable to the proposed development, along with applicant responses to the standards and criteria, are detailed below.

3.1 ECZO 7-9-4 Conditional Use Standards

A. *The applicant shall agree to comply with the approved plans and specifications.*

Response: The applicant agrees to comply with the plans and specifications of this permit as approved by the County.

B. *The applicant shall have a continuous obligation to maintain adequate housekeeping practices so as not to create a nuisance.*

Response: The applicant will maintain adequate housekeeping practices at the BRL so as not to create a nuisance. These practices would include:

Litter Control

Litter control inspections of the BRL will be performed once a week and after high-wind events to determine whether litter cleanup is necessary. Cleanup will be scheduled based on the results of the inspections, with cleanup performed by operations staff. Alternatively, the county may use Department of Corrections resources for litter cleanup when needed. Results of all inspections and litter cleanup efforts will be noted in the Daily Operations Log.

County personnel will use litter screens to catch and trap wind-blown litter. The portable 20-foot-wide litter screens are placed side by side, a maximum of 50 feet beyond the downwind edge of the working area, perpendicular to the prevailing wind. This arrangement is located as near as practicable to the landfill's active face. Debris captured by the litter screen is removed periodically and reincorporated into the landfill the same or next day of operation.

Scavenging Control

Scavenging is strictly prohibited. Scavenging is defined as the removal of waste from the waste stream for personal use or gain. If it is determined that items were scavenged during operational and nonoperational hours, a record of the incident will be made in the Daily Operations Log. If scavenging becomes a consistent problem, measures will be implemented to prevent reoccurrence.

Domestic Animal Control

Domestic animals are to remain in vehicles. This applies to all dogs, cats, and any other animals.

- C. *Prior to review of the proposed conditional use, the applicant or owner shall obtain the written approval of the appropriate fire authority with regard to the location specifications of any proposed structure, facility, or use.*

Response: This application has been shared with the Mountain Home Fire District, and their signature has been obtained on the application form. Existing and proposed structures and their locations are consistent with applicable fire codes. A second property access point for use in the event of an emergency is located on the western side of the development.

- D. *No structure or facility (excluding signs) shall be located within twenty (20') feet of a residential district unless a sound wall or screen as approved by the Director is provided.*

Response: This standard is not applicable; there are no residential districts surrounding the site.

- E. *A sound wall shall be included in the landscape plan for any parking areas abutting a residential district.*

Response: This standard is not applicable; there are no residential districts surrounding the site.

- F. *The owner and/or operator shall maintain sanitary practices so as not to create a public nuisance and to reduce noise and odor.*

Response: The owner and operator would maintain sanitary practices at the BRL so as not to create a nuisance. These practices would include:

Odors

Odors in the MSWLF are controlled by proper compaction of solid waste and the daily application of compacted cover materials.

At the C&D landfill, odors are generally controlled through the material types accepted for disposal. Materials are generally inert and typically do not generate significant odor. Odors are also controlled through the regular and timely placement of waste in the landfill without prolonged exposure to the surrounding environment and through the use of cover material. To prevent and reduce the production of hydrogen sulfide in the C&D landfill, run-on control systems are in place to prevent water from entering the landfill.

Odors can be reported using the comment and complaint form. If a comment or complaint is made, then it is included in the Daily Operations Log. The landfill manager then reviews the log and determines what, if any, action is needed. In the case of odors, when a complaint is made, the staff will investigate the source of the odor. If the odor is landfill related, then additional cover will be used to control odors as necessary.

Fugitive Dust

Fugitive dust is controlled by proper site operation and maintenance as follows:

- The gravel access roadway to the active face is watered down whenever dust generation becomes apparent or causes a driving hazard.
- Removal of natural vegetative cover is limited to near future excavation areas, construction sites, and firebreaks. Should windblown dust become a hazard or nuisance, water will be applied for control. However, no water is applied to the landfill. The County will revegetate portions of the landfill at final grade as soon as conditions are favorable for seeding (phased closure).

Disease Vector Control

In general, passive methods are used to ensure that vectors do not nest in the waste. These methods include daily inspections of the working face, compaction of the waste, and cover soil placement. If necessary, cover soil will be placed at more frequent intervals if vectors become a nuisance.

- G. *The owner and/or operator shall furnish evidence that any dangerous characteristics of the proposed use have been or shall be eliminated or minimized so as not to create a nuisance or be detrimental to the public health, safety, or welfare.*

Response: Uses at the landfill would not be detrimental to the public health, safety, or welfare. Hazardous materials or other potentially dangerous waste products would not be accepted. Prohibited waste that would not be accepted includes hazardous waste, PCB waste, regulated medical waste, liquid waste, and radioactive waste.

Groundwater sampling wells are proposed for installation to monitor for metals and volatile organic compounds and additional cation/anions that may be indicators of leachate. The groundwater monitoring will be conducted quarterly over a 30-year period.

Fire prevention and control methods at the landfill include the following:

- Open burning is strictly prohibited except for periodic burning of the wood debris pile under controlled conditions and with the approval of the landfill manager, CDH, DEQ, and local fire marshal. In accordance with Title 40 of the Code of Federal Regulations (CFR) 258.24(b), the County will only infrequently burn agricultural wastes, silvicultural wastes, land clearing debris, diseased trees, or debris from emergency cleanup operations.
- Highly flammable or volatile substances are not accepted for landfill disposal.
- A minimum 20-foot-wide firebreak surrounds the landfill boundary. In addition, the run-on and runoff control ditches act as intermediate firebreaks. These firebreaks will be maintained free of vegetation by landfill personnel.
- Tire and wood waste stockpiles are limited in size, and each pile is surrounded by a clearing at least 25 feet in width.

- In the case of small fires that can occur during facility operation, each landfill operation vehicle carries at least a portable fire extinguisher, and all operating personnel are issued a portable radio. Additionally, the field office has fire extinguishers.
- A fire suppression plan is detailed in the operations plans.

Methane gas is not expected to infiltrate any facility structure due to the proximity to the initially constructed cells. The nearest building to Cell 1 is an approximate distance of 300 feet away. Decomposition gases are monitored through a quarterly monitoring program. In the event detected methane gas levels exceed 25% of the lower explosive limit in any facility structure or the concentration of methane gas exceeds the lower explosive limit at the facility boundary, the methane control procedure in the Municipal Solid Waste Landfill Operations Plan (Parametrix 2023) would be followed.

Other potential nuisances, including litter, odors, fugitive dust, and disease vectors, will be mitigated as discussed above in items B and F. These approaches are included within the operations plans.

- H. *If abutting a residential district or within a residential district, the facility hours may be limited by the decision-making body.*

Response: This standard is not applicable; there are no residential districts surrounding the site.

- I. *If abutting or within an Agricultural district, the proposed use shall not cause detrimental impacts to agriculture.*

Response: The BRL is located within an Agricultural district. County-owned land to the east of the BRL is currently used for grazing cattle. BRL development will include the installation of a stormwater pond and potential gas control facility if needed. These improvements will occupy less than 5 acres of the 510 total acres currently used for grazing. The loss of this relatively small area is not expected to have a detrimental impact to agriculture.

The landfill is an existing use on the site, and continued operation and expansion of facilities would not cause a detrimental impact to existing or future agriculture. Off-site impacts of the landfill and its proposed expansion and improvements would be mitigated as detailed in the operations plans, summarized in items B and F above.

- J. *The decision-making body may require additional conditions to mitigate impacts. The conditions may include, but shall not be limited to, any or all of the following:*

1. *Standards related to the emission of noise, vibration, and other potentially objectionable impacts; and*
2. *Limits on time of day for the conduct of the specified use; and*
3. *The period within which the permit shall be exercised or otherwise lapse; and*
4. *Other standards necessary to protect the public health, safety, and welfare and mitigate adverse effects on surrounding property.*

Response: The applicant intends to comply with any conditions of approval required by the decision-making body.

3.2 ECZO 7-9-7 Conditional Use Required Findings

1. *The proposed use shall, in fact constitute a Conditional Use as determined in Ordinance Table 7-2-10 (B), Elmore County Land Use Table, as contained in this Ordinance;*

Response: The existing landfill and proposed expansion/improvements are listed as the following conditional uses in the Agricultural zone per the Elmore County Land Use table as the uses are defined in Section 8-5-3:

- **Landfill** – The BRL, including future improvements and expansion, is an area of land in which waste is placed for permanent disposal.
- **Solid Waste Facilities** – Existing and planned facilities at the BRL include landfills, solid waste processing facilities, and solid waste transfer facilities. The BRL meets, and would continue to meet, local, state, and federal standards and comply with local, state, and federal regulations.
- **Solid Waste Disposal Facilities/Landfill** – The BRL is a public facility for the central collection of solid waste, managed and operated by the County. The BRL includes an existing MSWLF at Cell 1 and would expand to provide additional MSWLF capacity at Cell 2. NMSW is currently accepted at the C&D landfill.
- **Solid Waste Transfer Facility** – Facilities at the BRL include a solid waste transfer facility, which is typically used for the drop-off of MSW and recyclables.

The BRL does not meet the definition of a waste tire storage facility, as it meets the exemption in Section 8-5-3.4.f. The BRL collects 1,500 or fewer waste tires on-site before transferring to an approved waste tire storage or disposal site.

2. *The proposed use shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance;*

Response: The proposed use would be in harmony with the Elmore County Comprehensive Plan, including the following goals and objectives:

Population Goal Statement 2: To guide future growth in order to enhance the quality and character of the County while providing and improving the amenities and services available to Elmore County residents.

Response: The BRL serves the residents of the County, providing an essential service of solid waste disposal. Continued operation of the landfill would maintain this essential service for County residents and businesses. Improvements at the landfill would increase capacity for MSW through the addition of Cell 2, make improvements on the landfill site to allow for more efficient operations, and increase ease of use for members of the public and commercial users of the BRL.

Land Use Goal 1: Provide for the orderly growth and accompanying development of the resources within the County that is compatible with a rural lifestyle.

Response: Ongoing operations, expansion, and improvements at the BRL would support the public facilities needs of the Elmore County population as the County grows. The location of the landfill and mitigation of potential off-site effects caused by landfill operations would ensure compatibility with any future adjacent uses.

Land Use Objective 17: Evaluate all development proposals in terms of land use and environmental compatibility. Discourage development proposals, which negatively impact land use patterns and negatively impact the human and natural environment.

Response: Conditional use approval of improvements and expansion at the BRL would continue operations of an existing landfill on an existing site. Adjacent lands are vacant. Potential off-site impacts would be mitigated as detailed in the operations plans and Section 3.1 of this narrative. Potential environmental impacts have been assessed, and it has been determined that ongoing operations and future expansion of the BRL are not anticipated to have adverse environmental effects. These findings are detailed in Section 3.4 of this narrative and in Appendix C. No negative impacts to land use patterns of the human and natural environment are anticipated.

Public Service Objectives – Solid Waste

1. *Develop solid waste disposal policies and procedures based upon analyzing:*
 - a. *effects on the environment.*
 - b. *growth patterns and existing population areas*
 - c. *land use requirements*
 - d. *transportation costs*

Response: Ongoing operations and future development at the BRL would be compliant with the recently adopted Solid Waste Facility Standards in ECZO Section 8-5. These standards are further addressed in Section 3.3 of this narrative.

2. *Work with local officials and continue to develop and maintain approved solid waste disposal landfills and programs that meet ongoing disposal needs in every Community within the County.*

Response: Ongoing operations, improvements, and expansion of the BRL would allow the facility to continue to meet the ongoing disposal needs of the Elmore County community.

3. *Designate new solid waste collection and transfer stations when necessary.*

Response: Improvements and expansion of the BRL would allow for increased capacity for solid waste collection at an existing landfill site, reducing or delaying the need to locate additional sites for solid waste collection in the County.

3. *The proposed use complies with the purpose statement of the applicable base zone of Ordinance Section 7-2-5 and with the specific use standards as set forth in this Chapter;*

Response: Per the ECZO, the purpose of the Agricultural district is to:

Preserve and protect the supply of agriculture and grazing land in Elmore County until development is appropriate. This district will also control the infiltration of urban development and other uses into agriculture areas, which will adversely affect agricultural operations. Uses that are compatible with farming, ranching, grazing, forest products, and limited mining may be considered in this district. Residential land use is allowed in the Ag zone subject to site development standards and compatibility with agricultural operations. The "Ag" land use designation is the base zone throughout Elmore County. It contains areas

of productive irrigated croplands, grazing lands, forestland, mining lands, public lands as well as rangeland and ground of lesser agricultural value.

Operations at the BRL are compatible with agricultural operations. Off-site impacts are, and would continue to be, mitigated as detailed in the operations plans; there are no adverse impacts expected on nearby agricultural operations.

The BRL would be in compliance with the specific use standards for solid waste facilities and solid waste transfer facilities contained in ECZO Section 8-5. Use standards for solid waste facilities are addressed in Section 3.3 of this application.

4. *The proposed use shall comply with all applicable County Ordinances;*

Response: The proposed landfill complies with all applicable County Ordinances. Please see responses to standards and criteria within this narrative and appendices.

5. *The proposed use shall comply with all applicable State and Federal laws, rules and/or regulations;*

Response: The proposed use is and would remain compliant with all applicable state and federal laws, including Idaho Statute Title 31 (Counties and County Law), Chapter 44, Solid Waste Disposal Sites; Idaho Statute Title 39 (Health and Safety), Chapter 65, Waste Tire Disposal; Chapter 70, Sale and Disposal of Batteries; Chapter 74, Idaho Solid Waste Facilities Act; and Idaho Administrative Procedure Act (IDAPA) 58.01.06, Solid Waste Management Rules.

6. *The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area;*

Response: The site is an existing landfill; the proposal would not change the existing use of the site. Adjacent land is vacant; expansion of and improvements at the BRL would not impact the general vicinity or essential character of the area. Potential nuisances would be controlled in a manner that eliminates any off-site impacts. For more details on nuisance control measures, see Section 3.1 of this application.

7. *The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;*

Response: Neighboring land is vacant and would not be impacted by the proposed use. Potential nuisances would be controlled in a manner that eliminates any off-site impacts. For more details on nuisance control measures, see Section 3.1 of this application.

8. *The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;*

Response: Existing streets and highways currently provide and would continue to provide adequate access to the BRL site. Coordination with Mountain Home Highway District has indicated that a traffic impact study would not be required for this project.

Police protection is provided by the Elmore County Sheriff Department. Fire protection is provided by the Mountain Home Rural Fire District.

The site currently has a well for water, electricity, telephone, a propane tank, internet, and a septic system. Overhead powerlines run east to west on the south side of the property, with connection running north to south to the transfer station building. No additional utilities would be added as part of the proposed project.

No additional water service needs are anticipated due to future development. Stormwater would be controlled on-site.

This application has been shared with Mountain Home Highway District, CDH, and Mountain Home Rural Fire District, and signatures of their representatives have been obtained on the application form.

9. *The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;*

Response: Continued operation and expansion of the landfill would not create excessive additional requirements at public cost. While the facility is County-owned, costs related to operation, expansion, and improvements would be beneficial to the public welfare by providing sufficient solid waste disposal and processing capacity for the County's residents and businesses.

10. *The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;*

Response: Uses, activities, processes, materials, equipment, and conditions of operation at the BRL would be conducted as to avoid or minimize any off-site impacts. Control of potential nuisances is discussed in Section 3.1 of this application. Coordination with Mountain Home Highway District has determined that traffic generated by the continued operation of the landfill and future expansion and improvements would not result in the need for a traffic impact study.

11. *The proposed use shall not result in the destruction, loss or damage of a natural or scenic feature of major importance.*

Response: This finding is not applicable; there are no identified natural or scenic features of major importance in the site or immediate vicinity.

3.3 ECZO 8-5-4 Solid Waste Facilities Standards

3.3.1 8-5-4.A. General Standards

- a. *All Solid Waste Facilities that are allowed in a particular zoning districts are subject to the issuance of a Conditional Use Permit approved by the Planning and Zoning Commission as identified in Table 7-2-26(B) and may require a Mitigation Agreement with the Board of County Commissioners.*

Response: This application is to approve the existing BRL and future BRL expansion and improvements as a conditional use in the Agricultural zone. The current and proposed use is consistent with all applicable Elmore County Ordinances and Comprehensive Plan, as demonstrated in the application materials.

- b. *Additional permitting may be required, to include, but not be limited to, concurrent Floodplain Development Application, Hillside Grading Application, Private Road Application, and other supporting applications and technical studies necessary to comply with this Ordinance.*

Response: A Floodplain Development Application will be submitted concurrently with this application. A memo addressing the requirements of the Hillside Development Ordinance is attached. An environmental review checklist has been prepared to demonstrate environmental due diligence on the site.

- c. *All Solid Waste Facilities shall comply with all applicable overlay districts and regulations as set forth in this Title.*

Response: There are no applicable overlay districts on the site. The existing BRL and future improvements and expansion would comply with all applicable regulations in the ECZO, as demonstrated in this application.

- d. *All structures shall be located a minimum of two hundred (200') feet from any property line. The active portion (waste boundary limits) of a landfill site shall be located a minimum of one thousand (1,000') feet from any residential dwelling.*

Response: All existing and future structures and landfill activities are located a minimum of 200 feet from property line (Figure 2). There are no adjacent residential uses.

- e. *All Solid Waste Facility sites that require grading or filling of more than 15% during operation of the facility shall submit a Hillside Grading Application in compliance with Title 7 Chapter 5 of this Ordinance along with the Conditional Use Permit.*

Response: Slopes in Cell 1 and the C&D waste landfills currently exceed 15% (Figure 5). Finished slopes at Cell 1 will not exceed 15%. Finished slopes at the C&D landfill and Cell 2 would exceed 15% (Figure 6). The applicant will provide the information required under the Hillside Development Ordinance as part of permitting with DEQ. Please see the Hillside Development Ordinance Compliance memo for further information (Appendix D).

- f. *All Solid Waste Facility sites that contain floodplain as defined in Title 8 Chapter 2 of this Ordinance, shall submit a Floodplain Development Application along with the Conditional Use Permit.*

Response: The BRL site is partially within a floodplain. A Floodplain Development Permit will be submitted concurrently with this application, and a Conditional Letter of Map Revision (CLOMR) is underway in coordination with FEMA.

- g. *All Solid Waste Facility sites shall provide:*

- i. *a secure perimeter fence, with lockable gate(s) and gate access to Sheriff and Emergency Medical Director at all times.*
- ii. *adequate queuing distance for vehicles entering and exiting the property such that lines of vehicles will not extend onto public streets during peak hours, unless approved by the County.*
- iii. *signs or pavement markings indicating safe and proper on-site traffic patterns.*

Response: BRL operations staff are responsible for the control of site access by vehicular and foot traffic as well as control of the type of waste placed in the landfill, the protection and maintenance of physical features, and the safety/surveillance of site users and employees. The following items describe the access control at the BRL:

- The field office, located at the site access gate at the northwest section of the landfill, will be occupied continually during facility operating hours. The one access road to the site and the site access gate are monitored by the gate personnel. Among other duties, the gate personnel perform the collection of tipping fees and the initial screening of incoming solid waste loads. Pertinent facility requirements and directions to the appropriate areas are also provided to the drivers. Radio communications are used to convey suspected prohibited waste screening information to the hazardous waste screener.
- A fence that completely borders the site restricts access to the site and the landfill operating areas. At the end of the operating day, all gates around the exterior boundary are locked.
- An all-weather access road provides access from the scale house to the active disposal area.

Vehicles entering and exiting the facility are given adequate queuing space within the facility and, if needed, on County Landfill Road. County Landfill Road is used only for landfill access; queuing vehicles on the road will not impede other public traffic at peak hours or otherwise.

Traffic control signs would be located along the access roads to the central receiving area. Appropriate speed control and cautioning signs are also posted. In some instances, bilingual signs may be installed to improve understanding and utilization.

- h. The decision-making body may specify definite time limits for daily operation and other operational aspects of the facility.*

Response: The BRL has existing hours of operation and operates under the existing operations plans. The applicant intends to comply with any reasonable conditions included by the decision-making body in its approval.

- i. The decision-making body may require closure and post closure requirements upon termination of such use.*

Response: The BRL has existing closure and post-closure plans in place for both the MSWLF and C&D landfills. The applicant intends to comply with any reasonable conditions included by the decision-making body in its approval.

- j. The applicant shall comply with all applicable regulations pertaining to designation, licensing, and maintenance of Solid Waste Facilities as set forth in this Ordinance in addition to all State and Federal requirements including but not limited to*

- i. Idaho Statute Title 31, Chapter 44 Solid Waste Disposal Sites;*
- ii. Idaho Statute Title 39 Health and Safety, Chapters 65 Waste Tire Disposal;*
- iii. Idaho Statute Title 39 Health and Safety, Chapter 70 Sale and Disposal of Batteries;*
- iv. Idaho Statute Title 39 Health and Safety, Chapter 74 Idaho Solid Waste Facilities Act; and*
- v. IDAPA 58.01.06 Solid Waste Management Rules.*

Response: The BRL is currently in compliance and will remain in compliance with all applicable regulations pertaining to designation, licensing, and maintenance of solid waste facilities in the ECZO as well as with all applicable state and federal requirements.

k. *No bags or trash blowing off the premises shall be permitted.*

Response: Litter control inspections of the BRL will be performed once a week and after high-wind events to determine whether litter cleanup is necessary. Cleanup will be scheduled based on the results of the inspections, with cleanup performed by operations staff. Alternatively, the County may use Department of Corrections resources for litter cleanup when needed. Results of all inspections and litter cleanup efforts will be noted in the Daily Operations Log.

County personnel will use litter screens to catch and trap wind-blown litter. The portable 20-foot-wide litter screens are placed side by side, a maximum of 50 feet beyond the downwind edge of the working area, perpendicular to the prevailing wind. This arrangement is located as near as practicable to the active cell. Debris captured by the litter screen is removed periodically and reincorporated into the landfill the same or next day of operation.

l. *The facility shall post a sign at the primary entrance specifying:*

(1) *Name and permit number of facility.*

(2) *Operating hours.*

(3) *Materials that are accepted or the statement "All materials must have prior approval."*

(4) *Telephone number of emergency contact person(s).*

Response: Informational signage is maintained at the entrance gate. The signage identifies the facility, hours of operation, accepted and prohibited waste, and owner/operator names and contact information, and also notifies customers of the potential for a random load inspection.

m. *No solid waste facilities shall accept hazardous waste and industrial wastes without an appropriate approval from the County and Department of Environmental Quality prior to obtaining building permits.*

Response: The BRL operates under a Pre-Screening and Hazardous Waste Exclusion Program designed to prevent prohibited wastes from entering the facility. Prohibited wastes include hazardous wastes as defined in Title 40 of the Code of Federal Regulations (Protection of Environment), Part 261 – Identification and Listing of Hazardous Waste (40 CFR 261), as well as PCB wastes as defined in 40 CFR 761, regulated waste as defined by 40 CFR 1910.1030, and other wastes prohibited by state or local regulations or permit conditions.

The BRL is prohibited from accepting the following waste materials:

- Hazardous waste.
- PCB waste.
- Regulated waste.
- Liquid waste.
- Radioactive waste.

Some material, such as batteries and used oil, may be accepted at the BRL and designated for recycling rather than disposal.

Prohibited waste must be disposed of at a permitted waste disposal facility. Any material contaminated by a prohibited waste is also deemed to be a prohibited waste. RCRA permits are required to store, transport, and treat prohibited waste.

- n. *The facility is kept secure from unauthorized entry or guard maintaining security for the facility.*

Response: BRL operations staff are responsible for the control of site access by vehicular and foot traffic as well as control of the type of waste placed in the landfill, the protection and maintenance of physical features, and the safety/surveillance of site users and employees. The following items describe the access control at the BRL:

- The field office, located at the site access gate at the northwest section of the landfill, will be occupied continually during facility operating hours. The one access road to the site and site access gate are monitored by the gate personnel. Among other duties, the gate personnel perform the collection of tipping fees and the initial screening of incoming solid waste loads. Pertinent facility requirements and directions to the appropriate areas are also provided to the drivers. Radio communications are used to convey suspected prohibited waste screening information to the hazardous waste screener.
- A fence that completely borders the site restricts access to the site and the landfill operating areas. At the end of the operating day, all gates around the exterior boundary are locked.

- o. *The facility operator shall implement a comprehensive waste load checking program to verify compliance with the allowed and prohibited materials.*

Response: County staff or contractors will screen waste coming from the Elmore County transfer stations and drop boxes at those sites prior to transfer to BRL. Landfill staff will screen waste hauled directly to BRL at the scale house and the landfill working face. The screening will meet the guidelines stated in BRL's Pre-Screening and Hazardous Waste Exclusion Program.

All operators will be trained in the identification of hazardous and regulated wastes. If an operator identifies any material of these types, the material will be immediately removed from the waste stream and set aside. The operator will make note of the removed waste on the screening report(s), which are retained in the field office, at the end of the day. The removed material will be returned to the person delivering the material. If the removed waste is hazardous or questionable, the operator will immediately notify the operating supervisor for further instructions. If it is ultimately determined that the waste is hazardous (40 CFR 261) or contains PCBs (40 CFR 761), the CDH, (208) 587-9225, and the DEQ, (208) 373-0121, shall be notified.

- p. *The facility operator shall, at all times, maintain accurate and complete records of the amounts of materials delivered to and accepted by the facility, the amounts and types of materials shipped offsite, and the amount of material sent to disposal (either on-site or off-site).*

Response: All records and any documentation are maintained on file at the BRL field office. Duplicate records are maintained at the Elmore County Clerk's office at the courthouse, with retention for the active life of the landfill, including the 30-year post-closure care period. Electronic files will be periodically refreshed on new electronic media to ensure long-term availability of documentation.

Records of operation will include inspection records and daily logs, including detailed waste load inventories, compactor truck and roll-off truckload quantities, and public waste load quantities.

Several forms of documentation are required to be maintained for the BRL recording amounts and types of materials delivered to the site, shipped off-site, and/or sent to disposal, each of which is outlined below.

Incoming Waste Log

The Incoming Waste Log includes the incoming waste tonnage for each customer. The log is maintained on the computer located in the field office. This information is entered by the operator each time a vehicle brings waste to the site and is used for billing purposes and to keep track of the cumulative quantities disposed of in the BRL. Screening reports and, if available, bills of lading are also collected.

Annual Report

BRL will prepare and submit an annual report to CDH by the first of April immediately following the reporting year. The annual report will include the following information:

- Name and address of the facility.
- Calendar year covered by the report.
- Quantity of waste accepted during the reporting year in tons.
- Quantity of each type of waste accepted in tons.
- Estimate of the in-place waste density in pounds per cubic yard.
- Results of methane monitoring.
- Applicable financial assurance reviews and audit findings.

- q. *To the extent practical, the facility operator shall weigh all loads received at the facility on a computerized scale system. Scales shall be in compliance with all regulatory requirements for accuracy and maintenance. If the use of scales is not practical, then estimates based on generally accepted volume-to-weight conversion factors will be considered accurate and complete records.*

Response: All vehicles delivering to the BRL are weighed both incoming and outgoing to obtain accurate weights for the purposes of billing and determining the amount of material cumulatively placed in the landfill. The BRL uses on-site scales with associated software (currently WasteWORKS software) to maintain annualized disposal records for landfill and transfer station users and to bill users as applicable. Electronic records of all scale-weighed materials will be maintained on-site, with backup at the County Clerk's office.

- r. *The facility operator's records shall be made available for inspection during normal business hours by authorized officers, employees, or agents of the County.*

Response: All records and any documentation are maintained on file at the BRL field office. Duplicate records are maintained at the Elmore County Clerk's office at the courthouse, with retention for the active life of the landfill, including the 30-year post-closure care period. Records are made available for inspection at these locations during normal business hours by authorized officers, employees, or agents of the County.

- s. *The facility shall control dust generated from the facility to the maximum extent practicable. Dust control measures may include, but are not limited to, misting systems, water trucks, manual or mechanical sweeping, and use of negative ventilation.*

Response: Fugitive dust is controlled by proper site operation and maintenance as follows:

- The gravel access roadway to the active cell is watered down whenever dust generation becomes apparent or causes a driving hazard.
- Removal of natural vegetative cover is limited to near future excavation areas, construction sites, and firebreaks. Should windblown dust become a hazard or nuisance, water will be applied for control. However, no water is applied within the active or inactive cells. The County will revegetate completed cells as soon as conditions are favorable for seeding (phased cell closure).

t. *Heavy machinery used to move materials on the facility property shall only occur within the permitted business hours.*

Response: Heavy machinery would only be operated within the permitted business hours to move materials on the BRL property.

3.3.2 Solid Waste Facility Design Standards

a. *Municipal Solid Waste Landfill:*

a. *Each MSWL site shall demonstrate compliance with Section A and other requirements of this Ordinance.*

Response: The existing MSWLF at BRL, as well as future expansion and improvements, is in compliance with ECZO 8-5-4 Section A and all requirements of the ECZO, as demonstrated in this application narrative.

b. *No additional design standards beyond what is required by IDAPA 58.01.06*

Response: The existing MSWLF at BRL, as well as future expansion and improvements, is in compliance with the requirements of IDAPA 58.01.06 as demonstrated in this application narrative and the current Operations Plan.

b. *Non-Municipal Solid Waste Landfill:*

a. *Each NMSWL site shall maintain financial assurance in the form of a cash bond payable to the County, in an amount acceptable to the County; provided however, the County shall require a minimum initial financial assurance of two dollars and fifty cents (\$2.50) per ton of solid waste disposed of at the site. The amount of financial assurance shall be adjusted each year for the amount of solid waste disposed of and in accordance with the consumer price index on the anniversary date of the issuance of the permit or other County written authorization. Failure to adjust the amount of financial assurance on the anniversary date each year shall constitute failure to comply with this provision and shall result in automatic revocation of the permit or other written County authorization and forfeiture of the bond. The County shall only approve an application submitted when documentation submitted with the application established compliance with the financial assurance requirement.*

Response: Financial assurance for the C&D landfill will be included in the BRL financial assurance submitted annually on the anniversary date of April 1 and shall meet all requirements for non-municipal solid waste landfill (NMSWL) sites.

3.3.3 Solid Waste Transfer Facility Design Standards

- a. *Each Solid Waste Transfer Facility site shall demonstrate compliance with Section A and other requirements of this Ordinance.*

Response: The existing transfer station at BRL is in compliance with ECZO 8-5-4 Section A and all requirements of the ECZO, as demonstrated in this application narrative.

- b. *All buildings or exterior surfaces that come into contact with solid waste shall be enclosed by walls and a roof satisfactory to:*

(1) *Minimize dust and litter out of the building.*

(2) *Keep precipitation out of the building.*

(3) *Prevent the attraction or harboring of vectors in the building.*

Response: The existing transfer station at BRL is in compliance. The transfer station located is an enclosed building, which keeps precipitation out of the transfer area, minimizes dust and litter, and prevents vectors.

- c. *All surfaces that come in contact with solid waste or industrial wastewater shall be impervious to liquids.*

Response: The transfer station building contains an impervious concrete tipping floor.

- d. *Waste tires shall be removed from the site within 30 days after their receipt.*

Response: Waste tires will be removed within 30 days of receipt. Staff will arrange for tires to be removed from site by a contractor meeting the licensing requirements established by the state of Idaho.

- e. *Waste tire storage areas shall comply with Title 39 Chapter 65 of Idaho State Code and Section E of this chapter.*

Response: Waste tires may be accepted at the BRL in accordance with Idaho Statute (IS) 39-65, Waste Tire Disposal, and stored on-site in quantities of fewer than 1,500 tires or passenger tire equivalents. Based on IS 39-6501, an approved solid waste landfill collecting fewer than 1,500 waste tires prior to transfer to an approved waste tire storage, or disposal site, does not constitute the BRL as a storage site. Tires will be stored at a designated location in an orderly fashion. The waste tire pile will not exceed the following maximum dimensions:

Width = 50 feet Length = 100 feet Height = 6 feet

Waste tires may be stored in containers, provided the containers are covered to exclude precipitation. At no time will waste tires be permitted to remain in standing water. Drainage gradients in the waste tire storage area will prevent run-on to the area and divert surface flows away from the pile. Tires will be stored in a manner that does not facilitate the breeding of mosquitos or provide harborage for rodents or other vectors.

3.4 ECZO 10-6-7 Master Site Plan Required Findings

A. In order to approve the master site plan, the Director shall find the following:

1. The master site plan complies with the applicable Comprehensive Plan; and

Response: The master site plan for future improvements and expansion at the BRL complies with goals and policies of the Elmore County Comprehensive Plan as discussed in Section 3.2 of this report.

2. When applicable, the master site plan complies with Section 10-6-4 General Required Standards; in regards to:

- a. Location of Structures on the site; and
- b. Non-Vehicular Access and Internal Circulation; and
- c. Automobile Access and Internal Circulation; and
- d. Additional Off-Street Parking Design Standards.

Response:

Existing and future conditions at the site are illustrated on site plan figures in Appendix B.

Location of Structures on the Site – Existing and proposed structures on the site are generally clustered on the northern portion of the BRL facility. All structures and landfill operations are outside of the 200-foot required setback from the property line. Structures, access roads, and parking facilities have been designed to maximize efficient and orderly use of the BRL facility.

Non-Vehicular Access and Internal Circulation – Pedestrian access from the street is not required for the BRL due to the nature of the use of the site. Waste is delivered to the BRL via personal or commercial vehicle.

Automobile Access and Internal Circulation – Automobiles currently access the site via the BRL’s main entrance on SE County Landfill Road. Within the facility, signage directs residential vehicles to the scale and drop-off areas and then to the exit. County vehicles use a separate travel path for picking waste up from the transfer station and delivering to the MSWLF (Figure 3).

An emergency vehicle access road would be developed on the western side of the site. Future development would direct residential traffic users to the transfer station, C&D landfill, future recycling drop-off facility, and future parking lot. County vehicle traffic would use a travel path between the transfer station, Cell 1, and Cell 2 (Figure 4).

Additional Off-Street Parking Design Standards – Final design of the new parking area at the BRL would be consistent with the standards of the ECZO. The BRL would provide more than the required number of parking spaces identified in Table 10-8-5 (one per two employees). There are up to 15 employees at the BRL currently; additional parking to be developed would provide up to 50 additional spaces.

3. *The applicant has submitted a natural features analysis compliant with Section 10-6-5 indicating that the proposed development and master site plan sufficiently addresses:*
- a. *Any natural constraints detected or observed; and*
 - b. *Historical and Cultural Resources; and*
 - c. *Sensitive Plant and Wildlife Species; and*
 - d. *Any Impacts on Natural Features.*

Response:

Natural Features Analysis – Natural features on the BRL site have been analyzed and mapped where applicable as part of the master site plan process. Additionally, Parametrix completed an environmental checklist to assess potential impacts to the natural and built environment due to continuing operations and proposed development at the BRL site. Please see the Environmental Checklist in Appendix C for additional information.

- **Hydrology** – Existing and future drainage patterns on the site are shown on Figures 9 and 10. Currently the floodplain designations are under review within and in the surrounding area to the BRL site.

The Federal Emergency Management Agency (FEMA) defines a floodplain as the area that has a greater than 1% chance of being inundated with water any given year. Currently, the floodplain designations are under review within and in the surrounding area to the BRL site.

According to the 1994 FEMA designation, the BRL a portion of the southwestern section of the site is within Zone A, defined as “within the 100-year floodplain,” with no base flood elevation determined (Figure 7).

The proposed floodplain designation increases Zone A to cover the majority of the parcel but is outside of the BRL facility (Figure 8).

A desktop evaluation was performed of the project site using aerial photographs, topographic maps, and information agency websites, including DEQ’s Integrated Report, and U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory Map (see Attachment 2 in Appendix C). An intermittent stream was revealed at the project site. The drainageway is located outside of the landfill limits on the east side of the parcel.

The stream is classified by National Wetlands Inventory as a riverine, intermittent (4), streambed, and temporary flooded (R4SBA). DEQ’s Integrated Report describes the surface water as an intermittent stream and does not support cold water aquatic life. The intermittent stream originates near Teapot Dome approximately 8 miles northeast of the BRL and empties into the Snake River approximately 10 miles southwest of the BRL.

Elmore County regulations do not identify a required buffer for intermittent streams. The proposed project would not impact the intermittent stream.

Groundwater sampling wells are proposed for installation to monitor for metals and volatile organic compounds and additional cation/anions that may be indicators of

leachate. The groundwater monitoring will be conducted quarterly over a 30-year period.

- **Soils** – According to the U.S. Department of Agriculture National Resources Conservation Service soil survey of Elmore County Area, Idaho, and parts of Elmore and Owyhee Counties, soils within the BRL area consist of Colthorp-Kunaton complex, 0% to 8% slopes. The soil is not classified as prime farmland. The Colthorp-Kunaton soil complex is a stony silt loam to silty clay loam. It is typically found on lava plains, well drained, and very deep. Review of the hydric soil list did not identify Colthorp-Kunaton complex as hydric. The soil complex is not identified as prime farmland.
- **Topography** – The area surrounding the BRL is primarily flat. Slopes greater than 25% exist on the site, due to earthmoving associated with landfill operations. Existing and future proposed slopes are mapped on Figures 5 and 6.
- **Vegetation** – The vegetation within the BRL site majorly consists of big sagebrush (*Artemisia tridentata* Nutt), bitterbrush (*Purshia tridentata*), cheatgrass (*bromus tectorum*), smooth brome (*Bromus inermis*), and Mexican fireweed (*Bassia scoparia*). A limited amount of vegetation exists in planned landfill Cell 2 development.
- **Sensitive Plant and Wildlife Species** – Slickspot peppergrass (*Lepidium papilliferum*) was identified by USFWS Information for Planning and Conservation (IPaC) database to occur near the BRL site.

Slickspot peppergrass grows in microsite low points within the sagebrush-steppe habitats located in Southwest Idaho. The slickspot peppergrass habitat is very susceptible to the degradation of sagebrush-steppe habitats, resulting from several factors including urbanization, farming, and livestock. Due to the disturbed nature of the BRL, the critical habitat for slickspot peppergrass does not exist and is unlikely to be encountered within the site.

Monarch butterfly (*Danaus plexippus*) was identified by USFWS IPaC to occur near the BRL site. The Monarch butterfly is currently a candidate species and is not yet listed or proposed for listing. Therefore, critical habitat for this species has not been designated and would not require consultation with USFWS.

- **Historic and Cultural Resources** – A search of the Idaho Cultural Resource Information System was conducted reviewing the BRL and surrounding areas. Approximately 29 sites were reported near and within the BRL site. Out of the 29 sites, 1 was listed as “eligible” as a task-specific, moderate lithic scatter – obsidian, ignimbrite, chert debitage, 4-point fragments, 4 pottery fragments, and clamshell fragments were found. This site is located south of the BRL site outside of the property. No buildings or structures located on or near the site are listed or eligible for national, state, or local preservation registers. All building structures on the site were built after the year 2000.
- **Hazardous Areas** – The only potentially hazardous area identified at the BRL site is the existing floodplain. A portion of the southwestern section of the site is within Zone A, defined as “within the 100-year floodplain,” with no base flood elevation determined (Figure 7).

The proposed floodplain designation increases Zone A to cover the majority of the of the BRL site and Zone X in the remaining portions of the site (Figure 8).

The filling of the landfill will prevent the incursion of floodwaters into the landfill. A Letter of Map Revisions from FEMA is underway for the project site and surrounding area.

Impacts on Natural Features – No adverse impacts to natural features are anticipated as a result of ongoing operations and new development at the BRL. The existing floodplain on the site would be modified to avoid the risk of flood hazard on the site. Groundwater will be monitored for indicators of leachate continuing for a 30-year period after the landfill is closed. Revegetation of the site would consist of native grasses, and shrubs would be used in seed mixture for final closure cover system.

Potential off-site impacts resulting from dust, noise, or odors will be mitigated as described in Section 3.2.

4. *The master site plan complies with Section 10-6-6 Other Required Standards; in regards to:*
 - a. *Screening; and*
 - b. *Drainage; and*
 - c. *Water Supply and Sewage Disposal; and*
 - d. *Filling, Excavation, and Earthmoving; and*
 - e. *Irrigation Services and Delivery Systems; and*
 - f. *Utilities; and*
 - g. *Maintenance; and*
 - h. *Supplemental Information; and*
 - i. *Alternate Site Development.*

Response:

Screening – No screening is proposed for the BRL site. The site is an existing landfill use and is in a remote location surrounded by vacant parcels.

Drainage – After the completion of all proposed development, the facility would have approximately 7% impervious surfaces. This number covers the entire proposed parcel boundary. Impervious areas are all pavement/gravel roads, buildings, leachate ponds, and the lined Cell 2. Please see Figures 9 and 10.

Water Supply and Sewage Disposal – The locations of existing wells on the site are shown on Figure 1. There is no existing sewer or wastewater disposal service at the BRL, nor would it be established as part of this development. Fire trucks may access the site through the existing access road. Future development includes an emergency vehicle access road on the western side of the site.

Filling, Excavation, and Earthmoving – Outside of the landfill areas, the BRL site is primarily flat, and construction would require minimal fill, excavation, or earthmoving. The C&D landfill and MSWLF Cells 1 and 2 would be engineered with slopes up to 33% to accommodate the coverage of waste. The closed landfill units would be seeded with native vegetation as part of their final cover. The topsoil layers would be approximately 6 to 12 inches thick to sustain the

vegetation. Conveyance structures such as ditches or outlets are protected by rock armor or quarry spalls.

Irrigation Services and Delivery Systems – This is not applicable to the proposed development.

Utilities – The site currently has a well for water, electricity, telephone, a propane tank, internet, and a septic system. Overhead powerlines run east to west on the south side of the property, with connection running north to south to the transfer station building. No additional utilities would be added as part of the proposed project.

Maintenance – The BRL operates under existing operations plans for the MSWLF and the C&D landfill. These plans include provisions for security and control of litter, dust, and noise.

3.5 ECZO 8-2 Flood Hazard Damage Protection

According to the 1994 FEMA designation, the majority of the site is within FEMA designated Zone X, defined as “areas determined to be outside of the 500-year flood plain.” A portion of the southwestern section of the site is within Zone A, defined as “within the 100-year floodplain,” with no base flood elevation determined (Figure 7). The proposed floodplain designation increases Zone A to cover the majority of the of the BRL site and Zone X in the remaining portions of the site (Figure 8).

Development at the site would be designed to prevent the incursion of floodwaters into the landfill. Upon completion of this work, no new or existing structures would be located within the floodplain. The Cell 2 stormwater pond would be located within the floodplain. A CLOMR process is underway for the project site and surrounding area. A Floodplain Development Application form and Hydrologic and Hydraulic Study have been submitted concurrently with this application submittal.

3.6 ECZO 7-5-9 Hillside Required Findings

The applicant will provide the information required under the Hillside Development Ordinance as part of permitting with DEQ. This information is detailed in a Hillside Development Ordinance Compliance Memo in Appendix D.

4. Environmental Review

The applicant has completed an environmental review of the site. This review is not required by any federal, state, or local regulation. It was completed voluntarily to demonstrate due diligence in assessing the potential impacts of the existing and future landfill development on the built and natural environment. Please see the completed environmental review in Appendix C.

5. Agency Coordination

5.1 Mountain Home Highway District

Initial coordination has taken place with Louie Lasuen of Mountain Home Highway District on August 19, 2024, who has confirmed that a Traffic Impact Study will not be required for the proposed use. A signature from a representative of the highway district has been obtained for the CUP application form.

5.2 Mountain Home Rural Fire District

The Mountain Home Rural Fire District is aware of proposed changes on the site. To date, conversation has mostly been focused on the Cell 2 landfill expansion and current operations. A signature from a representative of Mountain Home Rural Fire District has been obtained for the CUP application form.

5.3 Central District Health

The County has been working with DEQ for the permitting of the existing landfill Cell 1 and for the proposed Cell 2. Currently, the County is working with them for the approval of a groundwater monitoring plan and operating plans to meet regulations for the current landfill operations, expanded use of the current cell, and future expansion of the MSW landfill. A signature from a representative of CDH has been obtained for the CUP application form.

5.4 Idaho Department of Environmental Quality

The County has been working with DEQ for the permitting of the existing landfill Cell 1 and for the proposed Cell 2. Currently, the County is working with them for the review of a groundwater monitoring plan and operating plans to meet regulations for the current landfill operations, expanded use of the current cell, and future expansion of the MSW landfill. DEQ is aware of the changes proposed to the site and is supportive of the County's efforts to meet all necessary regulations.

6. Neighborhood Meeting

A neighborhood meeting was held at the Old Forest Service Building in Mountain Home on October 10, 2024, from 6 to 7 p.m. Notice was mailed to property owners within a 5-mile radius of the landfill site on September 23, 2024. The sign-up sheet and copy of the mailed notice letter are attached to this application (see Appendix E). A first draft of this application was submitted to Elmore County on October 14, 2024, less than 30 days from the date of the neighborhood meeting. A final application was submitted on November 1, 2024.

Four community members attended the meeting. Comment forms were provided for feedback and Parametrix and BRL management and staff were in attendance to review the proposed project and answer questions. Comments and questions received from the public at the meeting included:

- “Great place for the landfill. Plenty of room for expansion. Please have inmate detail pick up debris that blows out along Old Oregon Trail Road (Bennett Road) once in a while at least between Highway 30 and landfill.”

Response: An approach for litter control is included in the operations plans and is detailed in Section 3.1 of this narrative.

- “How much will our taxes increase?”

Response: Increases in taxes associated with the proposed project are outside the scope of this CUP. The proposed project will benefit County residents by providing expanded and more efficient solid waste facilities for the community.

7. Conclusion

The existing operation of the BRL, as well as proposed improvements and expansion, would allow Elmore County to continue to serve the waste disposal needs of its residents and businesses for years to come. The proposed project is consistent with the goals and policies of the Elmore County Comprehensive Plan and with the regulations within the Elmore County Zoning Code. There are no adverse impacts to the environment expected as a result of continued landfill operations, improvements, and expansion.

8. References

Parametrix. 2023. Bennett Road Landfill Operating Plan. Prepared for Elmore County by Parametrix, Boise, Idaho. April 2023.

Parametrix. 2024. Bennett Road Construction & Demolition Landfill and Solid Waste Transfer Station Operating Plan Inclusive of Closure Plan and Post-Closure Plan. Prepared for Elmore County by Parametrix, Boise, Idaho. November 2024.

Appendix A

Existing Deed Documents

WARRANTY DEED

For Value Received ROBERTA BENNETT, a widow, an undivided 1/6 interest; FREDERICK BENNETT, a single man, an undivided 1/18 interest; ROSS BENNETT, a single man, an undivided 1/18 interest; JANIS JONES, a married woman, an undivided 1/18 interest; FRANCES KIRKWOOD, a widow, an undivided 1/3 interest and MURIEL J. VAN BERKEM, a married woman, an undivided 1/3 interest MJB

The grantor do hereby grant, bargain, sell and convey unto the grantees, whose current address is 150 South 4th East, Mountain Home, Idaho the following described premises, in ELMORE County Idaho, to-wit:

TOWNSHIP 4 SOUTH, RANGE 7 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

SECTION 13: SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

SECTION 14: E $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

SECTION 23: E $\frac{1}{2}$ East of I-84

TOWNSHIP 4 SOUTH, RANGE 8 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

SECTION 18: Lot 3; NE $\frac{1}{4}$ SW $\frac{1}{4}$

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee its heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee that they are the owners in fee simple of said premises; that they are free from all incumbrances EXCEPT THOSE OF RECORD.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: JUNE 19, 1988

SEE ATTACHED SHEET FOR SIGNATURE PAGE AND NOTARY PAGE

<p>STATE OF IDAHO, COUNTY OF _____</p> <p>On this _____ day of _____, 19 _____, before me, a notary public in and for the said State, personally appeared _____</p> <p>known or identified to me to be the person whose name subscribed to the within instrument, and acknowledged to me that _____ executed the same.</p> <p style="text-align: right;">_____ Notary Public Idaho</p> <p>Residing at _____, Idaho Comm. Expires _____</p>	<p>STATE OF IDAHO, COUNTY OF <u>Elmore</u></p> <p>I hereby certify that this instrument was filed for record at the request of <u>GUARANTY TITLE INC for Elmore County</u></p> <p>at <u>14</u> minutes past <u>2:00</u> o'clock <u>P</u>. M., this <u>22</u> day of <u>June</u> 19 <u>88</u>, in my office, and duly recorded in Book _____ of Deeds at Page _____</p> <p style="text-align: center;">RAMONA YRAZABAD Ex-Officio Recorder</p> <p>By <u>Merle A. Becker</u> Deputy.</p> <p>Fees \$ <u>0</u> Mail to: _____</p>
--	--

INSTRUMENT NO.

248169

SIGNATURE PAGE

Roberta Bennett
 By: *Muriel J. Van Berkem*
 ROBERTA BENNETT BY MURIEL J. VAN BERKEM, HER ATTORNEY IN FACT

Frederick Bennett
 by: *Muriel J. Van Berkem*
 FREDERICK BENNETT, BY MURIEL J. VAN BERKEM, HIS ATTORNEY IN FACT

Ross Bennett
 by: *Muriel J. Van Berkem*
 ROSS BENNETT, BY MURIEL J. VAN BERKEM, HIS ATTORNEY IN FACT

Janis Jones
 by: *Muriel J. Van Berkem*
 JANIS JONES BY MURIEL J. VAN BERKEM, HER ATTORNEY IN FACT

Frances Kirkwood
 by: *Muriel J. Van Berkem*
 FRANCES KIRKWOOD, BY MURIEL J. VAN BERKEM, HER ATTORNEY IN FACT

Muriel J. Van Berkem
 MURIEL J. VAN BERKEM

NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF King

On this 19 day of June, 1988, before me, a Notary Public in and for the said State personally appeared MURIEL J. VAN BERKEM, known or indentified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



David F. Van Berkem
 Notary Public
 Residing at Woodinville
 Commission Expires 2-25-91

STATE OF WASHINGTON
COUNTY OF King

On this 19th day of June 1988, before me, a Notary Public in and for the said State personally appeared MURIEL J. VAN BERKEM, known or indentified to me to be the person whose name is subscribed to the within instrument as the attorney in fact of ROBERTA BENNETT, FREDERICK BENNETT, ROSS BENNETT, JANIS JONES AND FRANCES KIRKWOOD, and acknowledged to me that she subscribed the names of them thereto as principal, and his/her own name as attorney in fact.



David F. Van Berkem
 Notary Public
 Residing at Woodinville
 Commission expires 2-25-91

The United States of America

To all to whom these presents shall come, Greeting:

IDI-27372

WHEREAS

County of Elmore, Idaho

is entitled to a land patent pursuant to the Act of October 21, 1976 (Section 206, 90 Stat. 2756; 43 U.S.C. 1716), for the following described land:

Boise Meridian, Idaho

T. 4 S., R. 7 E.,
sec. 11, lot 2;
sec. 12, lots 2, 4, and 6;
sec. 13, lot 2, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, and SE $\frac{1}{4}$ NW $\frac{1}{4}$;
sec. 14, NE $\frac{1}{4}$ NE $\frac{1}{4}$.

T. 4 S., R. 8 E.,
sec. 18, lots 2 and 6.

Containing 433.30 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above-named claimant the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, its successors and assigns, forever;

EXCEPTING AND RESERVING TO THE UNITED STATES a right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.

SUBJECT TO:

1. Those rights for electric transmission line purposes granted to Idaho Power Company, its successors or assigns, by Right-of-Way No. IDI-27349, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).
2. Those rights for buried telephone line purposes granted to American Telephone and Telegraph Company, its successors or assigns, by Right-of-Way No. IDI-26291, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).
3. Those rights for an existing road exercised under R.S. 2477 and noted under serial number IDI-21406.

IDI-27372

- 4. Those rights for an existing road exercised under R.S. 2477 and noted under serial number IDI-20029.

276857

Deed #

ELMORE COUNTY, IDAHO, ss
 Request of Elmore County
 Time 2:31 P.M.
 Date October 12, 1993
 Book _____ of _____
 Page DULORES ROBISON
 By Marla L. Becken
 Deputy
 Fee 1.00



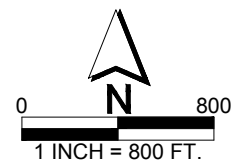
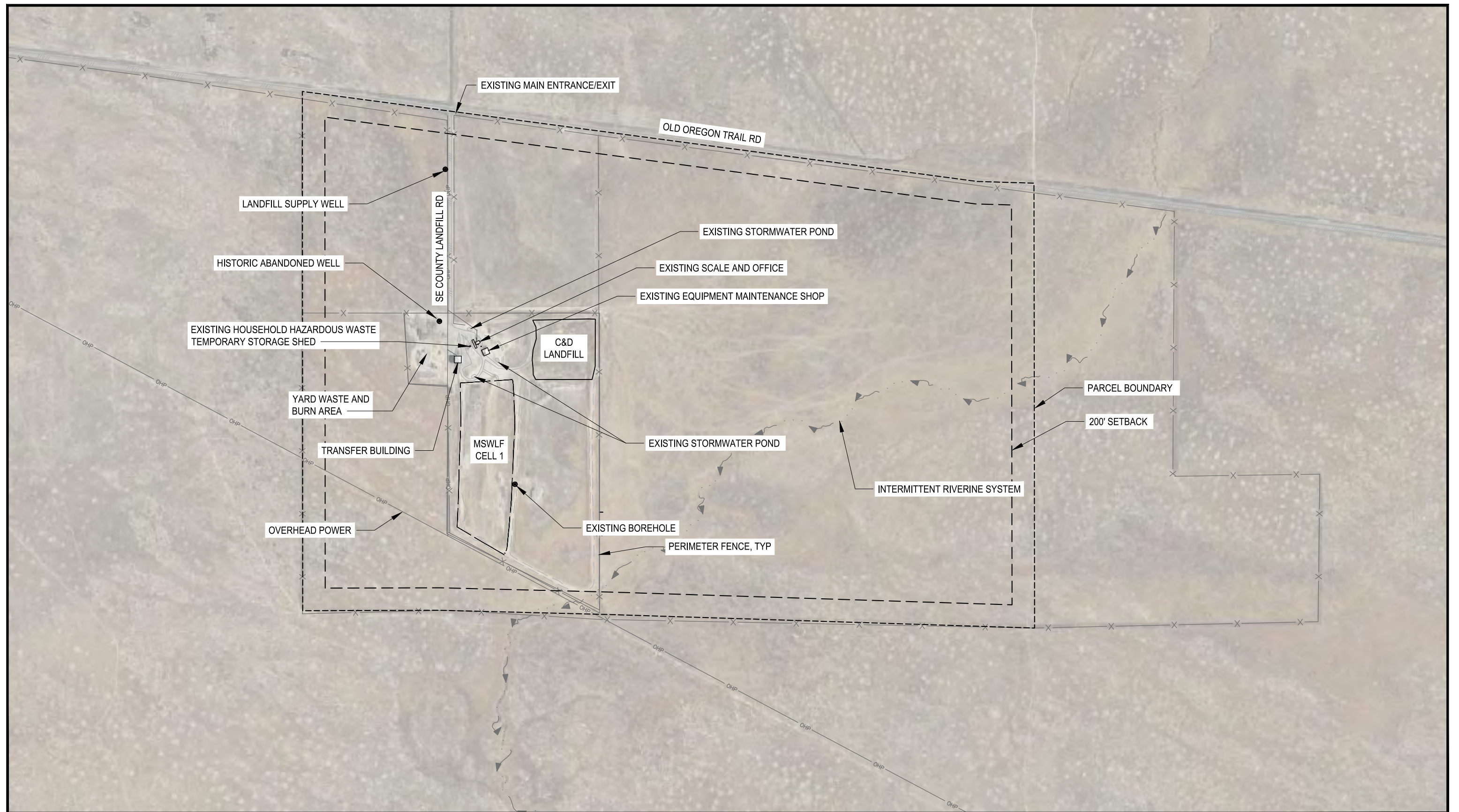
IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand in Boise, Idaho
 the FOURTH day of OCTOBER
 in the year of our Lord one thousand nine hundred and
 NINETY-THREE and of the Independence of the
 United States the two hundred and EIGHTEENTH

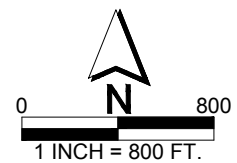
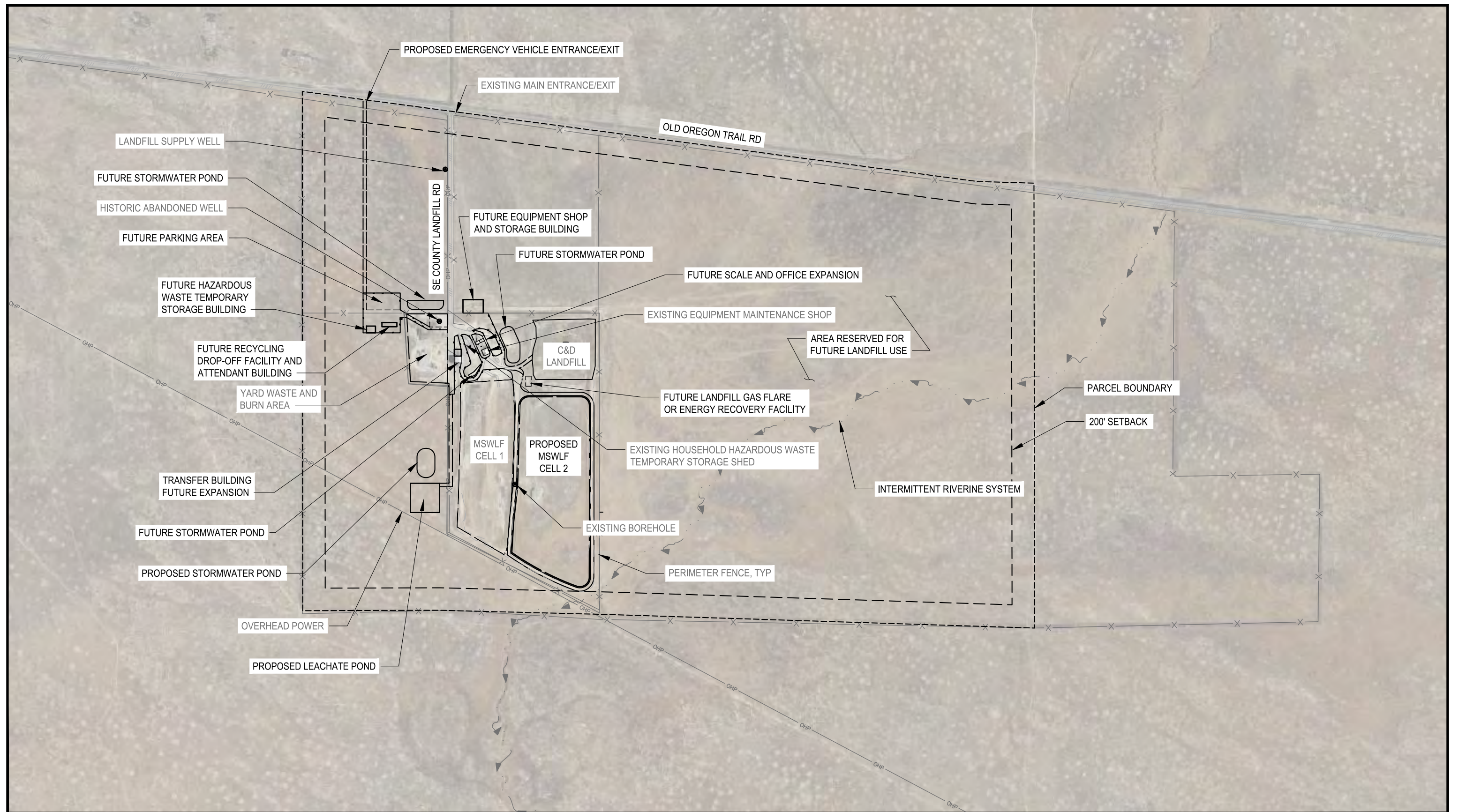
By [Signature]
 Deputy State Director for Operations

Appendix B

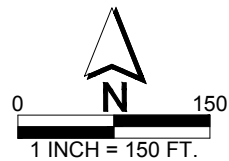
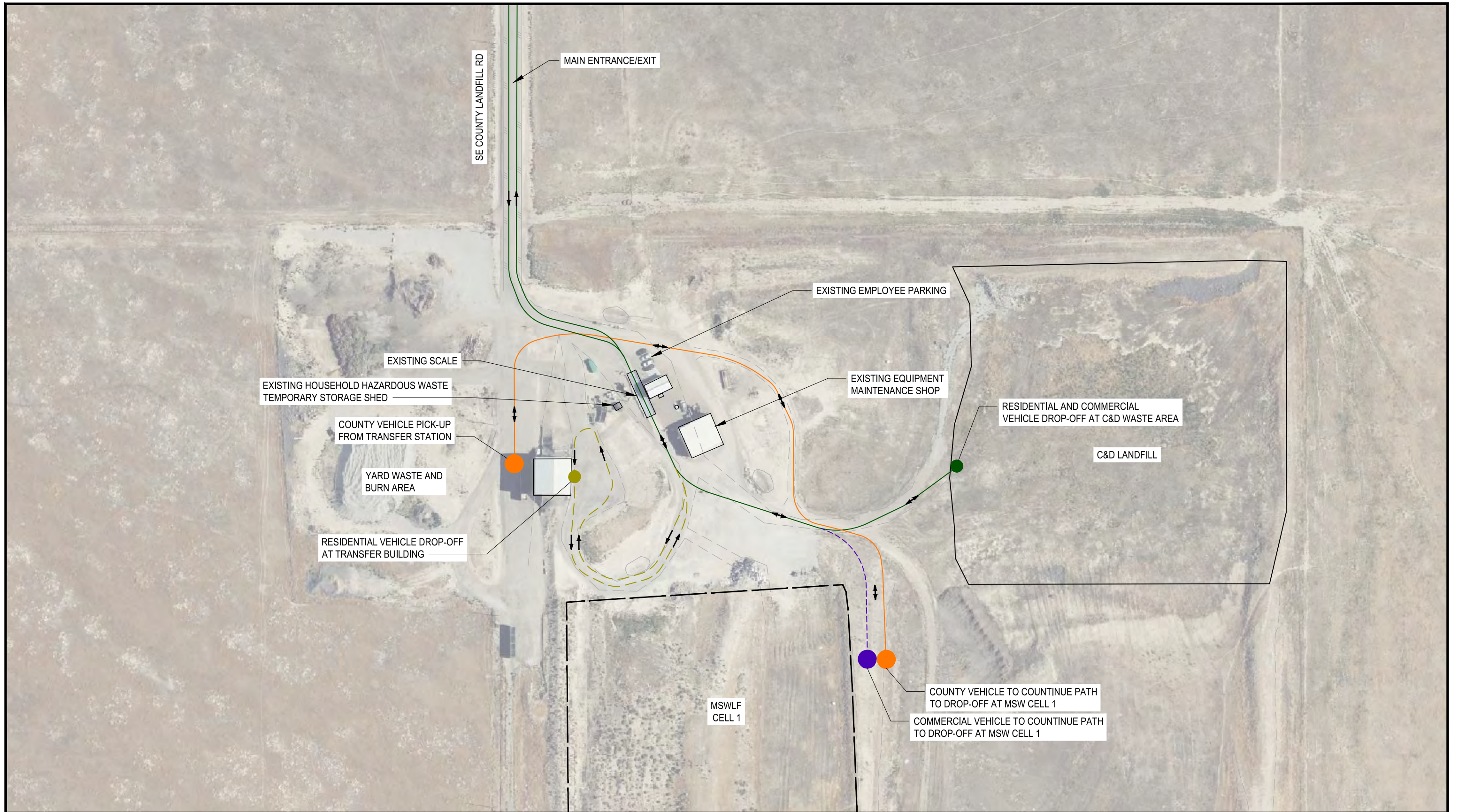
Site Plans



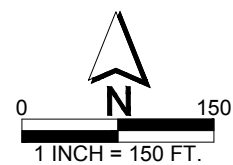
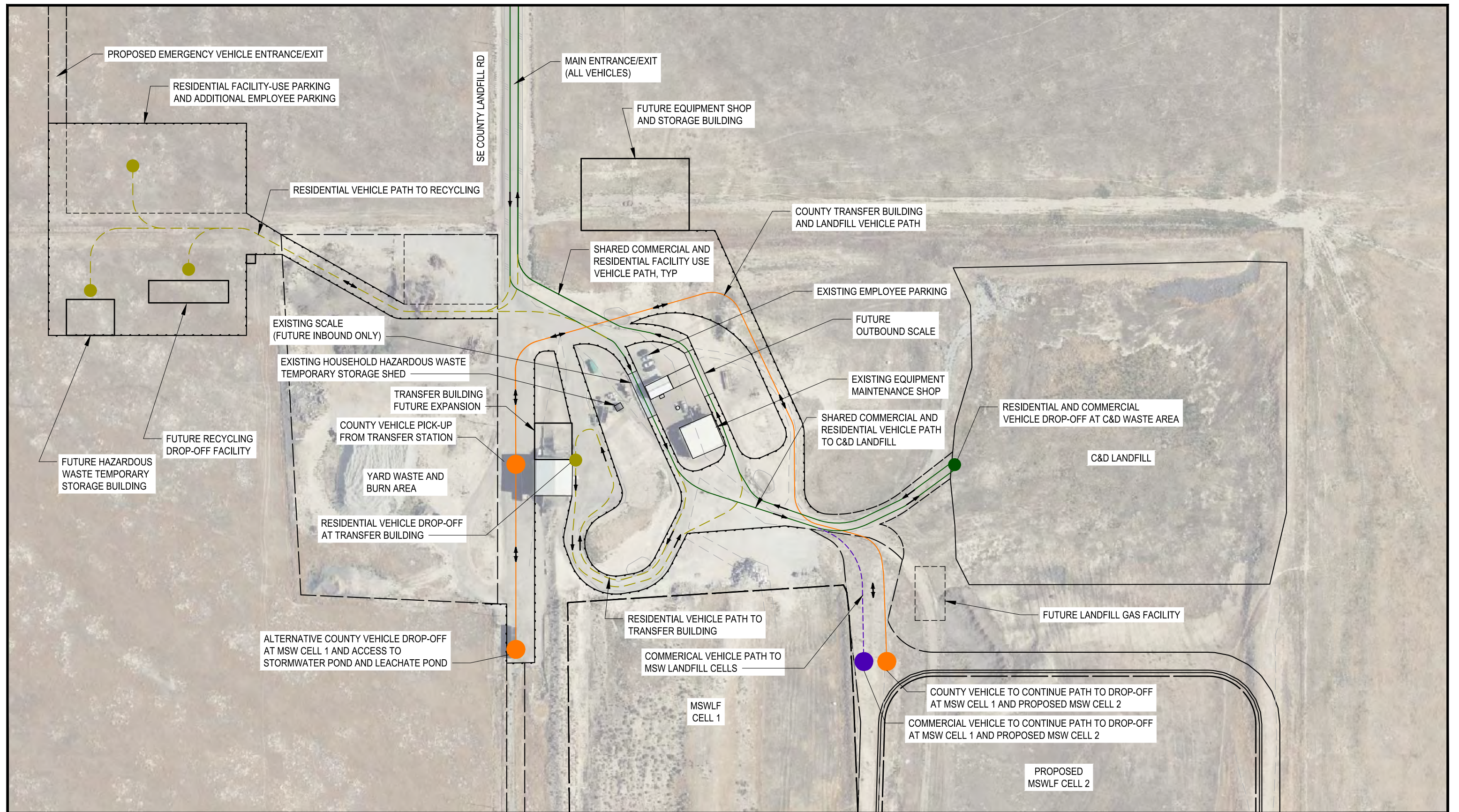
**FIGURE 1. Existing Conditions Site Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 2. Future Site Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



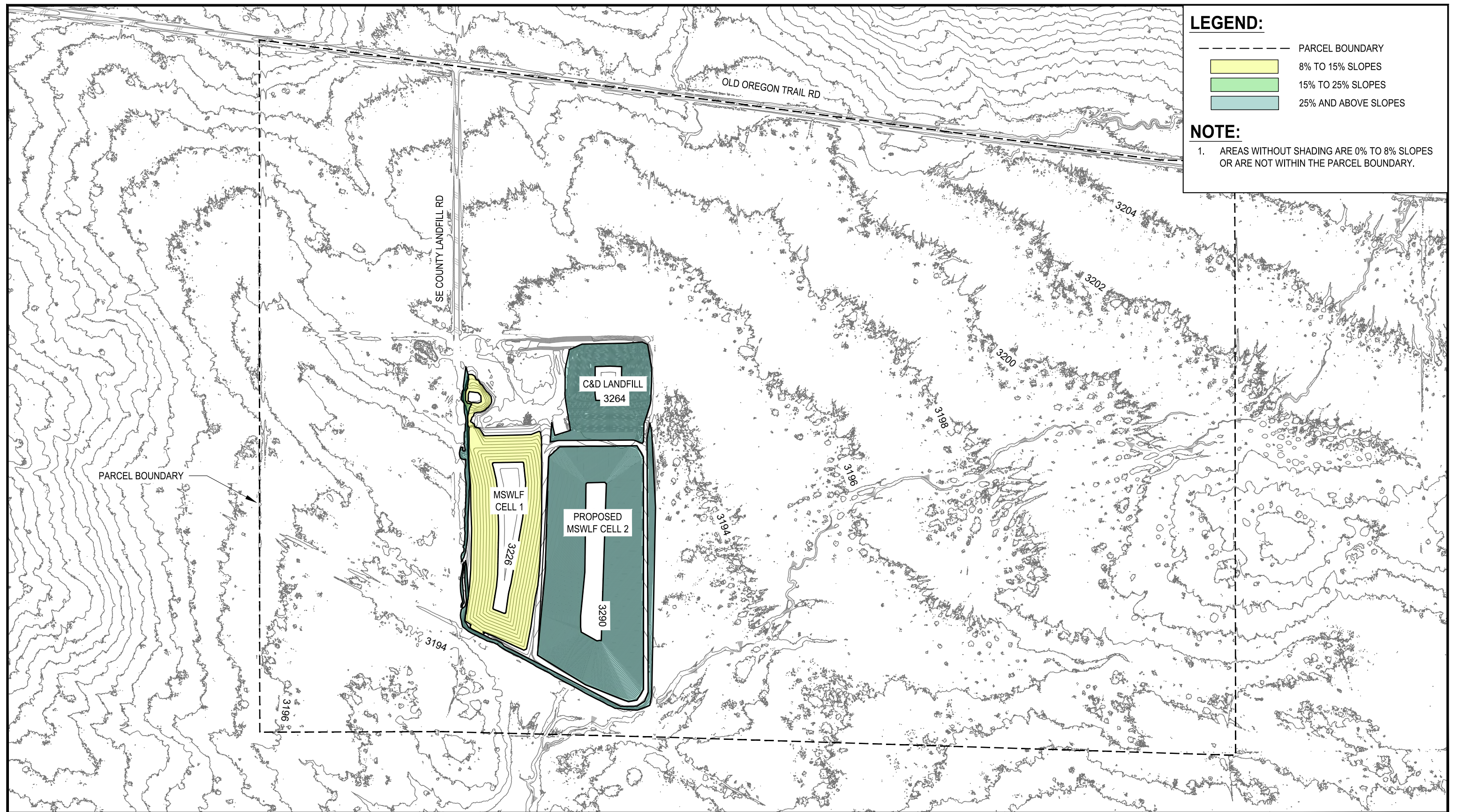
**FIGURE 3. Existing Access, Traffic Circulation and Parking Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 4. Future Access, Traffic Circulation and Parking Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 5. Existing Conditions Topography Analysis Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**

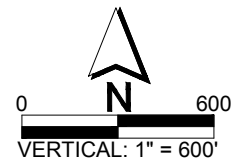


LEGEND:

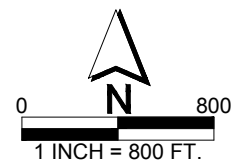
- PARCEL BOUNDARY
- 8% TO 15% SLOPES
- 15% TO 25% SLOPES
- 25% AND ABOVE SLOPES

NOTE:

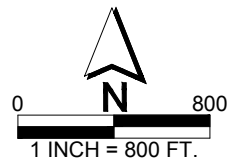
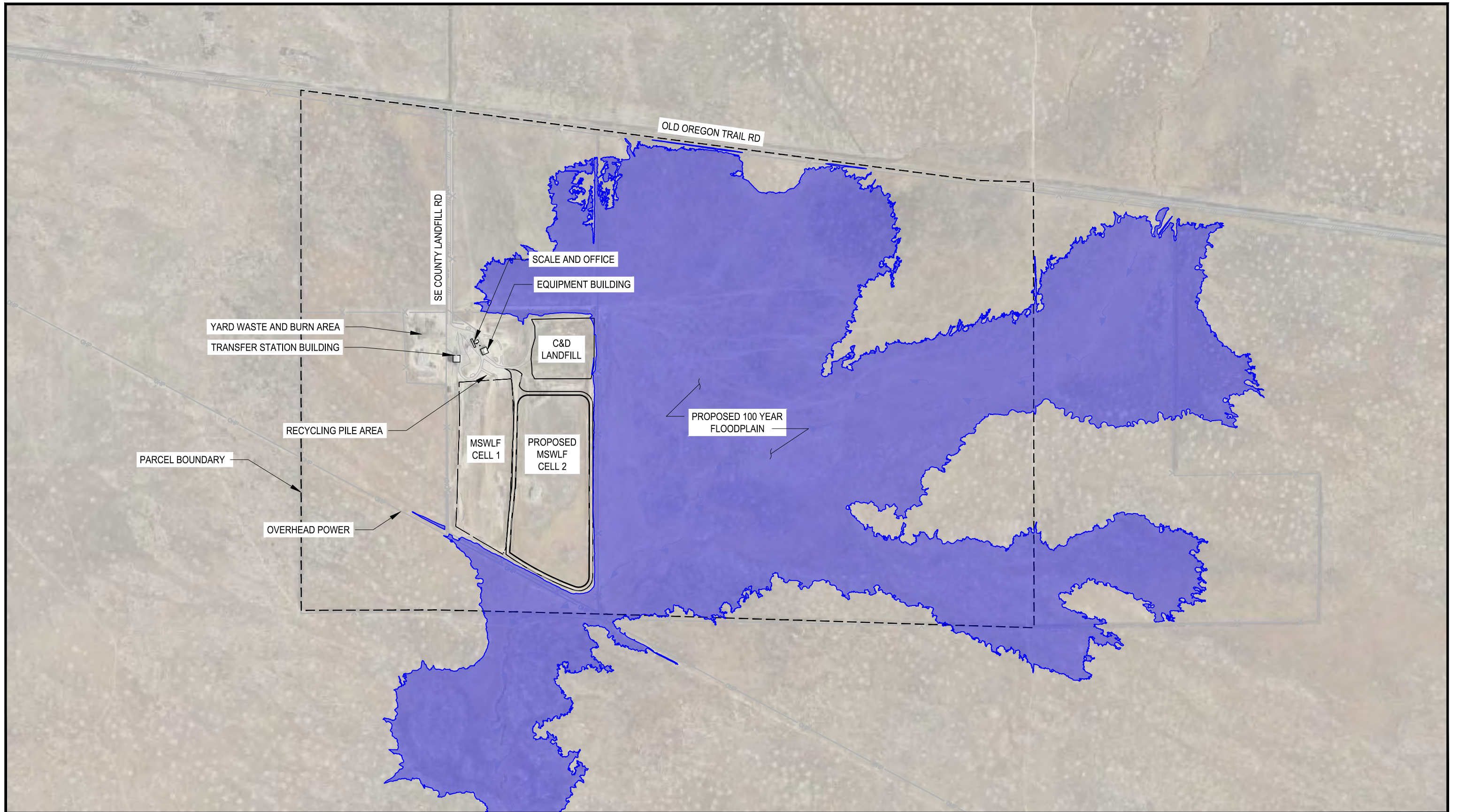
1. AREAS WITHOUT SHADING ARE 0% TO 8% SLOPES OR ARE NOT WITHIN THE PARCEL BOUNDARY.



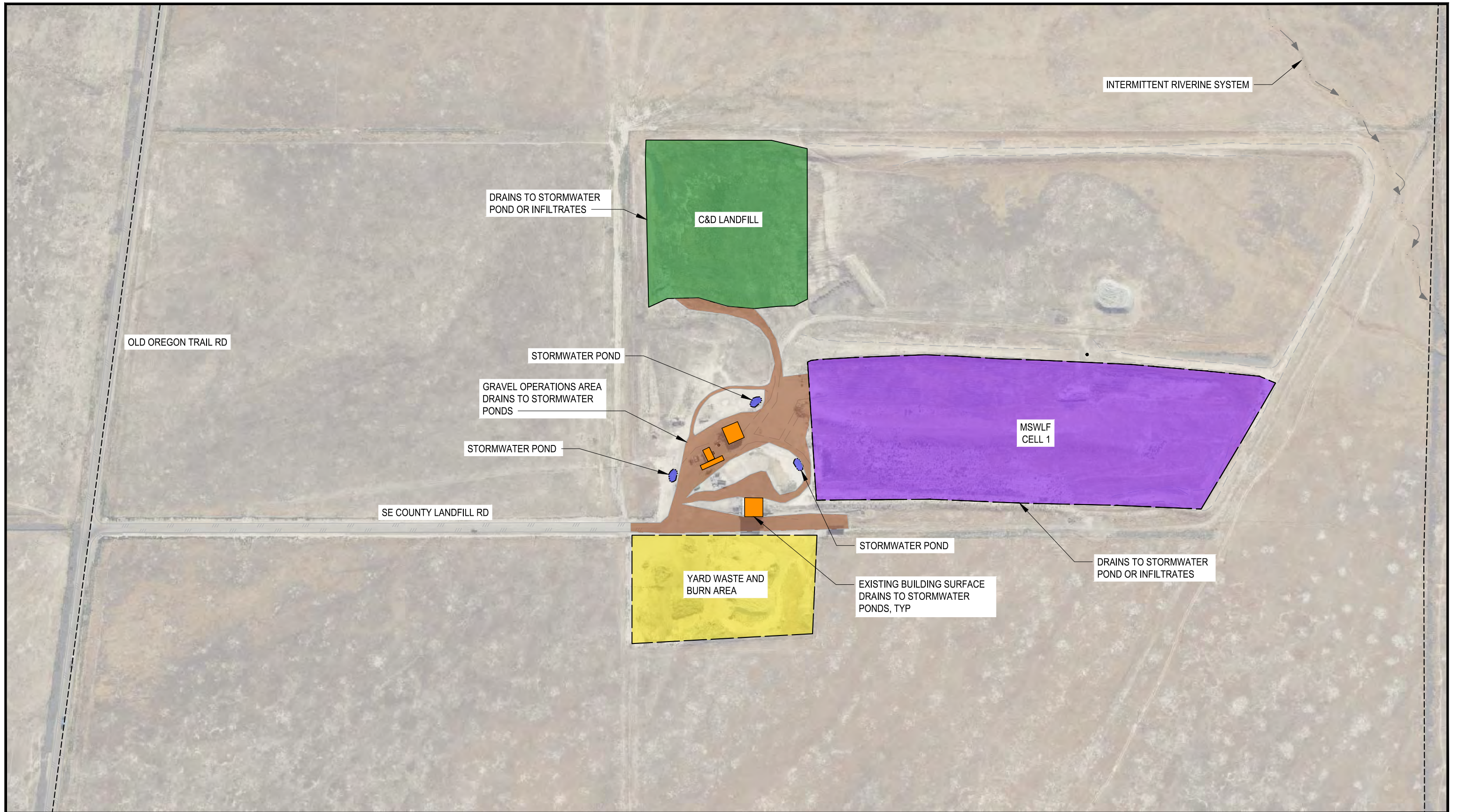
**FIGURE 6. Future Conditions Topography Analysis Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



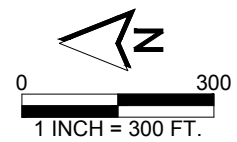
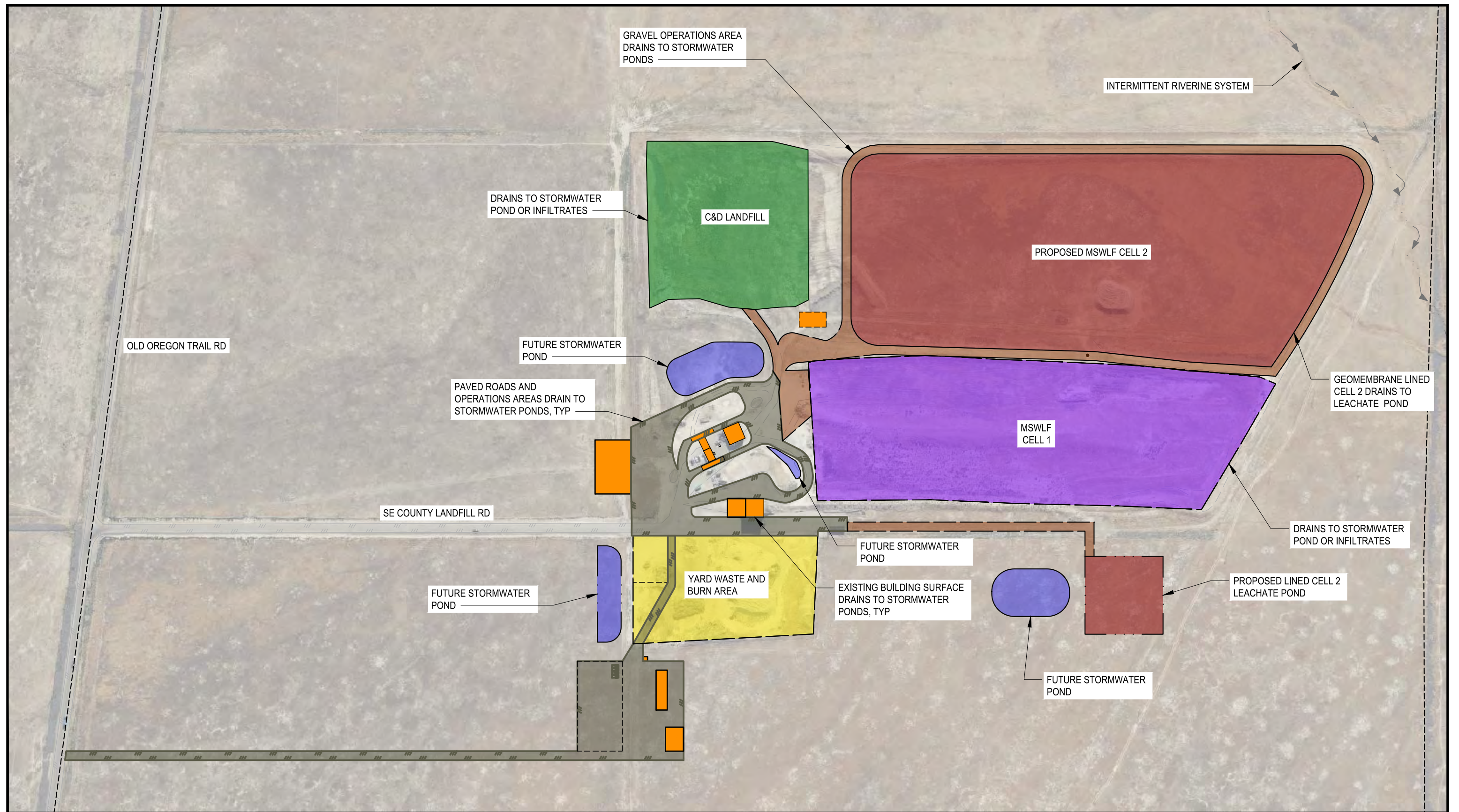
**FIGURE 7. Existing FEMA Floodplain (1994) Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 8. Proposed Floodplain Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 9. Existing Conditions Drainage Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 10. Future Drainage Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**

Appendix C

Environmental Checklist

Bennett Road Landfill Master Site Plan Environmental Checklist

Purpose of checklist

This checklist is intended to examine the environmental impacts of expanding the Bennett Road Landfill (BRL). Though there is no federal nexus triggering the National Environmental Policy Act (NEPA) or state environmental analysis requirements, Elmore County would like to show good faith prior to the expansion of the landfill.

A. Background

1. Name of proposed project, if applicable:

Bennett Road Landfill (BRL)

2. Name of applicant:

Elmore County

3. Address and phone number of applicant and contact person:

Shelley Essl

Elmore County Clerk of the District Court

Ex-Officio Auditor & Recorder

150 South 4th East

Mountain Home, ID 83647

Phone: 208-587-2130 ext 1210

Deb Ireland, Landfill Manger

Bennett Road Transfer Station

6100 SE County Landfill Road

Mountain Home, ID 83647

(208) 599-4459

4. Date checklist prepared:

October 25, 2024

5. Agency requesting checklist:

Elmore County, Idaho

6. Proposed timing of schedule (including phasing, if applicable):

Within the next 10 years, future planned uses on the BRL site include:

- Municipal Solid Waste Landfill (MSWLF) Cell 2

- MSWLF Cell 1 closure
- New parking area
- New household hazardous materials building
- New equipment storage building
- New landfill gas flare/energy recovery facility
- New leachate pond
- Additional stormwater ponds

Within (11-50 Years) future planned uses on the BRL site include:

- MSWLF Cell 2 full build out
- New recycling drop-off facility and attendant building
- Additional scale and scale building expansion

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Elmore County currently has no plans for future additions or expansions related to the BRL outside of this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Bennett Road Landfill Soil Investigation Report, Centra Consulting, October 2014.
- A Conditional Letter of Map Revision (CLOMR) for FEMA is being prepared for the project site and surrounding area (See section 3.a.5).
- Floodplain Development Permit Application with supporting Hydraulic Analysis Report for the floodplain.
- 2024 Bennett Road Landfill Hydrogeologic Characterization Work Plan.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The BRL is concurrently seeking approval for a Conditional Use Permit (CUP) and a Floodplain Development Permit.

10. List any government approvals or permits that will be needed for your proposal, if known.

Ongoing operation, proposed development and expansion of the BRL requires a Conditional Use Permit, Floodplain Development Permit, and a Hillside Grading Permit through Elmore County. Permitting through Central District Health and the Idaho Department of Environmental Quality (DEQ) would be required.

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The BRL is located approximately five miles southeast of the City of Mountain Home in Elmore County, Idaho on a 633-acre parcel of land. The BRL was opened on September 15, 1994, and consisted of a construction and demolition landfill for non-municipal waste and municipal solid waste landfill certified by DEQ. In the early 2000s a transfer station was added to the site. Currently the BRL operates as a small community exemption sanitary landfill. Waste arrives via commercial hauler, commercial packer, commercial self-haul, and residential self-haul. See Figure 1 Existing Conditions Site Plan.

Elmore County is planning to expand the existing BRL facility to accommodate larger volumes of wastes for the entire Elmore County area. The proposed expansion includes adding an additional landfill cell (Cell 2), a leachate pond, new stormwater ponds, new parking facility, landfill gas flare/energy recovery facility if needed, household hazardous materials building, equipment storage building, recycling drop-off facility and attendant building, a second scale, and an expansion of the existing scale building/office. See Figure 2 Future Site Plan.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available.**

The legal land description for the BRL site is SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 13, Township 4 South, Range 7 East Boise Meridian. The physical address of the site is 6100 SE County Landfill Road Mountain Home, Idaho 83647.

B.Environmental Elements

1. Earth

- a. General description of the site:**

The BRL and surrounding properties are undeveloped sagebrush grasslands.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on the site is approximately 33%. The localized areas of steep slopes are part of the active landfill and raised perimeter. The parcel, outside of the landfill, is mostly flat.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the USDA NRCS Soil Survey of Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties, soils within the BRL area consist of Colthorp-Kunaton complex, 0% to 8% slopes (see Figure 11 NRCS Soil Survey). The soil is not classified as prime farmland. The Colthorp-Kunaton soil complex is a stony silt loam to silty clay loam. It is typically found on lava plains, well drained and very deep. Review of the hydric soil list did not identify Colthorp-Kunaton complex as hydric. The soil complex is not identified as prime farmland.

The BRL project includes soil excavation (see 1.E for more information).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No historical or surface indications of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 500,000 cubic yards would be excavated for the entirety of Cell 2 and used as fill and cover materials for the landfill and infrastructure at the site. The maximum grade of excavation and fill slopes is 33%. The fill material is from the excavation of Cell 2 and other areas on the site.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

The clearing activities related to capital improvements included in the Master Site Plan (see Figure 2 Future Site Plan) will be designed and implemented according to regulatory requirements and will involve a separate regulatory review and approval process, as needed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposed capital improvements to the BRL would add an additional 7% of impervious surfaces to the proposed parcel boundary (see Figure 2 Future Site Plan). Impervious surfaces to be constructed are all pavement/gravel roads, buildings, leachate ponds, and the lined Cell 2.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Measures to reduce or control erosion related to the capital improvements described in the Master Site Plan (Figure 2 Future Site Plan) would be designed and implemented according to regulatory requirements and would involve a separate regulatory review and approval process, as needed.

Design elements that would be implemented to reduce the potential of erosion include, but are not limited to, a vegetative layer as part of the landfill final closure cover, runoff conveyance structures, and rock-protected outlets.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction and landfill operations, emissions would occur from vehicles and mobile and stationary equipment that combust gasoline and diesel fuels, such as crew vehicles, trucks, and earth-moving equipment. Those emissions would include oxides of nitrogen, carbon monoxide, particulate matter and smoke, uncombusted hydrocarbons, hydrogen sulfide, carbon dioxide, and water vapor. Emissions during construction could also include fugitive dust related to ground-disturbing activities.

Fugitive dust would be controlled by proper site operation and maintenance, as follows:

- The gravel access roadway to the active face is watered down preemptively or whenever dust generation becomes apparent or causes a driving hazard.
- Removal of natural vegetative cover is limited to only near future excavation areas, construction sites, and firebreaks. Should windblown dust become a hazard or nuisance, water will be applied for control. However, no water is applied to the landfill. The County will revegetate portions of the landfill at final grade as soon as conditions are favorable for seeding (phased closure).

Odors in the MSWLF are controlled by proper compaction of solid waste and the daily application of compacted cover materials or approved alternative daily cover. At the C&D landfill, odors are generally controlled through the material types accepted for

disposal. Materials are generally inert and typically do not generate significant odor. Odors are also controlled through the regular and timely placement of waste into the landfill without prolonged exposure to the surrounding environment and the use of cover material. To prevent and reduce the production of hydrogen sulfide in the C&D landfill, run-on control systems are in place to prevent water from entering the landfill.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that would affect the proposal. The use of the site is not changing and is in a rural area surrounded by vacant land. The operations plans include provisions to reduce odors at the BRL site.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

A landfill gas collection and control system would be implemented to control greenhouse gas emissions if deemed necessary.

3. Water

a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A desktop evaluation was performed of the project site using aerial photographs, topographic maps, and information agency websites including DEQ's Integrated Report, and US Fish and Wildlife Service (USFWS) National Wetland Inventory (see Figure 12 USFWS NWI Map). An intermittent stream was revealed at the project site. The intermittent stream is located outside of the landfill limits on the east side of the parcel.

The intermittent stream is classified by National Wetlands Inventory as a riverine, intermittent (4), streambed, and temporary flooded (R4SBA). DEQ's Integrated Report, describes the surface water as an intermittent stream and does not support cold water aquatic life. The intermittent stream originates near Teapot Dome approximately 8 miles northeast of the BRL and empties into the Snake River approximately 10 miles southwest of the BRL.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Yes. Elmore county regulations do not identify the required buffer for an intermittent stream. The proposed capital improvements are not expected to impact the intermittent stream (see Figure 2 Future Site Plan).

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or dredge material will be placed in or removed from surface water or wetlands as part of this proposal.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No, there will be no surface water withdrawals or diversions as part of this proposal.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The Federal Emergency Management Agency (FEMA) defines a floodplain as the area that has a greater than 1% chance of being inundated with water any given year. Currently the floodplain designations are under review within and in the surrounding area to the BRL site.

According to the 1994 FEMA designation of the BRL, a portion of the southwestern section of the site is within Zone A, defined as “within the 100-year floodplain with no base flood elevation determined (see Figure 7. Existing FEMA Floodplain (1994) Plan).

The proposed floodplain designation increases Zone A to cover the majority of the parcel, but is outside of the BRL facility (See Figure 8. Proposed Floodplain Plan).

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No, there is no planned discharge of waste materials to surface waters as part of this proposal.

b. Ground:

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No drinking water would be withdrawn from the existing well on the BRL site and would only be used for non-potable uses. Groundwater sampling wells are proposed for installation to monitor for metals and volatile organic compounds and additional

cation/anions that may be indicators of leachate. The groundwater monitoring would be conducted quarterly over a 30-year period. Approximately 20 gallons of water are withdrawn from the wells during a monitoring event.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The BRL site utilizes a septic tank for domestic sewage that serves the employees of the landfill ranging from 5-15 people.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater runoff would be conveyed using rock-lined and/or vegetated ditches, and letdown structures, and discharged into an evaporation pond on site where stormwater would outflow through evaporation. There would be no increase in surface water discharge from the site.

Leachate would be collected in the leachate collection layer of the liner system and conveyed through leachate collection pipes to the leachate pond where the water would be stored and evaporated.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

Cell 1 is unlined, so leachate has the potential to migrate downwards into groundwater. Based on the soil type below Cell 1 and the volume of precipitation the area receives each year, it is unlikely that the leachate would reach the groundwater. Cell 2 will be a lined cell, further reducing the likelihood of impacts to site groundwater. Operating practices and the leachate collection system described above would be designed to prevent discharge to surface waters. The proposed groundwater monitoring would be conducted quarterly over a 30-year period, monitoring for any indicators of leachate.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The drainage patterns would be altered by the addition of the lined Cell 2 area, leachate and stormwater for Cell 2 will be directed to their respective storage and management ponds.

The additional pavement from the recycling and household hazardous waste area would alter the flow volumes requiring the need for the additional stormwater pond in that area.

The existing stormwater ponds in the operations/scale area will be expanded or relocated within a similar vicinity see Figure 2 Future Site Plan.

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The new landfill cell would be lined and act as a barrier for migration of waste material and leachate from entering groundwater. The new landfill cell includes a 60-mil high density polyethylene geomembrane and low permeability geosynthetic clay liner.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The vegetation within the BRL site majorly consists of big sage Brush (*Artemisia tridentata* Nutt), bitterbrush (*Purshia tridentata*), cheatgrass (*bromus tectorum*), smooth brome (*Bromis inermis*), and Mexican fireweed (*Bassia scoparia*). A limited amount of vegetation exists in the planned landfill Cell 2 development footprint. Other site improvements are in areas that are either already developed or sparsely vegetated.

c. List threatened and endangered species known to be on or near the site.

Slickspot Pepper Grass (*Lepidium papilliferum*) was identified by USFWS, Information for Planning and Conservation (IPaC) database to occur near the BRL site (see Figure 13 IPAC).

Slickspot Peppergrass grows in microsite low points within the sagebrush-steppe habitats located in Southwest Idaho. The Slickspot Peppergrass habitat is very susceptible to the degradation of sagebrush-steppe habitats resulting from several factors including urbanization, farming, and livestock. Due to the disturbed nature of the BRL, the critical habitat for Slickspot Peppergrass does not exist and is unlikely to be encountered within the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

No architectural landscaping is planned. Native grasses and shrubs would be used in seed mixture for the final closure cover system.

e. List all noxious weeds and invasive species known to be on or near the site.

Elmore County contains 26 of the State of Idaho's designated noxious weeds such as dalmatian toadflax (*Linaria dalmatica*), hoary alyssum (*Berteroa incan*), hounds tongue (*Cynoglossum officinale*), musk thistle (*Carduus nutans*), and squarrose knapweed (*Centaurea virgata*).

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

- Birds: Bald Eagle, Golden Eagle, Lewis's Woodpecker, Northern Harrier and Western Grebe
- Mammals: deer, antelope, and ground squirrels.

b. List any threatened and endangered species known to be on or near the site.

Monarch butterfly (*Danaus plexippus*) was identified by USFWS IPAC (see Figure 13 IPAC) to occur near the BRL site. The Monarch butterfly is currently a candidate species and is not yet listed or proposed for listing. Therefore, critical habitat for this species has not been designated and would not require consultation with USFWS.

c. Is the site part of a migration route? If so, explain.

Migratory birds are protected by the Migratory Bird Treaty Act. Under this Act, it is illegal for people to hunt, pursue, wound, kill, possess, or transport any migratory bird, nest, egg, or part thereof. Nesting, perching, and feeding habitat for migratory birds may be present in the study area where trees and shrubs occur. Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To avoid disturbing migratory birds any construction would be avoided within the primary nesting season between the months of April- July.

d. Proposed measures to preserve or enhance wildlife, if any.

Revegetation of the final closure cover system would use native seeding to remain consistent with wildlife that may rely on the existing vegetative ecosystem.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

6. Energy and natural resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

No additional energy is needed for the landfill. Additional buildings would be powered through the existing electrical line going through the site. This would be used for lighting, heating, and building environmental controls.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The completed project would not affect the potential use of solar energy by adjacent properties. No elements of the project would cast shade on adjacent properties.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

No additional energy conservation measures are proposed.

7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

The site is an operating landfill which increases the likelihood of encountering hazardous materials, risk of combustive materials and exposure to toxic chemicals. However, the BRL implements a pre-screening and hazardous waste exclusion plan, designed to prevent prohibited wastes from entering the BRL, lowering the risk of encountering environmental health hazards. Idaho Department of Environmental Quality and Central District Health inspect and authorize the facility to ensure compliance.

- b. **Describe any known or possible contamination at the site from present or past uses.**

There is no record of possible contamination outside of the regular landfill operations.

- c. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no known hazardous chemicals or conditions that might affect project development and design.

d. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The BRL is planned to accept municipal solid waste including household waste, Resource Conservation Recovery Act (RCRA) Subtitle D municipal solid waste, commercial waste, nonhazardous sludge, conditionally exempt small-quantity generator waste, and industrial solid waste. Construction and demolition wastes including asphalt, concrete, aggregate, bathroom fixtures, and other construction debris. Wood wastes would also be accepted which would be stockpiled until a sufficient amount is obtained for processing. Prohibited waste that would not be accepted includes hazardous waste, polychlorinated biphenyl (PCB) waste, regulated medical waste, liquid waste, and radioactive waste.

Anticipated annual tonnage of waste to be accepted at the BRL is anticipated to start around 100 tons of waste per day up to potentially an average of 600 tons per day if the service area is expanded.

e. Describe special emergency services that might be required.

No special emergency services would be required during construction or operation of the project. Possible fire or medical services could be required during construction, as well as possibly during operation of the site. Additionally, if prohibited wastes such as hazardous materials are encountered then Idaho Department of Environmental Quality and Central District Health should be notified. However, the completed project would not demand higher levels of special emergency services than already exist at the project location.

f. Proposed measures to reduce or control environmental health hazards, if any.

The proposed measures include Erosion Control and Stormwater Management Facility Plan, Bottom Liner and Final Closure System, Landfill Gas Collection and Control System, Operational measures (litter/vector/odor control), Inspection and Monitoring procedures, Emergency Response Planning, and Hydrogeologic Investigation and Groundwater Monitoring Plans.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise that exists within the surrounding area would not affect the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

During construction, there would be a temporary increase in noise levels. However, the long-term noise generated from daily landfill operations would remain at similar levels to the present day.

3. Proposed measures to reduce or control noise impacts, if any:

Landfill operations would take place during daylight hours and would comply with the Elmore County noise ordinance.

8. Land use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The BRL has a municipal solid waste landfill, a C&D landfill, and transfer station. These will all continue to be used for the same purpose. The surrounding areas consist of undeveloped grasslands and a Boise National Forest Campground to the west. The BRL project would not impact current land uses or adjacent properties except in the Cell 2 footprint, which is currently used for stockpiling dirt when needed.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There is no documented history of the project site having been used for agricultural purposes.

c. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

The project would not affect or be affected by working farms or forest lands.

d. Describe any structures on the site.

The BRL has three existing structures on site including the landfill office, transfer station and storage warehouse.

e. Will any structures be demolished? If so, what?

No existing structures are anticipated to be demolished.

f. What is the current zoning classification of the site?

The BRL is currently zoned as Agricultural (AG). The CUP Elmore County is currently applying for approval of the existing BRL and future BRL expansion and improvements as a conditional use in the agriculture zone. The current and proposed use is consistent with all applicable Elmore County ordinances and Comprehensive Plan.

g. What is the current comprehensive plan designation of the site?

The site designation is AG.

h. Approximately how many people would reside or work in the completed project?

No persons would reside on the site. There would be 5-15 employees on the site.

i. Approximately how many people would the completed project displace?

The project would not displace any people as the project is an expansion for an existing landfill. All work in the landfill would be open during the construction.

j. Proposed measures to avoid or reduce displacement impacts, if any.

There would be no displacement impacts.

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Elmore County will apply for a Conditional Use Permit to demonstrate that the existing BRL and proposed improvements and expansion are compatible with the Elmore County Comprehensive Plan and Zoning Ordinance.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No impacts to agricultural and forest lands of long-term commercial would be made due to this project.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing is proposed as part of the BRL project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing would be eliminated as part of this project. The area is sparsely populated, with no housing in the immediate area of the project.

c. Proposed measures to reduce or control housing impacts, if any:

No measures for impacts are necessary since no housing would be affected by this project.

9. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Cell 2 Landfill Final Closure Surface would be approximately 90 feet tall from base to top deck.

b. What views in the immediate vicinity would be altered or obstructed?

The current visual character of the site, which is grasslands landscape, would be altered and partially obstructed by the filled landfill.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The final cover system for the landfill will be planted with native vegetation to help reduce aesthetic impacts.

10. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The landfill is open from 8pm to 5pm during typical daylight hours and would only require interior lighting and exterior lighting on the buildings on the BRL. Additional lighting may be added to the newly proposed structures.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The proposed and existing light additions are not significant and would not be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

There are no existing off-site sources of light and glare that would affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

No measures are needed to reduce light and glare impacts because no impacts would occur.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

A Bureau of Land Management campground is located approximately 0.8 miles west of the project.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project would not affect the campground as all required construction would be limited to the parcels owned by Elmore County.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

No construction or landfill operations shall occur during the night hours to avoid disturbance to the campground attendees.

11. Historic and cultural preservation

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

A search of Idaho Cultural Resource Information System (ICRIS) was conducted reviewing the BRL and surrounding areas. Approximately 29 sites were reported near and within the BRL site. Out of the 29 sites one was listed as “eligible”, as a task specific, moderate lithic scatter - obsidian, ignimbrite, chert debitage, 4-point fragments, 4 pottery fragments, and clamshell fragments were found. This site is located south of the BRL site outside of the property.

No buildings or structures located on or near the site are listed or eligible for national, state, or local preservation registers. All building structures on the site were built after the year 2000.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

ICRIS identified agricultural, ranching and an Idaho Power Transmission Line being located within or near the site. None of these sites were listed as eligible. No site-specific archaeological surveys were conducted for the BRL project.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

To determine if National historic or cultural sites are in or adjacent to the project site, the project locations were checked against the following registers on September 30, 2024:

- National Register of Historic Places: (<https://npgallery.nps.gov/nrhp>)
- Idaho Cultural Information System (ICRIS): (<https://history.idaho.gov/shpo/icris/>)

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

If any archeological resources are discovered, these resources would be protected as per guidance with the State Historic Preservation Officer and local Tribes.

12. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The BRL is accessed via the SE County Landfill Road, off Old Oregon Trail Road, in Elmore County (see Figure 2. Future Site Plan). No significant impact is expected on the existing street system. Should the landfill expand the service area there would be an increase of trucks on the road each day. A significant expansion is unlikely and a traffic study would be performed before a large increase in vehicles would be allowed.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The existing street system surrounding the BRL is not served by public transit. Therefore, the proposed project would not affect public transit. The nearest transit stop is located within the City of Mountain Home, approximately 5 miles northwest of the BRL.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No change to existing transportation facilities would occur due to the project.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The project does not occur in the immediate vicinity of any water, rail or air transportation.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

A traffic study has not been conducted as a part of this proposal. Louie Lasuen, Managing Director of Mountain Home Highway District, was consulted and it was determined that a traffic study was not needed at this time.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The proposal would not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

No traffic impacts are anticipated as a result of the BRL project.

13. Public services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The proposed project is not expected to create an increased need for public services.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

No impacts to public services are anticipated; therefore, no control measures are proposed.

14. Utilities

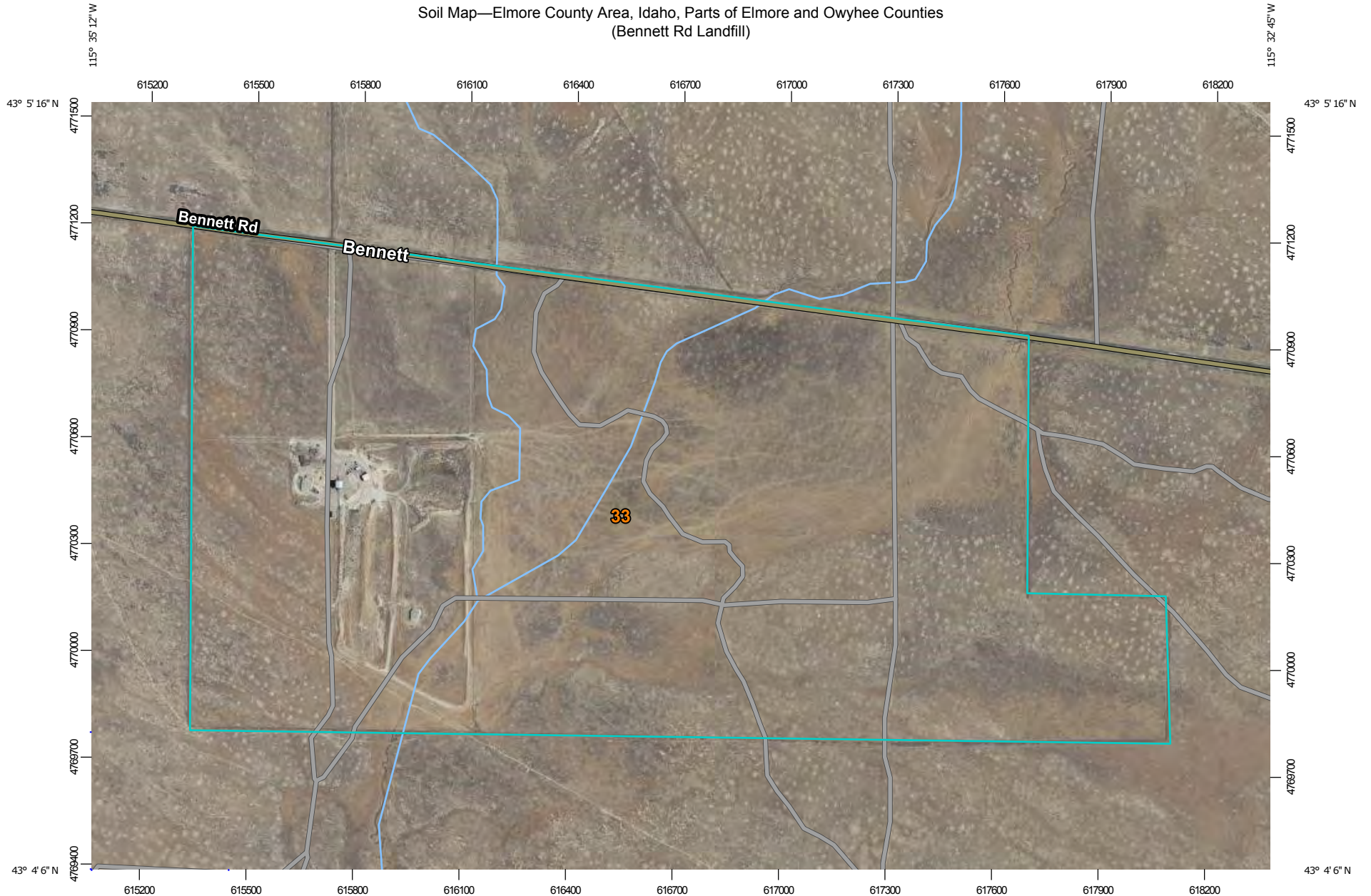
- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

The site currently has a well for water, electricity, telephone, a propane tank, internet and a septic system. Overhead powerlines run east to west on the south side of the property, with connections running north to south to the transfer station building.

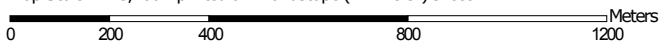
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

No additional utilities would be added as a part of the proposed project.

Soil Map—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(Bennett Rd Landfill)



Map Scale: 1:15,200 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84




Soil Map—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(Bennett Rd Landfill)


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
Survey Area Data: Version 11, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2022—Jul 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33	Colthorp-Kunaton complex, 0 to 8 percent slopes	787.8	100.0%
Totals for Area of Interest		787.8	100.0%

Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties

33—Colthorp-Kunaton complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2r03
Elevation: 2,700 to 4,700 feet
Mean annual precipitation: 9 to 12 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Colthorp and similar soils: 45 percent
Kunaton and similar soils: 35 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colthorp

Setting

Landform: Lava plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess over bedrock derived from basalt

Typical profile

A - 0 to 3 inches: stony silt loam
Bt - 3 to 10 inches: silty clay loam
Bk - 10 to 18 inches: silty clay loam
Bkqm - 18 to 23 inches: cemented material
R - 23 to 33 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 10 to 20 inches to duripan; 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R011XY001ID - Loamy 8-12 PZ
Hydric soil rating: No

Description of Kunaton

Setting

Landform: Lava plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess over bedrock derived
from basalt

Typical profile

E - 0 to 4 inches: silt loam
Bt - 4 to 10 inches: silty clay
Btk - 10 to 15 inches: silt loam
Bkqm - 15 to 31 inches: cemented material
R - 31 to 41 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 10 to 20 inches to duripan; 20 to 40
inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low
to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0
mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

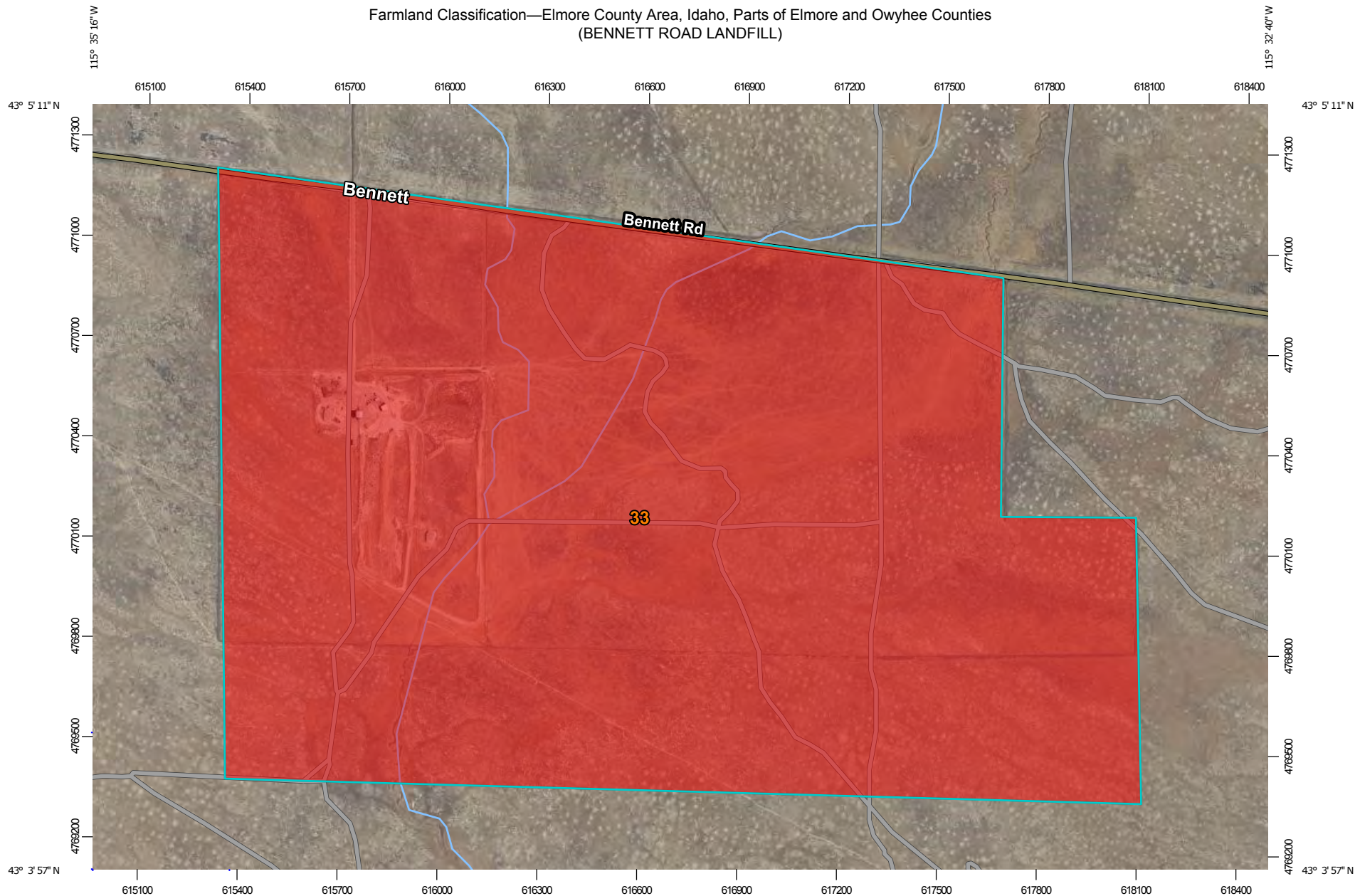
Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R011XY001ID - Loamy 8-12 PZ
Hydric soil rating: No

Data Source Information

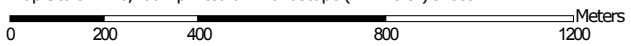
Soil Survey Area: Elmore County Area, Idaho, Parts of Elmore and Owyhee
Counties

Survey Area Data: Version 11, Aug 31, 2023

Farmland Classification—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(BENNETT ROAD LANDFILL)



Map Scale: 1:16,100 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84



Farmland Classification—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(BENNETT ROAD LANDFILL)









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60


































-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(BENNETT ROAD LANDFILL)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Soil Rating Points Not prime farmland		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if drained		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
					Farmland of local importance, if irrigated		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(BENNETT ROAD LANDFILL)

Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium	Farmland of unique importance Not rated or not available	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p>
Farmland of statewide importance, if irrigated and drained	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	<p>Water Features</p> Streams and Canals	<p>Please rely on the bar scale on each map sheet for map measurements.</p>
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season	<p>Transportation</p>	<p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p>
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if warm enough	Rails	<p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p>
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if thawed	Interstate Highways	<p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p>
	Farmland of local importance	US Routes	<p>Soil Survey Area: Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties Survey Area Data: Version 11, Aug 31, 2023</p>
	Farmland of local importance, if irrigated	Major Roads	<p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p>
		Local Roads	<p>Date(s) aerial images were photographed: Jul 25, 2022—Jul 29, 2022</p>
		<p>Background</p>	<p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
		Aerial Photography	

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
33	Colthorp-Kunaton complex, 0 to 8 percent slopes	Not prime farmland	1,072.5	100.0%
Totals for Area of Interest			1,072.5	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary






Tie-break Rule: Lower



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

June 14, 2024

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Idaho Fish And Wildlife Office
1387 South Vinnell Way, Suite 368
Boise, ID 83709-1657
Phone: (208) 378-5243 Fax: (208) 378-5262

In Reply Refer To:

10/22/2024 20:33:39 UTC

Project Code: 2024-0104263

Project Name: Bennett RD Landfill

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Idaho Fish And Wildlife Office
1387 South Vinnell Way, Suite 368
Boise, ID 83709-1657
(208) 378-5243

PROJECT SUMMARY

Project Code: 2024-0104263

Project Name: Bennett RD Landfill

Project Type: Landfill - Solid Waste

Project Description: Elmore County is looking to for maximizing the use of the current infrastructure at the Bennett Road Landfill.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.076709199999996,-115.56657428424826,14z>



Counties: Elmore County, Idaho

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Slickspot Peppergrass <i>Lepidium papilliferum</i> Population: There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4027 General project design guidelines: https://ipac.ecosphere.fws.gov/project/C73E3706Z5CLVFC5EGN4P5HNQE/documents/generated/7151.pdf	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<p>Bald Eagle <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1626</p>	Breeds Dec 1 to Aug 31
<p>Golden Eagle <i>Aquila chrysaetos</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1680</p>	Breeds Jan 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

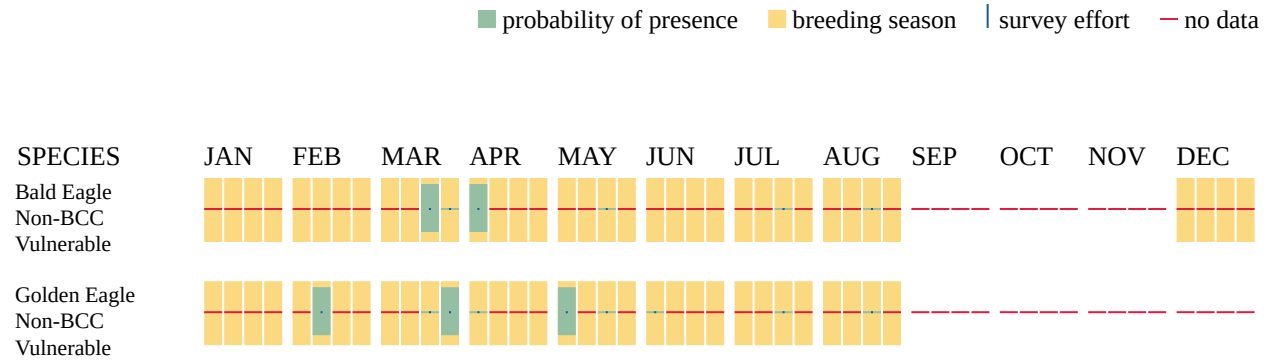
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<p>Bald Eagle <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1626</p>	Breeds Dec 1 to Aug 31
<p>Golden Eagle <i>Aquila chrysaetos</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1680</p>	Breeds Jan 1 to Aug 31
<p>Lewis's Woodpecker <i>Melanerpes lewis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9408</p>	Breeds Apr 20 to Sep 30
<p>Northern Harrier <i>Circus hudsonius</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/8350</p>	Breeds Apr 1 to Sep 15
<p>Western Grebe <i>aechmophorus occidentalis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/6743</p>	Breeds Jun 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

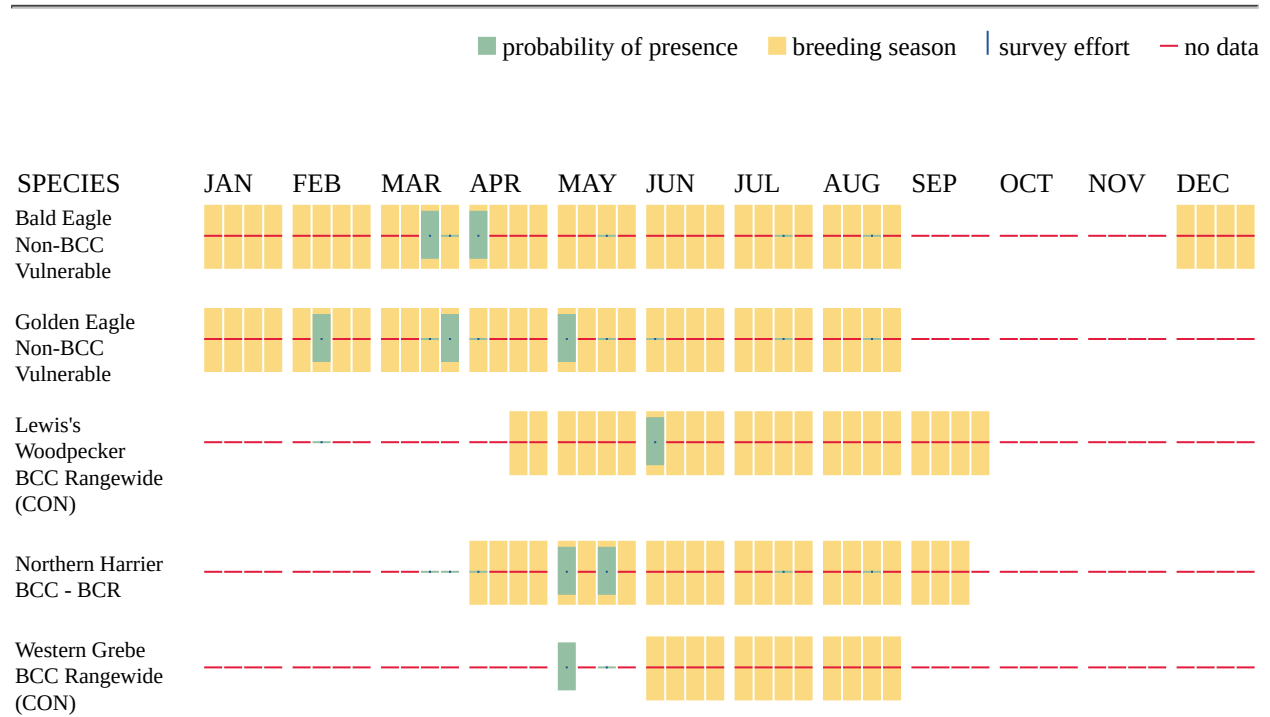
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NW I wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE
▪ R4SBA

IPAC USER CONTACT INFORMATION

Agency: County of Elmore

Name: Marisa Ward

Address: 7761 W Riverside Drive, Suite 201

City: Boise

State: ID

Zip: 83714

Email: mward@parametrix.com

Phone: 2088980012

LEAD AGENCY CONTACT INFORMATION

Lead Agency: County of Elmore

Appendix D

Hillside Development Compliance Memo

DATE: October 15, 2024
TO: Mitra Mehta-Cooper, Land Use and Building Director
FROM: Cassandra Dobson
SUBJECT: Bennett Road Landfill Hillside Development Ordinance Compliance
CC: Deb Ireland, Elizabeth Allen, Tiffany Neier, Susan Devine, Colin Phang
PROJECT NUMBER: 553-7443-006
PROJECT NAME: Bennett Road Landfill Development

Introduction

During the research of requirements for submittal of a Conditional Use Permit (CUP) application for development at Elmore County's Bennett Road Landfill, it was determined that the submittal would need to include a Hillside Development Permit application, addressing the requirements of Elmore County's Hillside Development Ordinance (HDO), contained in Chapter 5 of the Elmore County Zoning Ordinance (ECZO).

This requirement is applicable to the proposed development because the final constructed slopes of Cell 2 will exceed 15%. Stability of the constructed slopes is the primary concern under the HDO. There are some locations on the site where they are actively filling as well as the sides of the access berms which exceed 15%, however the majority of the site is fairly flat. Planned final slopes at Cell 1 will not exceed 15%, However the final slopes for the Construction and Demolition Landfill will be designed to be approximately 33%.

This memo discusses how the Idaho Department of Environmental Quality (DEQ) Solid Waste Permitting documents for the Bennett Road Landfill expansion into Cell 2 will address the requirements of the HDO. The Elmore County Land Use and Building department has indicated that this approach will satisfy the HDO requirements for the purposes of the CUP application.

Hillside Development Ordinance Requirements

The documents required for submittal of the HDO per ECZO Section 7-5-6 are detailed below.

Preliminary Grading Plan

The preliminary grading plan shall be designed to ensure that the properties within the development are able to conform to the excavation and engineered grading requirements of the building code as set forth in the ECZO, and the requirements for a final grading plan as set forth in this Section 7-5-6. The preliminary grading plans shall be sealed, signed and dated by the Engineer of Record and submitted with the development application, and shall at a minimum include the following information:

1. Existing and proposed contour lines at five (5') foot minimum intervals; and
2. The location and configuration of all existing and proposed structures and roads; and
3. The location, extent and calculated slopes for any areas of cut or fill; and



4. The size, location, and details for any proposed retaining walls; and
5. The size, location, type of slope of any proposed piping or water channels; and
6. The size and location of proposed sedimentation ponds; and
7. The location of existing site features that will be protected from disturbance during construction; and
8. Any areas with special environmental issues or critical concerns; and 9. A narrative indicating how the proposed design complies with the purpose statement of the Area of Critical Concern Overlay Zone.

Slope Stabilization and Re-Vegetation Plan and Report

A qualified licensed landscape design professional shall prepare the slope stabilization and re-vegetation plan. The report shall be dated and signed by the design professional, and submitted with the development application, and shall include at a minimum the following information:

1. A complete description and discussion of the suitability development of the existing soils; and
2. A description of the location, coverage and type of existing vegetation; and
3. A description of the location and rationale for and of the vegetation that will be removed and the method of disposal; and
4. A map and narrative showing the location, type and size of vegetation to be planted; and
5. Any soils amendments and/or pH adjustments; and
6. A map and narrative showing the location and type of slope stabilization measures to be implemented; and
7. Analysis of the environmental effects the proposed construction and ongoing operations including the effects on:
 - a. Slope stability; and
 - b. Soil erosion; and
 - c. Water quality; and
 - d. Fish and wildlife

Engineering Hydrology Report

A professional engineer registered in the State of Idaho shall complete an engineering hydrology investigation and report. This individual shall be experienced, and knowledgeable in the science of hydrology and in the techniques of hydrologic investigation. The report shall be sealed, signed and dated by the engineer and submitted with the development application, and shall include at a minimum the following information:

1. A description of the hydrology of the site; and

2. Conclusions on suitability of the proposed development and the impact of proposed improvements on existing hydrology; and
3. Opinions and recommendations to minimize the impact on hydrology during design and construction; and
4. Results of field investigations of the site, unless existing information is determined by the county engineer to be sufficient to satisfy the purpose of this Chapter; and
5. The flood and / or rainfall-intensity frequency curves for the area proposed for development; and
6. Design calculations for sizing pipes, water channels, sedimentation ponds and other hydrology features; and
7. All recommendations included in the report shall be incorporated into the design plan and specifications.

Soils Engineering Report

Any area proposed for development shall be investigated to determine the soil characteristics. A professional engineer registered in the State of Idaho shall complete a soils investigation and engineering report. The report shall be sealed, signed and dated, and shall include at a minimum the following information:

1. Data regarding the nature, distribution, strength, pH, and nutrients of the soils; and
2. Conclusions on the suitability of the soils for development and recommendations for grading procedures; and
3. Design criteria and recommendations for corrective measures during design and construction; and
4. Professional opinion and recommendations covering the adequacy of sites to be developed; and
5. The report shall include results of field investigations of the site, unless existing information is determined by the county engineer to be sufficient to satisfy the purpose of this Chapter; and
6. All recommendations included in the report shall be incorporated into the design plan and specifications.

Engineering Geology Report

Any area proposed for development shall be investigated to determine its geological characteristics. A qualified professional geologist or a professional engineer, whom is registered in the State of Idaho, experienced and knowledgeable in the principles and practices of engineering geology, shall complete the geological characteristics investigation and report. The report shall be dated, signed, submitted with the development application, and shall include at a minimum the following information:

1. A description of the geology of the site; and

2. Any conclusions and recommendations regarding the effect of geologic conditions on the proposed development; and
3. Professional opinions and recommendations covering the adequacy of sites to be developed; and
4. The report shall include results of field investigations of the site, unless existing information is determined by the county engineer to be sufficient to satisfy the purpose of this Chapter; and
5. Recommendations included in the report shall be incorporated into the design plan and specifications; and
6. Any area identified in the report, in which the investigation indicates geologic hazards, shall not be developed unless the project engineer can demonstrate conclusively to the county engineer, based on the required engineering reports, that these hazards can be overcome in such a manner as to prevent hazard to life or limb, hazard to property, adverse effects on the safety, use or stability of a public way or waterway, and adverse impacts on the natural environment.

Visual Impact Report

A visual impact report shall be prepared by a design professional, signed and dated, and shall be submitted with the development application. The report shall include at a minimum the following information:

1. Color photos showing the existing views (prior to development) from key vantage points along public roadways, the Boise River floodplain or public viewing areas and the proposed views from the same key vantage point showing how the property will look after development; and
2. The proposed screening methods which shall include, but not be limited to: architectural design designated building envelopes, height restrictions, landscaping, fencing, construction materials, and colors; and
3. The existing vegetation and the proposed method of preserving and/or replacing such vegetation; and
4. A statement detailing how the proposed development or subdivision minimizes grading through careful site and roadway design.

Information Provided in DEQ Permitting Documents

The following information relevant to the HDO documents will be provided in the DEQ Permitting Documents.:

- **Preliminary Grading Plan:** a preliminary grading plan will be provided in the preliminary engineering plans as part of the engineering report for the Landfill Operations Permit Application under the Idaho Statute, Idaho Solid Waste Facilities Act Title 39, Chapter 74.
- **Slope Stabilization and Re-Vegetation:** details regarding slope stabilization and revegetation of the landfill closure surface will be provided in the Closure and Post-Closure Plan, and the Engineering Report for the Landfill Operations Permit Application under Idaho Statute Title 39, Chapter 74.

- **Engineering Hydrology:** the study and design will be provided in the surface water management plan as part of the engineering report for the Landfill Operations Permit Application under Idaho Statute Title 39, Chapter 74.
- **Soils Engineering:** Information relevant to the Engineering Soils has been prepared during the 2016 soils investigation. Further data is being prepared for the additional site investigation. This information will be provided in the Closure and Post-Closure Plan, and the Engineering Report for the Landfill Operations Permit Application, and the Sampling and Analysis Plan under Idaho Statute Title 39, Chapter 74.
- **Engineering Geology:** details will be provided as part of the Sampling and Analysis Plan under Idaho Statute Title 39, Chapter 74, IDEQ Groundwater Quality Protection Act of 1989, and 40 CFR Part 258.

Non-Applicable Requirements

Due to the remote location of the Bennett Road Landfill, Elmore County Land Use and Building staff has determined that the Visual Impact Report will not be required.

Conclusion

All information required by the Elmore County Hillside Development Ordinance will be developed during the DEQ permitting process for the landfill expansion into Cell 2. This information will be shared with the County to ensure compliance with local ordinances and regulations.

Appendix E

Neighborhood Meeting Information

Subject: Bennett Road Landfill

Dear Property Owners and Interested Parties:

You are invited to attend a neighborhood meeting on October 10th at 6:00-7:00 PM to be held at:

Old Forest Service Building
2340 American Legion Blvd.
Mountain Home, ID 83647

This meeting is to inform property owners of a Conditional Use Permit application for proposed improvements and expansion of the Bennett Road Landfill. Your comments are greatly appreciated as we move forward with our application.

Sincerely,



Tiffany Neier, PE

Project Manager

cc: Project File



OWNER	ADDRESS 1	CITY	STATE	ZIP
A to Z Lumber & Hardware Inc	999 Air Base Road	Mtn Home	ID	83647
Adam Skinner	6703 Old Hwy 30	Mtn Home	ID	83647
Aguirre Properties LLC	P O Box 1345	Mtn Home	ID	83647
Albert M Devoy	624 SE Sunrise Dr	Mtn Home	ID	83647
Alexander Barry Thompson	77 SW SWeet Gum Dr	Mtn Home	ID	83647
Amalgamated Sugar Co	1951 S Saturn Way, Ste 100	Boise	ID	83709
Amanda Schneider	5652 SE Poppy Ave	Mtn Home	ID	83647
Andrew Coffey Jr	6535 S 18th E	Mtn Home	ID	83647
Andrew Paul Hartman	6665 S 18th E	Mtn Home	ID	83647
Angelo Muna Jr	3090 SE Hummingbird Dr	Mtn Home	ID	83647
Anita Maureen McFarlan	5639 SE Poppy Ave	Mtn Home	ID	83647
Anthony Bulgin	8547 Old Hwy 30	Mtn Home	ID	83647
Anthony Louis Crawford	765 SE Sunrise Dr	Mtn Home	ID	83647
Antonio J Ramirez Jr	5105 S 18th E	Mtn Home	ID	83647
Ark Properties LLC	11204 N Bar 21 Dr	Glenns Ferry	ID	83623
Ascuena Farms LLC	4020 S Main	Mtn Home	ID	83647
Ashley Genee Casto	6940 SE Valley View Ave	Mtn Home	ID	83647
Austin Sewell	Psc 78 Box 6676	SPO	AP	96326
Axtell Painting Inc	890 SW Wright Pl	Mtn Home	ID	83647
B & K Land Company LLC	518 Old Hwy 30	Mtn Home	ID	83647
Barbara Kerbyson	5795 SE Poppy Ave	Mtn Home	ID	83647
Ben Peterman	6887 S 18th E	Mtn Home	ID	83647
Billy Richey	1771 SE Hamilton Road	Mtn Home	ID	83647
Blaine Bowen	6898 SE Valley View Ave	Mtn Home	ID	83647
Blaine Thompson	7501 S 18th E	Mtn Home	ID	83647
Blake Press	843 SE Hamilton Road	Mtn Home	ID	83647
Blakie Spies	855 SE Yuba	Mtn Home	ID	83647
Bradley Bowen	6117 S 18th E	Mtn Home	ID	83647
Brandi Parks	7472 SE Valley View Ave	Mtn Home	ID	83647
Bret Lemmon Bantz	224 E 4th St	Kuna	ID	83634
Brett Yagues	1467 SE Hamilton Road	Mtn Home	ID	83647
Brian Adams	5761 SE Poppy Ave	Mtn Home	ID	83647
Broken Horn Brand LLC	Hc 1 Box 136	Hill City	ID	83337
C P Anderson	316 Bacon Dr	Boise	ID	83712
Carl Abrahamson	2814 SE Abrahamson Lane	Mtn Home	ID	83647
Carl F Reynolds & Sons LLC	P O Box 99	Mtn Home	ID	83647
Carl Mortensen	5960 S 18th E	Mtn Home	ID	83647
Carol Booth	2290 SE Sonny	Mtn Home	ID	83647
Chad Goodwin	760 SE Sunrise Dr	Mtn Home	ID	83647
Chad Wilson	6880 SE Groefsema Rd	Mtn Home	ID	83647
Charles Abrahamson	6609 Old Hwy 30	Mtn Home	ID	83647
Charles Olson	8813 Old Hwy 30	Mtn Home	ID	83647
Charles V Steed	2254 SE Sonny	Mtn Home	ID	83647
Christal MacDonald	1795 SE Rustic Way	Mtn Home	ID	83647
Cindy R Dixon	2208 SE Sonny	Mtn Home	ID	83647
City Of Mountain Home	P O Box 10	Mtn Home	ID	83647
Clint Unruh	7548 SE Groefsema Road	Mtn Home	ID	83647
Clover Hollow Company LLC	P O Box 606	Mtn Home	ID	83647
Curtis Pangelinan	760 SE Pauline Dr	Mtn Home	ID	83647
Dale Scott Smith	7857 SE Constellation Ave	Mtn Home	ID	83647
Dallas Croft	2610 SE Warm Creek Dr	Mtn Home	ID	83647
Dallas Snyder	2694 Old Oregon Trail Road	Mtn Home	ID	83647
Damien M Smith	5722 SE Poppy Ave	Mtn Home	ID	83647
Daniel Hennis	7105 SE Groefsema Road	Mtn Home	ID	83647
Daniel Russell	7292 SE Valley View Ave	Mtn Home	ID	83647
Daniel Watson	3045 SE Goldenrod Dr	Mtn Home	ID	83647
David Barak	1793 SE Hamilton Road	Mtn Home	ID	83647
David Bauer	6593 S 18th E	Mtn Home	ID	83647
David Bergh	10542 Old Hwy 30	Mtn Home	ID	83647
David Fackrell	2250 S Amy Ave	Boise	ID	83706
David Hilt	5953 SE Poppy Ave	Mtn Home	ID	83647

David Michael Bohrer	7455 SE Constellation Ave	Mtn Home	ID	83647
David Olson	2945 SE Olson Farm Lane	Mtn Home	ID	83647
Debra Viallon & Pauline Washik	500 Dons Lane	Dillon	MT	59725
Deedee L Stephens	1236 SE Hamilton Road	Mtn Home	ID	83647
Denise Smith	504 SE Sunrise Dr	Mtn Home	ID	83647
Dennis Rooney	6481 S 18th E	Mtn Home	ID	83647
Donald Burton	5684 SE Poppy Ave	Mtn Home	ID	83647
Donald Lema	2179 SE Sonny	Mtn Home	ID	83647
Doreen Magaw Rodgers	P O Box 1180	Mtn Home	ID	83647
Douglas Jansen	6860 Concert Way	Sacramento	CA	95842
Douglas Kriebs	1357 E 12th S	Mtn Home	ID	83647
Earl Renner, c/o Jim Renner	3996 S Mill Site Ave	Boise	ID	83716
Eddie Cantrell	980 SE Discovery	Mtn Home	ID	83647
Edythe Kain	P O Box 1063	Mtn Home	ID	83647
Elizabeth Schwager	6990 SE Groefsema Road	Mtn Home	ID	83647
Elmore County	150 S 4th E Ste 3	Mtn Home	ID	83647
Elmore Development LLC	140 W Skylark Dr	Boise	ID	83702
Eric Orr	1355 S 10th E	Mtn Home	ID	83647
Eric Vogt	7433 S 18th E	Mtn Home	ID	83647
Ernest Todd	5721 SE Poppy Ave	Mtn Home	ID	83647
Eugene Narramore	1127 SE Hamilton Road	Mtn Home	ID	83647
Evanna Hamilton	5312 SE Childrens Dr	Mtn Home	ID	83647
Everardo Vargas	2889 SE Lemmon Ave	Mtn Home	ID	83647
Flying H Farms Partnership	518 Old Hwy 30	Mtn Home	ID	83647
Forest Odgers	1611 SE Hamilton Road	Mtn Home	ID	83647
Forrest Freer	2690 S 10th E	Mtn Home	ID	83647
Frank Kibe	5837 SE Poppy Ave	Mtn Home	ID	83647
Frank Tiegs LLC	P O Box 3110	Pasco	WA	99302
Fred Sisneros Sr	2190 SE Sonny	Mtn Home	ID	83647
Freer Farm LLC, c/o Mary Freer	1024 N San Francisco, Ste 103	Flagstaff	AZ	86001
Gabriel Leblanc	5754 SE Poppy Ave	Mtn Home	ID	83647
Gary Huston	5746 S 18th E	Mtn Home	ID	83647
Gene Briggs	945 SE Hamilton Road	Mtn Home	ID	83647
Glen Taylor	1120 SE Fisher	Mtn Home	ID	83647
Glenns Ferry Hwy District	P O Box 66	Glenns Ferry	ID	83623
Gloria White	2299 SE Sonny	Mtn Home	ID	83647
Greenwood Properties LLC	4509 E Vineyard Way	Nampa	ID	83686
Hamilton Place Community Inc	5469 SE Harvest Circle	Mtn Home	ID	83647
Harold Booth	5731 SE Groefsema Road	Mtn Home	ID	83647
Hiler Hiler & Hiler	P O Box 688	Mtn Home	ID	83647
Howard R Thornhill Jr	1331 SE Hamilton Road	Mtn Home	ID	83647
Idaho Farmway Inc	P O Box 368	Caldwell	ID	83606
Idaho Farmway Inc	P O Box 8	Wilder	ID	83676
Idaho Power Company - Property Tax Dept	P O Box 70	Boise	ID	83707
Ismael Ortega	1897 SE Hamilton Road	Mtn Home	ID	83647
Jace Prow	1175 E 12th S	Mtn Home	ID	83647
Jack Donahue	1056 SE Fisher	Mtn Home	ID	83647
Jacob Vanmeer	2255 SE Hamilton Road	Mtn Home	ID	83647
Jaime Thornblad	1348 SE Hamilton Road	Mtn Home	ID	83647
James Gilbert	1171 SE Hamilton Road	Mtn Home	ID	83647
James Hamilton	2204 Tumbleweed Draw	Alamogordo	NM	88310
James Randolph Mann	3030 S Main	Mtn Home	ID	83647
James W Russ Jr	449 SE Spencer Dr	Mtn Home	ID	83647
Jamie Gayhart	2455 SE Redtail Court	Mtn Home	ID	83647
Jason Reynolds	P O Box 613	Mtn Home	ID	83647
Jeffrey Holmes	2596 SE Warm Creek Dr	Mtn Home	ID	83647
Jeffrey McGinley	449 SE Sunrise Dr	Mtn Home	ID	83647
Jeffrey Paradis	7353 SE Constellation Ave	Mtn Home	ID	83647
Jerald Beauclair	559 SE Sunrise Dr	Mtn Home	ID	83647
Jerry Rost	1561 SE Hamilton Road	Mtn Home	ID	83647
Jerry Tucker Jr	4533 Old Highway 30	Mtn Home	ID	83647
Jesse Donez	P O Box 457	Mtn Home	ID	83647

Jody Wolfley	7557 SE Constellation Ave	Mtn Home	ID	83647
Joel King	5655 S 18th E	Mtn Home	ID	83647
John Booth	5695 SE Groefsema Road	Mtn Home	ID	83647
John Clark, c/o July Appleby	3832 S Montague Ave	Meridian	ID	83642
John Ferbrache	790 S 3Rd W	Mtn Home	ID	83647
John Keebaugh	694 SE Sunrise Dr	Mtn Home	ID	83647
John Kieffer	P O Box 743	Mtn Home	ID	83647
John Lay	7755 SE Constellation Ave	Mtn Home	ID	83647
John Michael Newman	8457 Old Hwy 30	Mtn Home	ID	83647
John Mras	2336 SE Sonny	Mtn Home	ID	83647
John Murdorf	1135 N 17th E	Mtn Home	ID	83647
John Neely	6175 S 18th E	Mtn Home	ID	83647
Jolie Gibbs	Psc 2 Box 6792	APO	AE	09012
Jose Garza	P O Box 1056	Mtn Home	ID	83647
Joseph Martin	744 SE Corder Dr	Mtn Home	ID	83647
Joseph Sheets	7164 SE Groefsema Road	Mtn Home	ID	83647
Joshua Hilmer	1578 Old Oregon Trail Road	Mtn Home	ID	83647
Joshua Lee Tommie Deal	5909 SE Poppy Ave	Mtn Home	ID	83647
Joshua Yewcic	2867 SE Hummingbird Dr	Mtn Home	ID	83647
Joy Lamb	5490 W 18th S	Mtn Home	ID	83647
Justin Buchanan	2183 Ne Onati Ave	Mtn Home	ID	83647
Karen Ford	4629 Old Hwy 30	Mtn Home	ID	83647
Karen Lynn Smith	7088 SE Valley View Ave	Mtn Home	ID	83647
Kathy McCuin	4781 Old Hwy 30	Mtn Home	ID	83647
Kellis Durrence	1207 SE Hamilton Road	Mtn Home	ID	83647
Kelly Miller	400 SE Sunrise Dr	Mtn Home	ID	83647
Kenneth Gann	5860 SE Poppy Ave	Mtn Home	ID	83647
Kenneth Luke Young	2595 SE Warm Creek Dr	Mtn Home	ID	83647
Kevin Coats	7575 S 18th E	Mtn Home	ID	83647
Kevin Wilson	2259 SE Sonny	Mtn Home	ID	83647
Kimberly Wortham	2445 SE Whitetail Court	Mtn Home	ID	83647
Kyler Coburn	6733 S 18th E	Mtn Home	ID	83647
Kylie Ray	568 SE Sunrise Dr	Mtn Home	ID	83647
Kyna Hager	1194 SE Fisher Road	Mtn Home	ID	83647
Larry & Nancy Lasuen	2829 SE Lemmon Ave	Mtn Home	ID	83647
Larry Gambrel	1388 SE Hamilton Road	Mtn Home	ID	83647
Larry Snow	566 SW Paiute St	Mtn Home	ID	83647
Larry Snow	850 S Pekin Road	Woodland	WA	98674
Leo Haney, c/o Denise & James Lewis	P O Box 945	Mtn Home	ID	83647
Leslie Hewitt	6100 SE Groefsema Road	Mtn Home	ID	83647
Level 3 Communications LLC	1025 El Dorado Blvd	Broomfield	CO	80021
Lewis Crippen	2995 SE Hummingbird Dr	Mtn Home	ID	83647
Linda Marie Bower	5116 B S 18th E	Mtn Home	ID	83647
Linda Ramsey	3745 Old Hwy 30	Mtn Home	ID	83647
Linda Telford	405 SE Sunrise Dr	Mtn Home	ID	83647
Lisa Melchiorre-Pursley	1033 SE Hamilton	Mtn Home	ID	83647
Lorna Emily Irving	7540 SE Valley View Ave	Mtn Home	ID	83647
Louis Haramé	9 Thistle Lane	Essex Jct	VT	05452
Louis Steffens	640 SE Pauline Dr	Mtn Home	ID	83647
Lowell Goins Jr	2375 SE Sonny	Mtn Home	ID	83647
Luis Lasuen	1250 E 12th S	Mtn Home	ID	83647
Luis Ricardo Preciado	P O Box 872	Mtn Home	ID	83647
M & S Robinson Farm LLC	1570 SE Fisher	Mtn Home	ID	83647
Margaret Payne	848 SE Hamilton Rd	Mtn Home	ID	83647
Maria Clark	5875 SE Poppy Ave	Mtn Home	ID	83647
Marjorie Hamilton, c/o Chris Hamilton	469 Aspenwood Dr	Twin Falls	ID	83301
Marsa Plummer	1693 SE Fisher	Mtn Home	ID	83647
Martin Veldman	3150 SE Lemmon Ave	Mtn Home	ID	83647
Mary Richter	6998 SE Valley View Ave	Mtn Home	ID	83647
Matthew Carlson	1546 Old Oregon Trail Road	Mtn Home	ID	83647
McGrew Ranch LLC	15600 NE Hot Creek Road	Glenns Ferry	ID	83623
Melesio Brito Jr	P O Box 1075	Mtn Home	ID	83647

Melissa Warren	691 SE Sunrise Dr	Mtn Home	ID	83647
Melvin Goyen	865 SE Hamilton Road	Mtn Home	ID	83647
Michael Curtis	2219 SE Sonny	Mtn Home	ID	83647
Michael Glynn	1063 SE Hamilton Road	Mtn Home	ID	83647
Michael Hopkins	6595 SE Groefsema Road	Mtn Home	ID	83647
Michael Landers	1635 E 12th S	Mtn Home	ID	83647
Michael R Poulin Sr	1310 SE Hamilton Road	Mtn Home	ID	83647
Michael Waddell	1653 SE Hamilton Road	Mtn Home	ID	83647
Michael Wilson	1573 SE Hamilton Road	Mtn Home	ID	83647
Michelle Niksich	2460 SE Whitetail Court	Mtn Home	ID	83647
Mikel Caraway	975 SE Milky Way Dr	Mtn Home	ID	83647
Monique Marie Layton	4869 S 18th E	Mtn Home	ID	83647
Monty Green	7550 SE Valley View Ave	Mtn Home	ID	83647
Mtn Home Highway District	P O Box 756	Mtn Home	ID	83647
Nancy Ingram	5798 SE Poppy Ave	Mtn Home	ID	83647
Nettleton Ranch LLC	18542 SE Wilson Road	Glenns Ferry	ID	83623
New Horizon Water Inc	3370 Sonny	Mtn Home	ID	83647
Nicholas Mode	5683 SE Poppy Ave	Mtn Home	ID	83647
Nickolas Blanksma	P O Box 106	Hammett	ID	83627
Norma Jean Pangelinan-Cruz	P O Box 194	Mtn Home	ID	83647
Ovidio Campos	2785 SE Garza Drive	Mtn Home	ID	83647
Patricia Marvin	924 SE Hamilton Road	Mtn Home	ID	83647
Patricia Osborn	1823 SE Hamilton Road	Mtn Home	ID	83647
Paul Trautman	2127 SE Sonny	Mtn Home	ID	83647
Penelope L Steward	6739 S 18th E	Mtn Home	ID	83647
Peter Lofing	6409 S 18th E	Mtn Home	ID	83647
Rachel Curran	P O Box 685	Mtn Home	ID	83647
Ralph Anderson	1348 SE Yuba	Mtn Home	ID	83647
Randall Robinson	1263 SE Fisher Road	Mtn Home	ID	83647
Randi Hutchison	1592 Old Oregon Trail Road	Mtn Home	ID	83647
Randolph Harney	1769 SE Hamilton Road	Mtn Home	ID	83647
Republic Services Inc - Prop Tx Dept	P O Box 29246	Phoenix	AZ	85038
Richard Broemeling	5878 S 18th E	Mtn Home	ID	83647
Richard Livingston	245 SE Livingston Dr	Mtn Home	ID	83647
Richard Miller	2690 SE Warm Creek Dr	Mtn Home	ID	83647
Robert Cummings Jr	713 SW Paiute	Mtn Home	ID	83647
Robert Martinez	5490 S 18th E	Mtn Home	ID	83647
Robert Meksch	1273 SE Hamilton Road	Mtn Home	ID	83647
Robert Sellers	1973 SE Hamilton Road	Mtn Home	ID	83647
Robert Severson	Bldg D 3601 Darby Loop Rm 338	Fort Bragg	NC	28310
Robin Edstrom	2864 S Main	Mtn Home	ID	83647
Robin Friend	18196 SE Wilson Road	Glenns Ferry	ID	83623
Rocky Compton	435 SE Livingston Dr	Mtn Home	ID	83647
Ronald Hurley	2376 SE Sonny	Mtn Home	ID	83647
Russell Stoehr	6258 SE Groefsema Road	Mtn Home	ID	83647
Ryan Arellano	2280 SE Lone Star Dr	Mtn Home	ID	83647
Ryan Michael Kuntz	4905 S 18th E	Mtn Home	ID	83647
Sabrina Bonn	7558 SE Valley View Ave	Mtn Home	ID	83647
Salvador Hurtado	614 5th St	Steilacoom	WA	98388
Samantha Dee Nunez	9549 Old Hwy 30	Mtn Home	ID	83647
Sandra Kastner	6955 S 18th E	Mtn Home	ID	83647
Sandra Westhart	755 SE Spencer Dr	Mtn Home	ID	83647
Sarah McDaniel	4792 S 18th E	Mtn Home	ID	83647
Scott Ashby	1615 SE Fisher	Mtn Home	ID	83647
Scott Lewis	7528 SE Groefsema Road	Mtn Home	ID	83647
Scott Sessions	1509 SE Hamilton Road	Mtn Home	ID	83647
Shawna Draper	1411 SE Hamilton Road	Mtn Home	ID	83647
Shoshone-Bannock Tribes, c/o Office of General Counsel	P O Box 306	Fort Hall	ID	83203
Splendid Acres Water	205 Sunrise Dr	Mtn Home	ID	83647
Stacey Kile	6330 SE Groefsema Road	Mtn Home	ID	83647
Stacey Schriener	120 Alturas	Mtn Home	ID	83647
State Of Idaho	P O Box 83720	Boise	ID	83720

Stephanie Leopard	7387 SE Valley View Ave	Mtn Home	ID	83647
Stephen Gibbs	446 SE Sunrise Dr	Mtn Home	ID	83647
Steven Guldseth	1225 SE Hamilton Road	Mtn Home	ID	83647
Steven Wright	7084 SE Groefsema Road	Mtn Home	ID	83647
Susan English	7869 S 18th E	Mtn Home	ID	83647
Tami Nichols	1929 SE Hamilton Road	Mtn Home	ID	83647
Teddy Buoy LLP	6247 S 18th E	Mtn Home	ID	83647
Teri Cole	5932 S 18th E	Mtn Home	ID	83647
Tessa Cummins	7386 SE Groefsema Road	Mtn Home	ID	83647
Theresa Pobst-Martin	6247 S 18th E	Mtn Home	ID	83647
Theresa Schwartz	5115 S 18th E	Mtn Home	ID	83647
Thomas Hoegg	6275 Old Hwy 30	Mtn Home	ID	83647
Tiffany Yang	1347 SE Fisher Road	Mtn Home	ID	83647
Timothy Corder Jr	495 SE Two Bits Lane	Mtn Home	ID	83647
Timothy Corder Sr	357 SE Corder Dr	Mtn Home	ID	83647
Timothy Healy	6400 S 18th E	Mtn Home	ID	83647
TLK Properties LLLP	650 N 2nd E	Mtn Home	ID	83647
Todd Jones	5850 S 18th E	Mtn Home	ID	83647
Troy Moore	7283 S 18th E	Mtn Home	ID	83647
Tyler English	7869 S 18th E	Mtn Home	ID	83647
Tyler Loranger	5450 S 18th E	Mtn Home	ID	83647
U S A - Idaho State Office	1387 S Vinnell Way	Boise	ID	83709
Vaunda Giberson	2345 SE Sonny	Mtn Home	ID	83647
Victor Albert Hofer	710 S 10th E	Mtn Home	ID	83647
Warren Bauer	6625 S 18th E	Mtn Home	ID	83647
Wayne & Lee Moseng	2495 SE Redtail Court	Mtn Home	ID	83647
William Westhart	755 SE Spencer Dr	Mtn Home	ID	83647
William Zetz	53 Smith Gage Road	Smith	NV	89430
Wind Properties LLC	18439 Midland Blvd	Nampa	ID	83687
Zelma Kae Mouser	P O Box 927	Mtn Home	ID	83647



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 East 2nd South • Mountain Home, ID • 83647 • Phone: (208) 587-2142

Fax: (208) 587-2120 • www.elmorecounty.org

Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: October 10, 2024

Start Time of Neighborhood Meeting: 6:00pm

End Time of the Neighborhood Meeting: 7:00pm

Location of Meeting: Old Forest Service Building

Description of the proposed project: Continuing operation, improvements, and expansion of Bennett Road Landfill

Notice Sent to neighbors on: September 23, 2024

Location of the neighborhood meeting: Old Forest Service Building, 2340 American Legion Blvd.

Mountain Home, ID 83647

Attendees:

	<u>Name</u>	<u>Address</u>
1.	<u>Stephanie Beyle</u>	<u>10542 Old Hwy 30</u>
2.	<u>Dan Weitz</u>	<u>18714 Fargo Rd Wilder Idaho</u>
3.	<u>Mary Oldham</u>	<u>3150 Lemon Ave, Mtn Home.</u>
4.	<u>R. Jones</u>	<u>691 SE Sunrise Dr.</u>
5.		
6.		
7.		
8.		
9.		
10.		

- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____
- 20. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variance, conditional uses, zoning ordinance map amendments and expansions or extensions of nonconforming uses as per Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Applicant:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Shirley Bell *on behalf of Elmore County*

10-14-2024

Signature: (Applicant)

Date

Public Comment Form - Bennett Road Landfill

Name: Stephane Bergh

Email/Contact Information (optional): Sbergh1@gmail.com

Please share your comments or questions on the proposed Bennett Road Landfill improvements and expansion

How much will our taxes increase?

Public Comment Form - Bennett Road Landfill

Name: DAN WEITZ

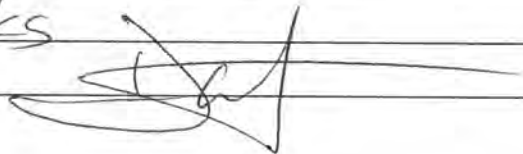
Email/Contact Information (optional): WeitzCW@GMAIL.COM

Please share your comments or questions on the proposed Bennett Road Landfill improvements and expansion

Great place for the land fill. Plenty of room for expansion.

Please have someone detail pick up debris that blows out along Old Deegan Trail Rd. (Bennett Rd.) over in a while at least between Hwy 30 and Landfill.

Thanks



DATE: December 12, 2024
TO: Elmore County
FROM: Tiffany Neier, PE, Parametrix
SUBJECT: Bennett Road Landfill Conditional Use Permit - Addendum
PROJECT NUMBER: 553-7443-006
PROJECT NAME: Bennett Road Landfill Development

This addendum is to replace a section of the Environmental Checklist, submitted to Elmore County (County) as an appendix to the Bennett Road Landfill Conditional Use Permit (CUP). The Environmental Checklist is intended to describe the different aspects of the site and discuss any potential impacts the proposed projects will have. The information in section B-3.b.1 should be modified as shown below.

B. Environmental Elements

3. Water

b. Ground:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

**** Replace existing text in this section with the following****

Yes, domestic groundwater well 307313 (Facility Supply Well) is located near the intersection of Old Oregon Trail Rd (aka Bennett Road) and SE County Landfill Rd (Northing 516111.78, Easting 2670461.90), approximately 1,900 feet north of the current MSW Cell 1. This is the Facility Supply Well shown in CUP Figure 1, Existing Conditions Site Plan. Information regarding this well is available at

<https://research.idwr.idaho.gov/apps/Shared/LfRelatedDocs/Home/SearchWcGet?WellID=307313>.

Groundwater from the Facility Supply Well is classified as a domestic well and yields potable water. The well is primarily used to supply sinks and toilets at the landfill office and supply outdoor faucets used for washing and for providing water to livestock (cows). Employees also use the water to make coffee, but generally drink from supplied filtered water. An estimated volume of approximately 50 gallons per day is used by the facility when the landfill is open, though daily use varies depending on site activities and the weather. Water is not discharged to groundwater.

The landfill and the Facility Supply Well are not located in a wellhead protection zone, per DEQ's Source Water Assessment (<https://mapcase.deq.idaho.gov/swa/default.html>).

As part of the condition for removing the small community exemption (as described in 40 CFR 258.1(f)), a groundwater monitoring program was developed and provided to DEQ for review (Bennett Road Landfill Groundwater Monitoring Plan, Revised, Parametrix, 2024). The groundwater monitoring program will be implemented in accordance with 40 CFR 258 Subpart E. While the small community exemption is in place, the County has not been required to monitor the groundwater but has tested the water from the Facility Supply Well several times to ensure that the water is potable.



EXHIBIT 2
Public Hearing Notifications

- a. Agency Notice**
- b. Newspaper Notice**
- c. Neighborhood Notice**
- d. Site Posting**



Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 1256
Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper,
Director

Kacey Ramsauer,
Planner

David Abrahamson,
Planner

Johnny Hernandez,
Building Official

Colton Janousek,
Building Inspector

James Roddin,
Administrative Manager/Code Enforcement

Sandra Nuner,
Permit Technician

Alyssa Nieto,
Administrative Assistant

Date: November 21, 2024
To: Whom It May Concern
Subject: Notice of Public Hearing
Case #: CUP-2024-06 Bennet Road Landfill
Applicant: Elmore County
Representative: Parametrix

Proposal: Parametrix, on behalf of Elmore County, has applied for a Conditional Use Permit for a Solid Waste Facility use in an Agriculture zone for the Bennett Road Landfill located at 6100 SE County Landfill Road, Mountain Home, Idaho 83647. The site consists of seven parcels shown in the image below that are being consolidated into one parcel (RP04S07E119010, RP04S07E126510, RP04S07E140010, RP04S07E130010, RP04S07E133615, RP04S07E141840, RP04S07E134840) and consists of approximately 633 acres of land owned by Elmore County. Bennett Road Landfill is a grandfathered use that was originally opened in 1994. The intent of this request is to allow the use to continue operations and to expand the operation as outlined in the application materials provided with this notification and shown in the site plan on Page 3.

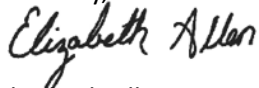


The enclosed application will be the subject of a public hearing to be held before the Elmore County Planning and Zoning Commission on **Thursday, December 19, 2024, at 7:00 pm** in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please review the application and return your written comment to the Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, ID 83647, by 5 p.m. on Friday, December 13, 2024, so your comments are included in the record. Please come to the hearing to testify before the Commission if you prefer.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act of 1990 (ADA). Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-598-5247 ext. 1254, via email kramsauer@elmorecounty.org or in person at 520 East 2nd South Street, Mountain Home, Idaho.

Sincerely,



Elizabeth Allen

Contract Planner for Elmore County Land Use and Building Department

Bristlecone Land Use Consulting

elizabeth@bristleconelanduseconsulting.com

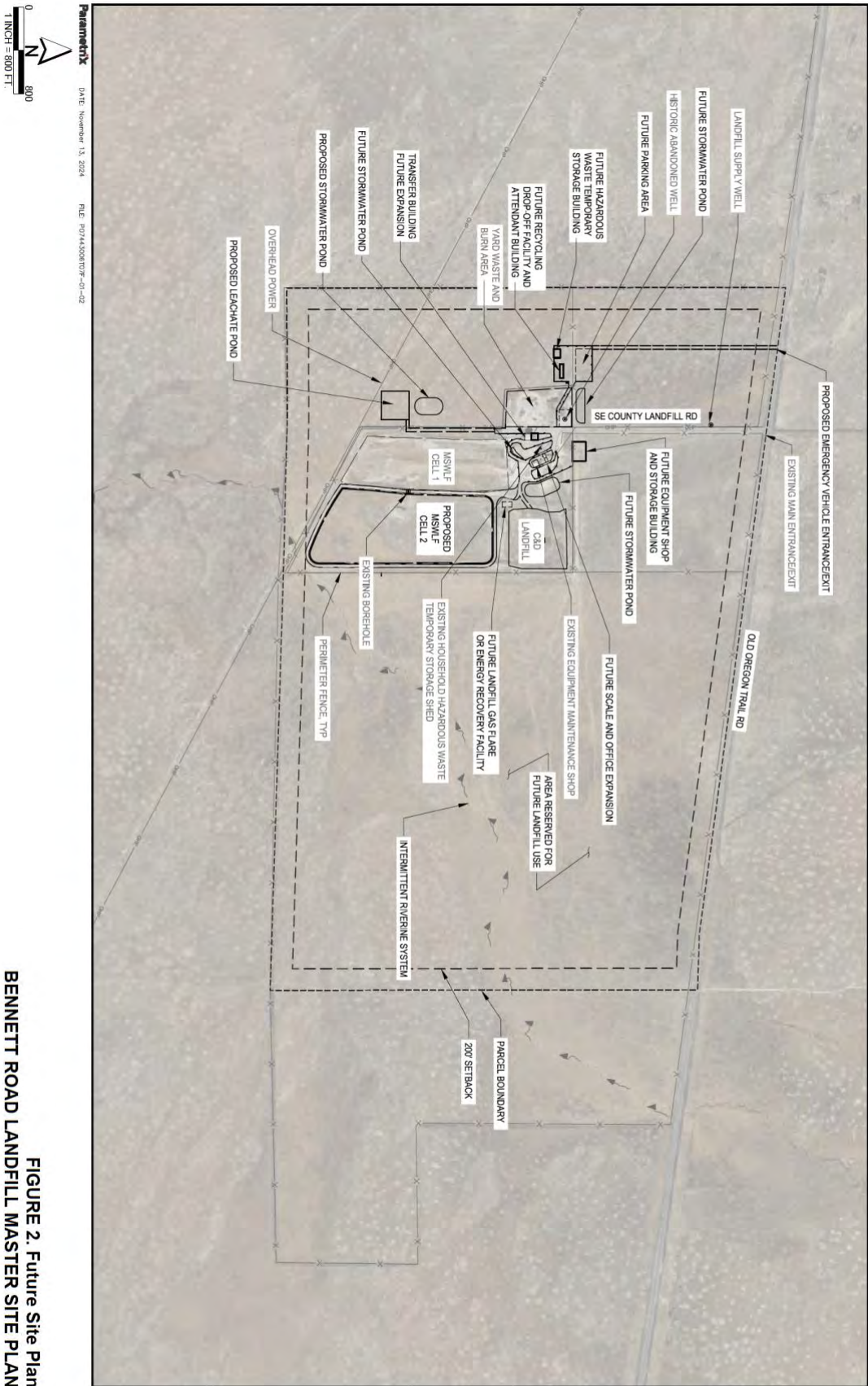
907-978-3439

Enclosures for Agencies: Application Materials

CC:

Aspen Engineers, Chartered
Dept of Environmental Quality Boise Reg
Central District Health Department
City of Mountain Home Development Services
Elmore Ambulance District
Elmore County Assessor
Elmore County Sheriff
Elmore County Surveyor
EPA Idaho Operations Office
Idaho Department of Fish & Game
Idaho Department of Water Resources
Idaho Power
Idaho State Fire Marshall
Idaho State Historic Preservation Office
Intermountain Gas Company
Mountain Home Highway District
Mountain Home Rural Fire District
US Dept of the Interior BLM Twin Falls District
US Fish and Wildlife Service
Federal Emergency Management Agency

Site Plan



**FIGURE 2. Future Site Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South – Mountain Home, ID 83647 – (208) 587-2142

www.elmorecounty.org

Conditional Use Permit Application

The Elmore County Land Use & Building Department **DOES NOT** accept faxed applications or signatures.

Application must be completed in **INK**. **Please use addition sheets of paper if necessary.** This application must be complete and all fees paid prior to acceptance by the Elmore County Land Use & Building Department. A public hearing will not be scheduled until the application is accepted.

The Conditional Use Permit Application must be in compliance with Title 7, Chapter 9 of the Elmore County Zoning and Development Ordinance.

Pre-application meetings are strongly encouraged for Conditional Use Permit Applications. Pre-application meetings are by appointment only. Do not hesitate to contact the Land Use & Building Department with any questions or concerns.

1. Name of applicant: _____

2. Address of applicant: _____

3. Daytime telephone number of applicant: _____

4. Email Address: _____

5. Name, address, and daytime telephone number of developer: _____

6. Address of subject property: _____

7. Name, address, and daytime telephone number of property owner (if different from applicant): _____

8. Attach Legal Description and acreage of property **and** legal description and acreage of part that CUP is to encompass:

Attach at least one of the following:

Deed Proof of Option Earnest Money Agreement Lease Agreement Assessor's Parcel Master Inquiry RP# _____

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: _____

10. a. Current zoning: _____ b. Current district (if applicable): _____

11. a. Is the proposed location within an Area of Critical Concern (ACC) or Community Development Overlay (CDO)? Yes No If in a CDO, what CDO? _____
If in an ACC or CDO, technical studies, an environmental assessment, or an environmental impact statement may be required.

b. Is the proposed development within any city's impact area? Yes No

c. Is the proposed site within an Airport Hazard Zone or Air Port Sub Zone? Yes No
If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.

d. Is any portion of the property located in a Floodway or 100-year Floodplain? Yes No
If yes submit map showing location of floodway and/or floodplain in relation to the property and/or proposal.

e. Does any portion of this parcel have slopes in excess of 10%? Yes No If yes, submit contour map.

f. The impacts of a proposed development and/or land use on adjacent land uses and transportation facilities must be considered. The applicable Highway District or Transportation Department may require a Traffic Impact Study (TIS) if the proposed development or land use has associated with its special circumstances deemed by the district or department to warrant a study. A notation and signature from the applicable district or department stating no study is required or a copy of this study must be submitted with this application.

g. The impacts of the CUP on existing public services and facilities (such as the fire department, emergency services, sheriff's department, schools, etc.) must be considered. A letter from the applicable agency governing the public service or facility stating how the developer will provide for said services with plans and/or drawings or that said services are not required may need to be submitted with the application.

h. Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? Yes No If yes, describe and give location: _____

i. Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? Yes No

12. Does any other agency require a permit (DEQ, EPA, IDWR, FAA, state, federal, etc.)? Yes No If yes, who? _____

Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.

13. ADJACENT PROPERTIES have the following uses:

North _____ East _____
South _____ West _____

14. EXISTING USES and structures on the property are as follows: _____

15. A written narrative stating the specific PROPOSED USE. Include as much detail as possible (use additional sheets of paper if necessary):

16. a. The conditional use is requested to begin within _____ days/ months after permit approval (permit expires if not used within 1 year of approval) and is for _____ years or perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within: _____ days/ month/ years and be completed within _____ days/ months/ years.

17. Proposed Use(s): _____ Hours of Operation: _____

Days of Operation: _____ Maximum Number of Patrons: _____

Sewage disposal: municipal/individual septic: _____

Water: municipal supply/community well/individual well: _____

Number of employees during largest shift: ____ Proposed number of parking spaces: ____

18. PRELIMINARY FLOOR PLANS: To a professional standard with sizes and types of interior spaces indicated, 15 copies 8½" x 11".

19. ENVIRONMENTAL IMPACT STATEMENT AND/OR ASSESSMENT: When a development or proposal is of a more complex nature, when it is required by the Zoning and Development Ordinance, and/or when the site is located within an Area of Critical Concern, and Environmental Impact Statement and/or Assessment may be required at the expense of the applicant. **(The Land Use & Building Director will determine if an EIS is required)**

EIS Required: Yes No **Director Initial** _____

Department Note: _____

20. **PROPERTY OWNER'S ADDRESS:** A list of property owner's/purchasers of record names and addresses within a minimum radius of 300' of property boundaries encompassed by proposed Conditional Use Permit. Said list shall be obtained from the tax records of the appropriate county.

**Radius extended to: _____ feet mile(s) Date: _____ Initial _____

21. Is this application submitted with any additional applications? _____

22. Title 7, Chapter 9, Section 7-9-7 states that the Elmore County Planning and Zoning Commission shall review all proposed conditional use applications and find adequate evidence that such use meets all of the following standards. The applicant must provide said evidence. Following are the standards the conditional use must meet (please use additional sheets of paper if necessary):

A. How does the proposed land use constitute a conditional use as determined by the land use matrix?

B. How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?

C. How will the proposed land use comply applicable base zone and with the specific standards as set forth in the Ordinance?

D. How does the propose land use comply with all applicable County Ordinance?

E. How does the propose land use comply with all applicable State and Federal regulation?

F. What about the proposed land use's design, construction, operation and maintenance makes it harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how will it not change the essential character of said area?

G. Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses?

H. How will the proposed land use be served adequately by available public facilities/services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer or how will these public services be provided by the applicant/developer?

I. Why or how will the proposed land use not create excessive additional requirements at public cost for public facilities/services or be detrimental to the economic welfare of the county?

J. Why or how will the proposed land use not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

K. Why or how will the proposed land use not result in the destruction, loss or damage of a natural or scenic feature of major importance?

23. **ADDITIONAL INFORMATION:** Any additional information as required or needed by the Planning and Zoning Commission, Land Use & Building Department, or interested agency.

A neighborhood meeting must be conducted prior to submitting application. Requirements for a neighborhood meeting are outlined in the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

A master site plan is required with this application. Requirements for a master site plan are found in Title 10, Chapter 6 of the Elmore County Zoning and Development Ordinance.

Agency signature sheet on page 7 of this application.

Agency signatures are used for the applicant to make initial contact with certain agencies to address issues prior to a public hearing and application submittal. Additional agencies not listed may have additional requirements. The agencies listed below may be required for future approvals or signatures depending on the type of conditional use. The signature does not constitute a final approval by the agency. The agency signatures below do not guarantee approval from the Elmore County Land Use & Building Director, Elmore County Planning and Zoning Commission or Elmore County Board of Commissioners. The agencies listed below will be notified of the public hearing. Elmore County Land Use & Building Staff will inform the applicant of the desired agency signatures prior to application submittal.

Agency Comments & Signatures

Notes for agency signatures.

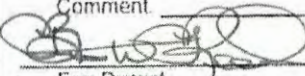
1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary
4. Agencies may have additional comments and/or conditions at a later time.

• Central District Health (or other Sewer District) Sewer Permit (208-580-6003) Date

Comment: _____

• Roadway Jurisdiction (MHHD 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115) Date

Comment: _____

•  - MURFPD Date 10.23.2024

• (MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)

Comments: _____

LANDFILL

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Agency Comments & Signatures

Notes for agency signatures.

1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

Ruth Cope _____ 10/23/24
Date

• Central District Health (or other Sewer District) Sewer Permit (208-580-6003)
 Comment: No objection to CUP. Any new building generating waste water will need to obtain a septic permit from CDA.

Benny Murray _____ 10-16-24
Date

• Roadway Jurisdiction (MHHD 208-587-3211) (GFHD 208-366-7744) (AHD 208-864-2115)
 Comment: No new approval

• Fire District _____ Date
 (MHRFD 208-587-2117) (Oasis 208-796-2115) (GFFD 208-599-0000) (BGRFD 208-834-2511) (AFD 208-864-2182)
 Comments: _____

Elmore County reserves the right to withhold processing and/or issuance of any County Conditional Use Permit until the County is satisfied that County approval may be the final action in any multi-agency approval process. Proof of having obtained or applied for necessary permits and/or approvals from applicable local (other than Elmore County) state, and/or federal agencies may be required prior to issuance of a Conditional Use Permit by Elmore County. If required, documentation shall be submitted with the Conditional Use Permit application.

The Planning and Zoning Commission shall hold at least one public hearing on an application for a Conditional Use Permit. A public hearing will be scheduled within sixty (60) days after acceptance of the application. The Land Use & Building Department will mail hearing notices to the surrounding property owners and to any agency that may have an interest in the proposal. The Land Use & Building Department will place a Notice of Public Hearing in the Mountain Home News at least fifteen (15) days prior to said hearing. The Land Use & Building Department will post notice of the hearing on the premises not less than seven (7) days prior to the hearing.

This application may be approved, conditionally approved, denied, or tabled.

If the application is approved or conditionally approved by the Planning and Zoning Commission, the applicant will be sent a document that is the official "Conditional Use Permit". This document may be in the form of a Findings of Fact, Conclusions of Law, and Order, and will enumerate the conditions attached to the approval and issuance of the permit and will state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of fourteen (14) days from the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order. During this time, any interested person may appeal the action to the Board of Elmore County Commissioners. The applicant will be notified of any pending appeals. An appeal will stay all proceedings until its resolution.

If the Conditional Use Permit is denied by the Planning and Zoning Commission, the applicant may reapply or the applicant may appeal the decision in writing to the Board of Elmore County Commissioners. Appeal of a Planning and Zoning Commission decision must be made within fourteen (14) days after the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order,

The applicant hereby agrees to pay the fees established by the Board and agrees to pay any additional fees incurred (initial) . The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) . The initial applicant understands there could be a delay in a decision should the applicant or their representative not attend any meeting where the application is being considered.

Property Owner Signature Date Applicant Signature Date

ADMINISTRATIVE USE ONLY

Date of Acceptance: _____ **Accepted by** _____

CUP FEE: \$400.00 Fee \$ _____ **(Pd) Receipt #** _____

Date Paid: _____ **Case# CUP-** _____

Bennett Road Landfill Conditional Use Permit Application

Prepared for
Elmore County, Idaho



November 2024

Bennett Road Landfill Conditional Use Permit Application

Prepared for

Elmore County, Idaho
150 S 4th E Street
Mountain Home, ID 83647

Prepared by

Parametrix
7761 W Riverside Drive, Suite 201
Boise, ID 83714-5044
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www.parametrix.com

November 2024 | 553-7443-005

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APPENDICES

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- B Site Plans
- C Environmental Checklist

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- D Hillside Development Compliance Memo
- E Neighborhood Meeting Information

Acronyms and Abbreviations

BRL	Bennett Road Landfill
C&D	construction and demolition
CDH	Central District Health
CFR	Code of Federal Regulations
CLOMR	Conditional Letter of Map Revision
CUP	Conditional Use Permit
DEQ	Idaho Department of Environmental Quality
ECZO	Elmore County Zoning Ordinance
FEMA	Federal Emergency Management Agency
IDAPA	Idaho Administrative Procedure Act
IPaC	Information for Planning and Conservation
IS	Idaho Statute
MSW	municipal solid waste
MSWLF	municipal solid waste landfill
NMSW	non-municipal solid waste
NMSWL	non-municipal solid waste landfill
RCRA	Resource Conservation Recovery Act
USFWS	U.S. Fish and Wildlife Service

1. Introduction

Elmore County (County) has requested assistance from Parametrix to prepare documents necessary for the continuing operation and planned expansions and improvements at the Bennett Road Landfill (BRL), including a Conditional Use Permit (CUP) application and completion of environmental due diligence.

2. Project Description

2.1 Description of Existing Site

The BRL site is located approximately 6 miles from Mountain Home, Idaho. The County owns multiple parcels totaling 800 acres of land. The legal land description for the County-owned property is the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 13, T4S, R7E B.M. The BRL site is on approximately 633 acres of land owned by the County. A lot consolidation for the site is in the process of finalization with the County. The existing deeds and legal descriptions are included with this application (Appendix A).

The physical address of the parcel is 6100 SE County Landfill Road, Mountain Home, ID 83647. The surrounding properties of the BRL are undeveloped sagebrush grasslands. The site is currently zoned Agricultural.

The BRL was originally opened on September 15, 1994, and consisted of a construction and demolition (C&D) landfill for non-municipal solid waste (NMSW) and a municipal solid waste landfill (MSWLF) certified by the Idaho Department of Environmental Quality (DEQ). In the early 2000s a transfer station was added to the site. Site plans for existing and proposed conditions are attached in Appendix B. Current improvements on the site are illustrated on Figure 1 and include the following:

- C&D landfill.
- MSWLF (Cell 1).
- Transfer station.
- Scale for weighing vehicles as they enter and exit the facility.
- Equipment building.
- Recycling pile area.
- Tire storage area.
- Household hazardous waste temporary storage shed.
- Wood storage and burn area.
- Office.
- Perimeter fence.

Structures on the site are generally clustered on the north side of the facility. The landfill is accessed via SE County Landfill Road from Old Oregon Trail Road to the north. Parking on the site is currently in a gravel lot located north of the office and scale. It accommodates approximately five vehicles. Additional parking for vehicles and equipment is located in front of the equipment building, with space for approximately six vehicles.

Existing operations at BRL are detailed in the 2023 Bennett Road Municipal Solid Waste Landfill Operating Plan (Parametrix 2023) and the 2024 Bennett Road Construction & Demolition Landfill and Solid Waste Transfer Station Operating Plan (Parametrix 2024), henceforth referenced as the operations plans. MSWLF Cell 1 currently accepts municipal solid waste (MSW) and other waste materials from Elmore County incorporated communities and unincorporated county businesses and residents. Waste arrives via commercial hauler, commercial packer, commercial self-haul, and residential self-haul.

The BRL site also includes a transfer station. Typically, landfilled waste will be disposed of at the transfer station where the County consolidates customer waste loads for transport to the working face by operations staff. However, commercial haulers are allowed to dispose of the waste directly at the working face.

The facility (landfill and/or transfer station) is operated 6 days a week, Monday through Saturday, 312 days a year. The facility is open to the public between the hours of 8 a.m. and 5 p.m., with staff on-site from 7 a.m. until 5:30 p.m. It is closed on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas. Hours may be adjusted depending on the time of year and volume of waste received. Prior to modifying hours of operation, the County will notify Central District Health (CDH) and the DEQ. The County manages and operates the BRL using county and contracted personnel.

2.2 Proposed Use

This CUP application is for both the existing BRL facility as well as the future addition of Cell 2 and other structures/development to improve operations at the site. The master site plan included with this application includes proposed development at the BRL over a 50-year horizon (Figure 2).

In the short term (10 years), future planned uses on the BRL site include:

- MSWLF Cell 2.
- MSWLF Cell 1 closure.
- New parking area.
- New household hazardous waste temporary storage building for incidental waste.
- New equipment storage building.
- New landfill gas flare/energy recovery facility.
- New leachate pond.
- Additional stormwater ponds.

In the long term (11 to 50 years), future planned uses on the BRL site include:

- MSWLF Cell 2 full buildout.
- New recycling drop-off facility and attendant building.
- Additional scale and scale building expansion.

Cell 1 is an existing cell that previously received and currently receives waste. Cell 1 will continue to receive waste until final fill grades are achieved. When Cell 1 reaches final grade, an engineered vegetative cover will be placed on top of the final lift of solid waste in accordance with the Municipal Solid Waste Landfill Operations Plan (Parametrix 2023).

2.3 Current and Planned Accepted Wastes

The BRL currently accepts and will continue to accept:

- MSW, including household waste, Resource Conservation Recovery Act (RCRA) Subtitle D waste, commercial waste, nonhazardous sludge, conditionally exempt small-quantity generator waste, and industrial solid waste.
- Construction and demolition wastes, including asphalt, concrete, aggregate, bathroom fixtures, and other construction debris.
- Wood waste will be stockpiled until a sufficient amount is obtained for processing.

Prohibited waste that would not be accepted includes hazardous waste, polychlorinated biphenyl (PCB) waste, regulated medical waste, liquid waste, and radioactive waste.

BRL accepts and separates select materials for recycling. These materials include metals, batteries, used oil, and waste tires. Batteries are stored in chemically compatible leakproof containers until pickup. Used oil is not accepted from the public. Waste tires are stored in quantities of fewer than 1,500 tires at a designated facility in an orderly fashion.

The anticipated annual tonnage of waste to be accepted at the BRL is estimated to start around 100 tons of waste per day. Future waste acceptance may reach an average of 500 tons per day should the service area be expanded.

3. Applicable Standards and Criteria

Elmore County Zoning Ordinance (ECZO) standards and criteria applicable to the proposed development, along with applicant responses to the standards and criteria, are detailed below.

3.1 ECZO 7-9-4 Conditional Use Standards

A. *The applicant shall agree to comply with the approved plans and specifications.*

Response: The applicant agrees to comply with the plans and specifications of this permit as approved by the County.

B. *The applicant shall have a continuous obligation to maintain adequate housekeeping practices so as not to create a nuisance.*

Response: The applicant will maintain adequate housekeeping practices at the BRL so as not to create a nuisance. These practices would include:

Litter Control

Litter control inspections of the BRL will be performed once a week and after high-wind events to determine whether litter cleanup is necessary. Cleanup will be scheduled based on the results of the inspections, with cleanup performed by operations staff. Alternatively, the county may use Department of Corrections resources for litter cleanup when needed. Results of all inspections and litter cleanup efforts will be noted in the Daily Operations Log.

County personnel will use litter screens to catch and trap wind-blown litter. The portable 20-foot-wide litter screens are placed side by side, a maximum of 50 feet beyond the downwind edge of the working area, perpendicular to the prevailing wind. This arrangement is located as near as practicable to the landfill's active face. Debris captured by the litter screen is removed periodically and reincorporated into the landfill the same or next day of operation.

Scavenging Control

Scavenging is strictly prohibited. Scavenging is defined as the removal of waste from the waste stream for personal use or gain. If it is determined that items were scavenged during operational and nonoperational hours, a record of the incident will be made in the Daily Operations Log. If scavenging becomes a consistent problem, measures will be implemented to prevent reoccurrence.

Domestic Animal Control

Domestic animals are to remain in vehicles. This applies to all dogs, cats, and any other animals.

- C. *Prior to review of the proposed conditional use, the applicant or owner shall obtain the written approval of the appropriate fire authority with regard to the location specifications of any proposed structure, facility, or use.*

Response: This application has been shared with the Mountain Home Fire District, and their signature has been obtained on the application form. Existing and proposed structures and their locations are consistent with applicable fire codes. A second property access point for use in the event of an emergency is located on the western side of the development.

- D. *No structure or facility (excluding signs) shall be located within twenty (20') feet of a residential district unless a sound wall or screen as approved by the Director is provided.*

Response: This standard is not applicable; there are no residential districts surrounding the site.

- E. *A sound wall shall be included in the landscape plan for any parking areas abutting a residential district.*

Response: This standard is not applicable; there are no residential districts surrounding the site.

- F. *The owner and/or operator shall maintain sanitary practices so as not to create a public nuisance and to reduce noise and odor.*

Response: The owner and operator would maintain sanitary practices at the BRL so as not to create a nuisance. These practices would include:

Odors

Odors in the MSWLF are controlled by proper compaction of solid waste and the daily application of compacted cover materials.

At the C&D landfill, odors are generally controlled through the material types accepted for disposal. Materials are generally inert and typically do not generate significant odor. Odors are also controlled through the regular and timely placement of waste in the landfill without prolonged exposure to the surrounding environment and through the use of cover material. To prevent and reduce the production of hydrogen sulfide in the C&D landfill, run-on control systems are in place to prevent water from entering the landfill.

Odors can be reported using the comment and complaint form. If a comment or complaint is made, then it is included in the Daily Operations Log. The landfill manager then reviews the log and determines what, if any, action is needed. In the case of odors, when a complaint is made, the staff will investigate the source of the odor. If the odor is landfill related, then additional cover will be used to control odors as necessary.

Fugitive Dust

Fugitive dust is controlled by proper site operation and maintenance as follows:

- The gravel access roadway to the active face is watered down whenever dust generation becomes apparent or causes a driving hazard.
- Removal of natural vegetative cover is limited to near future excavation areas, construction sites, and firebreaks. Should windblown dust become a hazard or nuisance, water will be applied for control. However, no water is applied to the landfill. The County will revegetate portions of the landfill at final grade as soon as conditions are favorable for seeding (phased closure).

Disease Vector Control

In general, passive methods are used to ensure that vectors do not nest in the waste. These methods include daily inspections of the working face, compaction of the waste, and cover soil placement. If necessary, cover soil will be placed at more frequent intervals if vectors become a nuisance.

- G. *The owner and/or operator shall furnish evidence that any dangerous characteristics of the proposed use have been or shall be eliminated or minimized so as not to create a nuisance or be detrimental to the public health, safety, or welfare.*

Response: Uses at the landfill would not be detrimental to the public health, safety, or welfare. Hazardous materials or other potentially dangerous waste products would not be accepted. Prohibited waste that would not be accepted includes hazardous waste, PCB waste, regulated medical waste, liquid waste, and radioactive waste.

Groundwater sampling wells are proposed for installation to monitor for metals and volatile organic compounds and additional cation/anions that may be indicators of leachate. The groundwater monitoring will be conducted quarterly over a 30-year period.

Fire prevention and control methods at the landfill include the following:

- Open burning is strictly prohibited except for periodic burning of the wood debris pile under controlled conditions and with the approval of the landfill manager, CDH, DEQ, and local fire marshal. In accordance with Title 40 of the Code of Federal Regulations (CFR) 258.24(b), the County will only infrequently burn agricultural wastes, silvicultural wastes, land clearing debris, diseased trees, or debris from emergency cleanup operations.
- Highly flammable or volatile substances are not accepted for landfill disposal.
- A minimum 20-foot-wide firebreak surrounds the landfill boundary. In addition, the run-on and runoff control ditches act as intermediate firebreaks. These firebreaks will be maintained free of vegetation by landfill personnel.
- Tire and wood waste stockpiles are limited in size, and each pile is surrounded by a clearing at least 25 feet in width.

- In the case of small fires that can occur during facility operation, each landfill operation vehicle carries at least a portable fire extinguisher, and all operating personnel are issued a portable radio. Additionally, the field office has fire extinguishers.
- A fire suppression plan is detailed in the operations plans.

Methane gas is not expected to infiltrate any facility structure due to the proximity to the initially constructed cells. The nearest building to Cell 1 is an approximate distance of 300 feet away. Decomposition gases are monitored through a quarterly monitoring program. In the event detected methane gas levels exceed 25% of the lower explosive limit in any facility structure or the concentration of methane gas exceeds the lower explosive limit at the facility boundary, the methane control procedure in the Municipal Solid Waste Landfill Operations Plan (Parametrix 2023) would be followed.

Other potential nuisances, including litter, odors, fugitive dust, and disease vectors, will be mitigated as discussed above in items B and F. These approaches are included within the operations plans.

- H. *If abutting a residential district or within a residential district, the facility hours may be limited by the decision-making body.*

Response: This standard is not applicable; there are no residential districts surrounding the site.

- I. *If abutting or within an Agricultural district, the proposed use shall not cause detrimental impacts to agriculture.*

Response: The BRL is located within an Agricultural district. County-owned land to the east of the BRL is currently used for grazing cattle. BRL development will include the installation of a stormwater pond and potential gas control facility if needed. These improvements will occupy less than 5 acres of the 510 total acres currently used for grazing. The loss of this relatively small area is not expected to have a detrimental impact to agriculture.

The landfill is an existing use on the site, and continued operation and expansion of facilities would not cause a detrimental impact to existing or future agriculture. Off-site impacts of the landfill and its proposed expansion and improvements would be mitigated as detailed in the operations plans, summarized in items B and F above.

- J. *The decision-making body may require additional conditions to mitigate impacts. The conditions may include, but shall not be limited to, any or all of the following:*

1. *Standards related to the emission of noise, vibration, and other potentially objectionable impacts; and*
2. *Limits on time of day for the conduct of the specified use; and*
3. *The period within which the permit shall be exercised or otherwise lapse; and*
4. *Other standards necessary to protect the public health, safety, and welfare and mitigate adverse effects on surrounding property.*

Response: The applicant intends to comply with any conditions of approval required by the decision-making body.

3.2 ECZO 7-9-7 Conditional Use Required Findings

1. *The proposed use shall, in fact constitute a Conditional Use as determined in Ordinance Table 7-2-10 (B), Elmore County Land Use Table, as contained in this Ordinance;*

Response: The existing landfill and proposed expansion/improvements are listed as the following conditional uses in the Agricultural zone per the Elmore County Land Use table as the uses are defined in Section 8-5-3:

- **Landfill** – The BRL, including future improvements and expansion, is an area of land in which waste is placed for permanent disposal.
- **Solid Waste Facilities** – Existing and planned facilities at the BRL include landfills, solid waste processing facilities, and solid waste transfer facilities. The BRL meets, and would continue to meet, local, state, and federal standards and comply with local, state, and federal regulations.
- **Solid Waste Disposal Facilities/Landfill** – The BRL is a public facility for the central collection of solid waste, managed and operated by the County. The BRL includes an existing MSWLF at Cell 1 and would expand to provide additional MSWLF capacity at Cell 2. NMSW is currently accepted at the C&D landfill.
- **Solid Waste Transfer Facility** – Facilities at the BRL include a solid waste transfer facility, which is typically used for the drop-off of MSW and recyclables.

The BRL does not meet the definition of a waste tire storage facility, as it meets the exemption in Section 8-5-3.4.f. The BRL collects 1,500 or fewer waste tires on-site before transferring to an approved waste tire storage or disposal site.

2. *The proposed use shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance;*

Response: The proposed use would be in harmony with the Elmore County Comprehensive Plan, including the following goals and objectives:

Population Goal Statement 2: To guide future growth in order to enhance the quality and character of the County while providing and improving the amenities and services available to Elmore County residents.

Response: The BRL serves the residents of the County, providing an essential service of solid waste disposal. Continued operation of the landfill would maintain this essential service for County residents and businesses. Improvements at the landfill would increase capacity for MSW through the addition of Cell 2, make improvements on the landfill site to allow for more efficient operations, and increase ease of use for members of the public and commercial users of the BRL.

Land Use Goal 1: Provide for the orderly growth and accompanying development of the resources within the County that is compatible with a rural lifestyle.

Response: Ongoing operations, expansion, and improvements at the BRL would support the public facilities needs of the Elmore County population as the County grows. The location of the landfill and mitigation of potential off-site effects caused by landfill operations would ensure compatibility with any future adjacent uses.

Land Use Objective 17: Evaluate all development proposals in terms of land use and environmental compatibility. Discourage development proposals, which negatively impact land use patterns and negatively impact the human and natural environment.

Response: Conditional use approval of improvements and expansion at the BRL would continue operations of an existing landfill on an existing site. Adjacent lands are vacant. Potential off-site impacts would be mitigated as detailed in the operations plans and Section 3.1 of this narrative. Potential environmental impacts have been assessed, and it has been determined that ongoing operations and future expansion of the BRL are not anticipated to have adverse environmental effects. These findings are detailed in Section 3.4 of this narrative and in Appendix C. No negative impacts to land use patterns of the human and natural environment are anticipated.

Public Service Objectives – Solid Waste

1. *Develop solid waste disposal policies and procedures based upon analyzing:*
 - a. *effects on the environment.*
 - b. *growth patterns and existing population areas*
 - c. *land use requirements*
 - d. *transportation costs*

Response: Ongoing operations and future development at the BRL would be compliant with the recently adopted Solid Waste Facility Standards in ECZO Section 8-5. These standards are further addressed in Section 3.3 of this narrative.

2. *Work with local officials and continue to develop and maintain approved solid waste disposal landfills and programs that meet ongoing disposal needs in every Community within the County.*

Response: Ongoing operations, improvements, and expansion of the BRL would allow the facility to continue to meet the ongoing disposal needs of the Elmore County community.

3. *Designate new solid waste collection and transfer stations when necessary.*

Response: Improvements and expansion of the BRL would allow for increased capacity for solid waste collection at an existing landfill site, reducing or delaying the need to locate additional sites for solid waste collection in the County.

3. *The proposed use complies with the purpose statement of the applicable base zone of Ordinance Section 7-2-5 and with the specific use standards as set forth in this Chapter;*

Response: Per the ECZO, the purpose of the Agricultural district is to:

Preserve and protect the supply of agriculture and grazing land in Elmore County until development is appropriate. This district will also control the infiltration of urban development and other uses into agriculture areas, which will adversely affect agricultural operations. Uses that are compatible with farming, ranching, grazing, forest products, and limited mining may be considered in this district. Residential land use is allowed in the Ag zone subject to site development standards and compatibility with agricultural operations. The "Ag" land use designation is the base zone throughout Elmore County. It contains areas

of productive irrigated croplands, grazing lands, forestland, mining lands, public lands as well as rangeland and ground of lesser agricultural value.

Operations at the BRL are compatible with agricultural operations. Off-site impacts are, and would continue to be, mitigated as detailed in the operations plans; there are no adverse impacts expected on nearby agricultural operations.

The BRL would be in compliance with the specific use standards for solid waste facilities and solid waste transfer facilities contained in ECZO Section 8-5. Use standards for solid waste facilities are addressed in Section 3.3 of this application.

4. *The proposed use shall comply with all applicable County Ordinances;*

Response: The proposed landfill complies with all applicable County Ordinances. Please see responses to standards and criteria within this narrative and appendices.

5. *The proposed use shall comply with all applicable State and Federal laws, rules and/or regulations;*

Response: The proposed use is and would remain compliant with all applicable state and federal laws, including Idaho Statute Title 31 (Counties and County Law), Chapter 44, Solid Waste Disposal Sites; Idaho Statute Title 39 (Health and Safety), Chapter 65, Waste Tire Disposal; Chapter 70, Sale and Disposal of Batteries; Chapter 74, Idaho Solid Waste Facilities Act; and Idaho Administrative Procedure Act (IDAPA) 58.01.06, Solid Waste Management Rules.

6. *The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area;*

Response: The site is an existing landfill; the proposal would not change the existing use of the site. Adjacent land is vacant; expansion of and improvements at the BRL would not impact the general vicinity or essential character of the area. Potential nuisances would be controlled in a manner that eliminates any off-site impacts. For more details on nuisance control measures, see Section 3.1 of this application.

7. *The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;*

Response: Neighboring land is vacant and would not be impacted by the proposed use. Potential nuisances would be controlled in a manner that eliminates any off-site impacts. For more details on nuisance control measures, see Section 3.1 of this application.

8. *The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;*

Response: Existing streets and highways currently provide and would continue to provide adequate access to the BRL site. Coordination with Mountain Home Highway District has indicated that a traffic impact study would not be required for this project.

Police protection is provided by the Elmore County Sheriff Department. Fire protection is provided by the Mountain Home Rural Fire District.

The site currently has a well for water, electricity, telephone, a propane tank, internet, and a septic system. Overhead powerlines run east to west on the south side of the property, with connection running north to south to the transfer station building. No additional utilities would be added as part of the proposed project.

No additional water service needs are anticipated due to future development. Stormwater would be controlled on-site.

This application has been shared with Mountain Home Highway District, CDH, and Mountain Home Rural Fire District, and signatures of their representatives have been obtained on the application form.

9. *The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;*

Response: Continued operation and expansion of the landfill would not create excessive additional requirements at public cost. While the facility is County-owned, costs related to operation, expansion, and improvements would be beneficial to the public welfare by providing sufficient solid waste disposal and processing capacity for the County's residents and businesses.

10. *The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;*

Response: Uses, activities, processes, materials, equipment, and conditions of operation at the BRL would be conducted as to avoid or minimize any off-site impacts. Control of potential nuisances is discussed in Section 3.1 of this application. Coordination with Mountain Home Highway District has determined that traffic generated by the continued operation of the landfill and future expansion and improvements would not result in the need for a traffic impact study.

11. *The proposed use shall not result in the destruction, loss or damage of a natural or scenic feature of major importance.*

Response: This finding is not applicable; there are no identified natural or scenic features of major importance in the site or immediate vicinity.

3.3 ECZO 8-5-4 Solid Waste Facilities Standards

3.3.1 8-5-4.A. General Standards

- a. *All Solid Waste Facilities that are allowed in a particular zoning districts are subject to the issuance of a Conditional Use Permit approved by the Planning and Zoning Commission as identified in Table 7-2-26(B) and may require a Mitigation Agreement with the Board of County Commissioners.*

Response: This application is to approve the existing BRL and future BRL expansion and improvements as a conditional use in the Agricultural zone. The current and proposed use is consistent with all applicable Elmore County Ordinances and Comprehensive Plan, as demonstrated in the application materials.

- b. *Additional permitting may be required, to include, but not be limited to, concurrent Floodplain Development Application, Hillside Grading Application, Private Road Application, and other supporting applications and technical studies necessary to comply with this Ordinance.*

Response: A Floodplain Development Application will be submitted concurrently with this application. A memo addressing the requirements of the Hillside Development Ordinance is attached. An environmental review checklist has been prepared to demonstrate environmental due diligence on the site.

- c. *All Solid Waste Facilities shall comply with all applicable overlay districts and regulations as set forth in this Title.*

Response: There are no applicable overlay districts on the site. The existing BRL and future improvements and expansion would comply with all applicable regulations in the ECZO, as demonstrated in this application.

- d. *All structures shall be located a minimum of two hundred (200') feet from any property line. The active portion (waste boundary limits) of a landfill site shall be located a minimum of one thousand (1,000') feet from any residential dwelling.*

Response: All existing and future structures and landfill activities are located a minimum of 200 feet from property line (Figure 2). There are no adjacent residential uses.

- e. *All Solid Waste Facility sites that require grading or filling of more than 15% during operation of the facility shall submit a Hillside Grading Application in compliance with Title 7 Chapter 5 of this Ordinance along with the Conditional Use Permit.*

Response: Slopes in Cell 1 and the C&D waste landfills currently exceed 15% (Figure 5). Finished slopes at Cell 1 will not exceed 15%. Finished slopes at the C&D landfill and Cell 2 would exceed 15% (Figure 6). The applicant will provide the information required under the Hillside Development Ordinance as part of permitting with DEQ. Please see the Hillside Development Ordinance Compliance memo for further information (Appendix D).

- f. *All Solid Waste Facility sites that contain floodplain as defined in Title 8 Chapter 2 of this Ordinance, shall submit a Floodplain Development Application along with the Conditional Use Permit.*

Response: The BRL site is partially within a floodplain. A Floodplain Development Permit will be submitted concurrently with this application, and a Conditional Letter of Map Revision (CLOMR) is underway in coordination with FEMA.

- g. *All Solid Waste Facility sites shall provide:*

- i. *a secure perimeter fence, with lockable gate(s) and gate access to Sheriff and Emergency Medical Director at all times.*
- ii. *adequate queuing distance for vehicles entering and exiting the property such that lines of vehicles will not extend onto public streets during peak hours, unless approved by the County.*
- iii. *signs or pavement markings indicating safe and proper on-site traffic patterns.*

Response: BRL operations staff are responsible for the control of site access by vehicular and foot traffic as well as control of the type of waste placed in the landfill, the protection and maintenance of physical features, and the safety/surveillance of site users and employees. The following items describe the access control at the BRL:

- The field office, located at the site access gate at the northwest section of the landfill, will be occupied continually during facility operating hours. The one access road to the site and the site access gate are monitored by the gate personnel. Among other duties, the gate personnel perform the collection of tipping fees and the initial screening of incoming solid waste loads. Pertinent facility requirements and directions to the appropriate areas are also provided to the drivers. Radio communications are used to convey suspected prohibited waste screening information to the hazardous waste screener.
- A fence that completely borders the site restricts access to the site and the landfill operating areas. At the end of the operating day, all gates around the exterior boundary are locked.
- An all-weather access road provides access from the scale house to the active disposal area.

Vehicles entering and exiting the facility are given adequate queuing space within the facility and, if needed, on County Landfill Road. County Landfill Road is used only for landfill access; queuing vehicles on the road will not impede other public traffic at peak hours or otherwise.

Traffic control signs would be located along the access roads to the central receiving area. Appropriate speed control and cautioning signs are also posted. In some instances, bilingual signs may be installed to improve understanding and utilization.

- h. The decision-making body may specify definite time limits for daily operation and other operational aspects of the facility.*

Response: The BRL has existing hours of operation and operates under the existing operations plans. The applicant intends to comply with any reasonable conditions included by the decision-making body in its approval.

- i. The decision-making body may require closure and post closure requirements upon termination of such use.*

Response: The BRL has existing closure and post-closure plans in place for both the MSWLF and C&D landfills. The applicant intends to comply with any reasonable conditions included by the decision-making body in its approval.

- j. The applicant shall comply with all applicable regulations pertaining to designation, licensing, and maintenance of Solid Waste Facilities as set forth in this Ordinance in addition to all State and Federal requirements including but not limited to*

- i. Idaho Statute Title 31, Chapter 44 Solid Waste Disposal Sites;*
- ii. Idaho Statute Title 39 Health and Safety, Chapters 65 Waste Tire Disposal;*
- iii. Idaho Statute Title 39 Health and Safety, Chapter 70 Sale and Disposal of Batteries;*
- iv. Idaho Statute Title 39 Health and Safety, Chapter 74 Idaho Solid Waste Facilities Act; and*
- v. IDAPA 58.01.06 Solid Waste Management Rules.*

Response: The BRL is currently in compliance and will remain in compliance with all applicable regulations pertaining to designation, licensing, and maintenance of solid waste facilities in the ECZO as well as with all applicable state and federal requirements.

k. *No bags or trash blowing off the premises shall be permitted.*

Response: Litter control inspections of the BRL will be performed once a week and after high-wind events to determine whether litter cleanup is necessary. Cleanup will be scheduled based on the results of the inspections, with cleanup performed by operations staff. Alternatively, the County may use Department of Corrections resources for litter cleanup when needed. Results of all inspections and litter cleanup efforts will be noted in the Daily Operations Log.

County personnel will use litter screens to catch and trap wind-blown litter. The portable 20-foot-wide litter screens are placed side by side, a maximum of 50 feet beyond the downwind edge of the working area, perpendicular to the prevailing wind. This arrangement is located as near as practicable to the active cell. Debris captured by the litter screen is removed periodically and reincorporated into the landfill the same or next day of operation.

l. *The facility shall post a sign at the primary entrance specifying:*

(1) Name and permit number of facility.

(2) Operating hours.

(3) Materials that are accepted or the statement "All materials must have prior approval."

(4) Telephone number of emergency contact person(s).

Response: Informational signage is maintained at the entrance gate. The signage identifies the facility, hours of operation, accepted and prohibited waste, and owner/operator names and contact information, and also notifies customers of the potential for a random load inspection.

m. *No solid waste facilities shall accept hazardous waste and industrial wastes without an appropriate approval from the County and Department of Environmental Quality prior to obtaining building permits.*

Response: The BRL operates under a Pre-Screening and Hazardous Waste Exclusion Program designed to prevent prohibited wastes from entering the facility. Prohibited wastes include hazardous wastes as defined in Title 40 of the Code of Federal Regulations (Protection of Environment), Part 261 – Identification and Listing of Hazardous Waste (40 CFR 261), as well as PCB wastes as defined in 40 CFR 761, regulated waste as defined by 40 CFR 1910.1030, and other wastes prohibited by state or local regulations or permit conditions.

The BRL is prohibited from accepting the following waste materials:

- Hazardous waste.
- PCB waste.
- Regulated waste.
- Liquid waste.
- Radioactive waste.

Some material, such as batteries and used oil, may be accepted at the BRL and designated for recycling rather than disposal.

Prohibited waste must be disposed of at a permitted waste disposal facility. Any material contaminated by a prohibited waste is also deemed to be a prohibited waste. RCRA permits are required to store, transport, and treat prohibited waste.

- n. *The facility is kept secure from unauthorized entry or guard maintaining security for the facility.*

Response: BRL operations staff are responsible for the control of site access by vehicular and foot traffic as well as control of the type of waste placed in the landfill, the protection and maintenance of physical features, and the safety/surveillance of site users and employees. The following items describe the access control at the BRL:

- The field office, located at the site access gate at the northwest section of the landfill, will be occupied continually during facility operating hours. The one access road to the site and site access gate are monitored by the gate personnel. Among other duties, the gate personnel perform the collection of tipping fees and the initial screening of incoming solid waste loads. Pertinent facility requirements and directions to the appropriate areas are also provided to the drivers. Radio communications are used to convey suspected prohibited waste screening information to the hazardous waste screener.
- A fence that completely borders the site restricts access to the site and the landfill operating areas. At the end of the operating day, all gates around the exterior boundary are locked.

- o. *The facility operator shall implement a comprehensive waste load checking program to verify compliance with the allowed and prohibited materials.*

Response: County staff or contractors will screen waste coming from the Elmore County transfer stations and drop boxes at those sites prior to transfer to BRL. Landfill staff will screen waste hauled directly to BRL at the scale house and the landfill working face. The screening will meet the guidelines stated in BRL's Pre-Screening and Hazardous Waste Exclusion Program.

All operators will be trained in the identification of hazardous and regulated wastes. If an operator identifies any material of these types, the material will be immediately removed from the waste stream and set aside. The operator will make note of the removed waste on the screening report(s), which are retained in the field office, at the end of the day. The removed material will be returned to the person delivering the material. If the removed waste is hazardous or questionable, the operator will immediately notify the operating supervisor for further instructions. If it is ultimately determined that the waste is hazardous (40 CFR 261) or contains PCBs (40 CFR 761), the CDH, (208) 587-9225, and the DEQ, (208) 373-0121, shall be notified.

- p. *The facility operator shall, at all times, maintain accurate and complete records of the amounts of materials delivered to and accepted by the facility, the amounts and types of materials shipped offsite, and the amount of material sent to disposal (either on-site or off-site).*

Response: All records and any documentation are maintained on file at the BRL field office. Duplicate records are maintained at the Elmore County Clerk's office at the courthouse, with retention for the active life of the landfill, including the 30-year post-closure care period. Electronic files will be periodically refreshed on new electronic media to ensure long-term availability of documentation.

Records of operation will include inspection records and daily logs, including detailed waste load inventories, compactor truck and roll-off truckload quantities, and public waste load quantities.

Several forms of documentation are required to be maintained for the BRL recording amounts and types of materials delivered to the site, shipped off-site, and/or sent to disposal, each of which is outlined below.

Incoming Waste Log

The Incoming Waste Log includes the incoming waste tonnage for each customer. The log is maintained on the computer located in the field office. This information is entered by the operator each time a vehicle brings waste to the site and is used for billing purposes and to keep track of the cumulative quantities disposed of in the BRL. Screening reports and, if available, bills of lading are also collected.

Annual Report

BRL will prepare and submit an annual report to CDH by the first of April immediately following the reporting year. The annual report will include the following information:

- Name and address of the facility.
- Calendar year covered by the report.
- Quantity of waste accepted during the reporting year in tons.
- Quantity of each type of waste accepted in tons.
- Estimate of the in-place waste density in pounds per cubic yard.
- Results of methane monitoring.
- Applicable financial assurance reviews and audit findings.

- q. *To the extent practical, the facility operator shall weigh all loads received at the facility on a computerized scale system. Scales shall be in compliance with all regulatory requirements for accuracy and maintenance. If the use of scales is not practical, then estimates based on generally accepted volume-to-weight conversion factors will be considered accurate and complete records.*

Response: All vehicles delivering to the BRL are weighed both incoming and outgoing to obtain accurate weights for the purposes of billing and determining the amount of material cumulatively placed in the landfill. The BRL uses on-site scales with associated software (currently WasteWORKS software) to maintain annualized disposal records for landfill and transfer station users and to bill users as applicable. Electronic records of all scale-weighed materials will be maintained on-site, with backup at the County Clerk's office.

- r. *The facility operator's records shall be made available for inspection during normal business hours by authorized officers, employees, or agents of the County.*

Response: All records and any documentation are maintained on file at the BRL field office. Duplicate records are maintained at the Elmore County Clerk's office at the courthouse, with retention for the active life of the landfill, including the 30-year post-closure care period. Records are made available for inspection at these locations during normal business hours by authorized officers, employees, or agents of the County.

- s. *The facility shall control dust generated from the facility to the maximum extent practicable. Dust control measures may include, but are not limited to, misting systems, water trucks, manual or mechanical sweeping, and use of negative ventilation.*

Response: Fugitive dust is controlled by proper site operation and maintenance as follows:

- The gravel access roadway to the active cell is watered down whenever dust generation becomes apparent or causes a driving hazard.
- Removal of natural vegetative cover is limited to near future excavation areas, construction sites, and firebreaks. Should windblown dust become a hazard or nuisance, water will be applied for control. However, no water is applied within the active or inactive cells. The County will revegetate completed cells as soon as conditions are favorable for seeding (phased cell closure).

t. *Heavy machinery used to move materials on the facility property shall only occur within the permitted business hours.*

Response: Heavy machinery would only be operated within the permitted business hours to move materials on the BRL property.

3.3.2 Solid Waste Facility Design Standards

a. *Municipal Solid Waste Landfill:*

a. *Each MSWL site shall demonstrate compliance with Section A and other requirements of this Ordinance.*

Response: The existing MSWLF at BRL, as well as future expansion and improvements, is in compliance with ECZO 8-5-4 Section A and all requirements of the ECZO, as demonstrated in this application narrative.

b. *No additional design standards beyond what is required by IDAPA 58.01.06*

Response: The existing MSWLF at BRL, as well as future expansion and improvements, is in compliance with the requirements of IDAPA 58.01.06 as demonstrated in this application narrative and the current Operations Plan.

b. *Non-Municipal Solid Waste Landfill:*

a. *Each NMSWL site shall maintain financial assurance in the form of a cash bond payable to the County, in an amount acceptable to the County; provided however, the County shall require a minimum initial financial assurance of two dollars and fifty cents (\$2.50) per ton of solid waste disposed of at the site. The amount of financial assurance shall be adjusted each year for the amount of solid waste disposed of and in accordance with the consumer price index on the anniversary date of the issuance of the permit or other County written authorization. Failure to adjust the amount of financial assurance on the anniversary date each year shall constitute failure to comply with this provision and shall result in automatic revocation of the permit or other written County authorization and forfeiture of the bond. The County shall only approve an application submitted when documentation submitted with the application established compliance with the financial assurance requirement.*

Response: Financial assurance for the C&D landfill will be included in the BRL financial assurance submitted annually on the anniversary date of April 1 and shall meet all requirements for non-municipal solid waste landfill (NMSWL) sites.

3.3.3 Solid Waste Transfer Facility Design Standards

- a. *Each Solid Waste Transfer Facility site shall demonstrate compliance with Section A and other requirements of this Ordinance.*

Response: The existing transfer station at BRL is in compliance with ECZO 8-5-4 Section A and all requirements of the ECZO, as demonstrated in this application narrative.

- b. *All buildings or exterior surfaces that come into contact with solid waste shall be enclosed by walls and a roof satisfactory to:*

(1) *Minimize dust and litter out of the building.*

(2) *Keep precipitation out of the building.*

(3) *Prevent the attraction or harboring of vectors in the building.*

Response: The existing transfer station at BRL is in compliance. The transfer station located is an enclosed building, which keeps precipitation out of the transfer area, minimizes dust and litter, and prevents vectors.

- c. *All surfaces that come in contact with solid waste or industrial wastewater shall be impervious to liquids.*

Response: The transfer station building contains an impervious concrete tipping floor.

- d. *Waste tires shall be removed from the site within 30 days after their receipt.*

Response: Waste tires will be removed within 30 days of receipt. Staff will arrange for tires to be removed from site by a contractor meeting the licensing requirements established by the state of Idaho.

- e. *Waste tire storage areas shall comply with Title 39 Chapter 65 of Idaho State Code and Section E of this chapter.*

Response: Waste tires may be accepted at the BRL in accordance with Idaho Statute (IS) 39-65, Waste Tire Disposal, and stored on-site in quantities of fewer than 1,500 tires or passenger tire equivalents. Based on IS 39-6501, an approved solid waste landfill collecting fewer than 1,500 waste tires prior to transfer to an approved waste tire storage, or disposal site, does not constitute the BRL as a storage site. Tires will be stored at a designated location in an orderly fashion. The waste tire pile will not exceed the following maximum dimensions:

Width = 50 feet Length = 100 feet Height = 6 feet

Waste tires may be stored in containers, provided the containers are covered to exclude precipitation. At no time will waste tires be permitted to remain in standing water. Drainage gradients in the waste tire storage area will prevent run-on to the area and divert surface flows away from the pile. Tires will be stored in a manner that does not facilitate the breeding of mosquitos or provide harborage for rodents or other vectors.

3.4 ECZO 10-6-7 Master Site Plan Required Findings

A. In order to approve the master site plan, the Director shall find the following:

1. The master site plan complies with the applicable Comprehensive Plan; and

Response: The master site plan for future improvements and expansion at the BRL complies with goals and policies of the Elmore County Comprehensive Plan as discussed in Section 3.2 of this report.

2. When applicable, the master site plan complies with Section 10-6-4 General Required Standards; in regards to:

- a. Location of Structures on the site; and
- b. Non-Vehicular Access and Internal Circulation; and
- c. Automobile Access and Internal Circulation; and
- d. Additional Off-Street Parking Design Standards.

Response:

Existing and future conditions at the site are illustrated on site plan figures in Appendix B.

Location of Structures on the Site – Existing and proposed structures on the site are generally clustered on the northern portion of the BRL facility. All structures and landfill operations are outside of the 200-foot required setback from the property line. Structures, access roads, and parking facilities have been designed to maximize efficient and orderly use of the BRL facility.

Non-Vehicular Access and Internal Circulation – Pedestrian access from the street is not required for the BRL due to the nature of the use of the site. Waste is delivered to the BRL via personal or commercial vehicle.

Automobile Access and Internal Circulation – Automobiles currently access the site via the BRL’s main entrance on SE County Landfill Road. Within the facility, signage directs residential vehicles to the scale and drop-off areas and then to the exit. County vehicles use a separate travel path for picking waste up from the transfer station and delivering to the MSWLF (Figure 3).

An emergency vehicle access road would be developed on the western side of the site. Future development would direct residential traffic users to the transfer station, C&D landfill, future recycling drop-off facility, and future parking lot. County vehicle traffic would use a travel path between the transfer station, Cell 1, and Cell 2 (Figure 4).

Additional Off-Street Parking Design Standards – Final design of the new parking area at the BRL would be consistent with the standards of the ECZO. The BRL would provide more than the required number of parking spaces identified in Table 10-8-5 (one per two employees). There are up to 15 employees at the BRL currently; additional parking to be developed would provide up to 50 additional spaces.

3. *The applicant has submitted a natural features analysis compliant with Section 10-6-5 indicating that the proposed development and master site plan sufficiently addresses:*
- a. *Any natural constraints detected or observed; and*
 - b. *Historical and Cultural Resources; and*
 - c. *Sensitive Plant and Wildlife Species; and*
 - d. *Any Impacts on Natural Features.*

Response:

Natural Features Analysis – Natural features on the BRL site have been analyzed and mapped where applicable as part of the master site plan process. Additionally, Parametrix completed an environmental checklist to assess potential impacts to the natural and built environment due to continuing operations and proposed development at the BRL site. Please see the Environmental Checklist in Appendix C for additional information.

- **Hydrology** – Existing and future drainage patterns on the site are shown on Figures 9 and 10. Currently the floodplain designations are under review within and in the surrounding area to the BRL site.

The Federal Emergency Management Agency (FEMA) defines a floodplain as the area that has a greater than 1% chance of being inundated with water any given year. Currently, the floodplain designations are under review within and in the surrounding area to the BRL site.

According to the 1994 FEMA designation, the BRL a portion of the southwestern section of the site is within Zone A, defined as “within the 100-year floodplain,” with no base flood elevation determined (Figure 7).

The proposed floodplain designation increases Zone A to cover the majority of the parcel but is outside of the BRL facility (Figure 8).

A desktop evaluation was performed of the project site using aerial photographs, topographic maps, and information agency websites, including DEQ’s Integrated Report, and U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory Map (see Attachment 2 in Appendix C). An intermittent stream was revealed at the project site. The drainageway is located outside of the landfill limits on the east side of the parcel.

The stream is classified by National Wetlands Inventory as a riverine, intermittent (4), streambed, and temporary flooded (R4SBA). DEQ’s Integrated Report describes the surface water as an intermittent stream and does not support cold water aquatic life. The intermittent stream originates near Teapot Dome approximately 8 miles northeast of the BRL and empties into the Snake River approximately 10 miles southwest of the BRL.

Elmore County regulations do not identify a required buffer for intermittent streams. The proposed project would not impact the intermittent stream.

Groundwater sampling wells are proposed for installation to monitor for metals and volatile organic compounds and additional cation/anions that may be indicators of

leachate. The groundwater monitoring will be conducted quarterly over a 30-year period.

- **Soils** – According to the U.S. Department of Agriculture National Resources Conservation Service soil survey of Elmore County Area, Idaho, and parts of Elmore and Owyhee Counties, soils within the BRL area consist of Colthorp-Kunaton complex, 0% to 8% slopes. The soil is not classified as prime farmland. The Colthorp-Kunaton soil complex is a stony silt loam to silty clay loam. It is typically found on lava plains, well drained, and very deep. Review of the hydric soil list did not identify Colthorp-Kunaton complex as hydric. The soil complex is not identified as prime farmland.
- **Topography** – The area surrounding the BRL is primarily flat. Slopes greater than 25% exist on the site, due to earthmoving associated with landfill operations. Existing and future proposed slopes are mapped on Figures 5 and 6.
- **Vegetation** – The vegetation within the BRL site majorly consists of big sagebrush (*Artemisia tridentata* Nutt), bitterbrush (*Purshia tridentata*), cheatgrass (*bromus tectorum*), smooth brome (*Bromus inermis*), and Mexican fireweed (*Bassia scoparia*). A limited amount of vegetation exists in planned landfill Cell 2 development.
- **Sensitive Plant and Wildlife Species** – Slickspot peppergrass (*Lepidium papilliferum*) was identified by USFWS Information for Planning and Conservation (IPaC) database to occur near the BRL site.

Slickspot peppergrass grows in microsite low points within the sagebrush-steppe habitats located in Southwest Idaho. The slickspot peppergrass habitat is very susceptible to the degradation of sagebrush-steppe habitats, resulting from several factors including urbanization, farming, and livestock. Due to the disturbed nature of the BRL, the critical habitat for slickspot peppergrass does not exist and is unlikely to be encountered within the site.

Monarch butterfly (*Danaus plexippus*) was identified by USFWS IPaC to occur near the BRL site. The Monarch butterfly is currently a candidate species and is not yet listed or proposed for listing. Therefore, critical habitat for this species has not been designated and would not require consultation with USFWS.

- **Historic and Cultural Resources** – A search of the Idaho Cultural Resource Information System was conducted reviewing the BRL and surrounding areas. Approximately 29 sites were reported near and within the BRL site. Out of the 29 sites, 1 was listed as “eligible” as a task-specific, moderate lithic scatter – obsidian, ignimbrite, chert debitage, 4-point fragments, 4 pottery fragments, and clamshell fragments were found. This site is located south of the BRL site outside of the property. No buildings or structures located on or near the site are listed or eligible for national, state, or local preservation registers. All building structures on the site were built after the year 2000.
- **Hazardous Areas** – The only potentially hazardous area identified at the BRL site is the existing floodplain. A portion of the southwestern section of the site is within Zone A, defined as “within the 100-year floodplain,” with no base flood elevation determined (Figure 7).

The proposed floodplain designation increases Zone A to cover the majority of the of the BRL site and Zone X in the remaining portions of the site (Figure 8).

The filling of the landfill will prevent the incursion of floodwaters into the landfill. A Letter of Map Revisions from FEMA is underway for the project site and surrounding area.

Impacts on Natural Features – No adverse impacts to natural features are anticipated as a result of ongoing operations and new development at the BRL. The existing floodplain on the site would be modified to avoid the risk of flood hazard on the site. Groundwater will be monitored for indicators of leachate continuing for a 30-year period after the landfill is closed. Revegetation of the site would consist of native grasses, and shrubs would be used in seed mixture for final closure cover system.

Potential off-site impacts resulting from dust, noise, or odors will be mitigated as described in Section 3.2.

4. *The master site plan complies with Section 10-6-6 Other Required Standards; in regards to:*
 - a. *Screening; and*
 - b. *Drainage; and*
 - c. *Water Supply and Sewage Disposal; and*
 - d. *Filling, Excavation, and Earthmoving; and*
 - e. *Irrigation Services and Delivery Systems; and*
 - f. *Utilities; and*
 - g. *Maintenance; and*
 - h. *Supplemental Information; and*
 - i. *Alternate Site Development.*

Response:

Screening – No screening is proposed for the BRL site. The site is an existing landfill use and is in a remote location surrounded by vacant parcels.

Drainage – After the completion of all proposed development, the facility would have approximately 7% impervious surfaces. This number covers the entire proposed parcel boundary. Impervious areas are all pavement/gravel roads, buildings, leachate ponds, and the lined Cell 2. Please see Figures 9 and 10.

Water Supply and Sewage Disposal – The locations of existing wells on the site are shown on Figure 1. There is no existing sewer or wastewater disposal service at the BRL, nor would it be established as part of this development. Fire trucks may access the site through the existing access road. Future development includes an emergency vehicle access road on the western side of the site.

Filling, Excavation, and Earthmoving – Outside of the landfill areas, the BRL site is primarily flat, and construction would require minimal fill, excavation, or earthmoving. The C&D landfill and MSWLF Cells 1 and 2 would be engineered with slopes up to 33% to accommodate the coverage of waste. The closed landfill units would be seeded with native vegetation as part of their final cover. The topsoil layers would be approximately 6 to 12 inches thick to sustain the

vegetation. Conveyance structures such as ditches or outlets are protected by rock armor or quarry spalls.

Irrigation Services and Delivery Systems – This is not applicable to the proposed development.

Utilities – The site currently has a well for water, electricity, telephone, a propane tank, internet, and a septic system. Overhead powerlines run east to west on the south side of the property, with connection running north to south to the transfer station building. No additional utilities would be added as part of the proposed project.

Maintenance – The BRL operates under existing operations plans for the MSWLF and the C&D landfill. These plans include provisions for security and control of litter, dust, and noise.

3.5 ECZO 8-2 Flood Hazard Damage Protection

According to the 1994 FEMA designation, the majority of the site is within FEMA designated Zone X, defined as “areas determined to be outside of the 500-year flood plain.” A portion of the southwestern section of the site is within Zone A, defined as “within the 100-year floodplain,” with no base flood elevation determined (Figure 7). The proposed floodplain designation increases Zone A to cover the majority of the of the BRL site and Zone X in the remaining portions of the site (Figure 8).

Development at the site would be designed to prevent the incursion of floodwaters into the landfill. Upon completion of this work, no new or existing structures would be located within the floodplain. The Cell 2 stormwater pond would be located within the floodplain. A CLOMR process is underway for the project site and surrounding area. A Floodplain Development Application form and Hydrologic and Hydraulic Study have been submitted concurrently with this application submittal.

3.6 ECZO 7-5-9 Hillside Required Findings

The applicant will provide the information required under the Hillside Development Ordinance as part of permitting with DEQ. This information is detailed in a Hillside Development Ordinance Compliance Memo in Appendix D.

4. Environmental Review

The applicant has completed an environmental review of the site. This review is not required by any federal, state, or local regulation. It was completed voluntarily to demonstrate due diligence in assessing the potential impacts of the existing and future landfill development on the built and natural environment. Please see the completed environmental review in Appendix C.

5. Agency Coordination

5.1 Mountain Home Highway District

Initial coordination has taken place with Louie Lasuen of Mountain Home Highway District on August 19, 2024, who has confirmed that a Traffic Impact Study will not be required for the proposed use. A signature from a representative of the highway district has been obtained for the CUP application form.

5.2 Mountain Home Rural Fire District

The Mountain Home Rural Fire District is aware of proposed changes on the site. To date, conversation has mostly been focused on the Cell 2 landfill expansion and current operations. A signature from a representative of Mountain Home Rural Fire District has been obtained for the CUP application form.

5.3 Central District Health

The County has been working with DEQ for the permitting of the existing landfill Cell 1 and for the proposed Cell 2. Currently, the County is working with them for the approval of a groundwater monitoring plan and operating plans to meet regulations for the current landfill operations, expanded use of the current cell, and future expansion of the MSW landfill. A signature from a representative of CDH has been obtained for the CUP application form.

5.4 Idaho Department of Environmental Quality

The County has been working with DEQ for the permitting of the existing landfill Cell 1 and for the proposed Cell 2. Currently, the County is working with them for the review of a groundwater monitoring plan and operating plans to meet regulations for the current landfill operations, expanded use of the current cell, and future expansion of the MSW landfill. DEQ is aware of the changes proposed to the site and is supportive of the County's efforts to meet all necessary regulations.

6. Neighborhood Meeting

A neighborhood meeting was held at the Old Forest Service Building in Mountain Home on October 10, 2024, from 6 to 7 p.m. Notice was mailed to property owners within a 5-mile radius of the landfill site on September 23, 2024. The sign-up sheet and copy of the mailed notice letter are attached to this application (see Appendix E). A first draft of this application was submitted to Elmore County on October 14, 2024, less than 30 days from the date of the neighborhood meeting. A final application was submitted on November 1, 2024.

Four community members attended the meeting. Comment forms were provided for feedback and Parametrix and BRL management and staff were in attendance to review the proposed project and answer questions. Comments and questions received from the public at the meeting included:

- “Great place for the landfill. Plenty of room for expansion. Please have inmate detail pick up debris that blows out along Old Oregon Trail Road (Bennett Road) once in a while at least between Highway 30 and landfill.”

Response: An approach for litter control is included in the operations plans and is detailed in Section 3.1 of this narrative.

- “How much will our taxes increase?”

Response: Increases in taxes associated with the proposed project are outside the scope of this CUP. The proposed project will benefit County residents by providing expanded and more efficient solid waste facilities for the community.

7. Conclusion

The existing operation of the BRL, as well as proposed improvements and expansion, would allow Elmore County to continue to serve the waste disposal needs of its residents and businesses for years to come. The proposed project is consistent with the goals and policies of the Elmore County Comprehensive Plan and with the regulations within the Elmore County Zoning Code. There are no adverse impacts to the environment expected as a result of continued landfill operations, improvements, and expansion.

8. References

Parametrix. 2023. Bennett Road Landfill Operating Plan. Prepared for Elmore County by Parametrix, Boise, Idaho. April 2023.

Parametrix. 2024. Bennett Road Construction & Demolition Landfill and Solid Waste Transfer Station Operating Plan Inclusive of Closure Plan and Post-Closure Plan. Prepared for Elmore County by Parametrix, Boise, Idaho. November 2024.

Appendix A

Existing Deed Documents

WARRANTY DEED

For Value Received ROBERTA BENNETT, a widow, an undivided 1/6 interest; FREDERICK BENNETT, a single man, an undivided 1/18 interest; ROSS BENNETT, a single man, an undivided 1/18 interest; JANIS JONES, a married woman, an undivided 1/18 interest; FRANCES KIRKWOOD, a widow, an undivided 1/3 interest and MURIEL J. VAN BERKEM, a married woman, an undivided 1/3 interest MJB

The grantor do hereby grant, bargain, sell and convey unto the grantees whose current address is 150 South 4th East, Mountain Home, Idaho the following described premises, in ELMORE County Idaho, to-wit:

TOWNSHIP 4 SOUTH, RANGE 7 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

SECTION 13: SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

SECTION 14: E $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$

SECTION 23: E $\frac{1}{2}$ East of I-84

TOWNSHIP 4 SOUTH, RANGE 8 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

SECTION 18: Lot 3; NE $\frac{1}{4}$ SW $\frac{1}{4}$

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee its heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee that they are the owners in fee simple of said premises; that they are free from all incumbrances EXCEPT THOSE OF RECORD.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: JUNE 19, 1988

SEE ATTACHED SHEET FOR SIGNATURE PAGE AND NOTARY PAGE

<p>STATE OF IDAHO, COUNTY OF _____</p> <p>On this _____ day of _____, 19____, before me, a notary public in and for the said State, personally appeared _____</p> <p>known or identified to me to be the person whose name subscribed to the within instrument, and acknowledged to me that _____ executed the same.</p> <p style="text-align: right;">_____ Notary Public Idaho</p> <p>Residing at _____, Idaho Comm. Expires _____</p>	<p>STATE OF IDAHO, COUNTY OF <u>Elmore</u></p> <p>I hereby certify that this instrument was filed for record at the request of <u>GUARANTY TITLE INC for Elmore County</u></p> <p>at <u>14</u> minutes past <u>2:00</u> o'clock <u>P</u>. M., this <u>22</u> day of <u>June</u>, 19<u>88</u>, in my office, and duly recorded in Book _____ of Deeds at Page _____</p> <p style="text-align: center;">RAMONA YRAZABAD Ex-Officio Recorder</p> <p>By <u>Merle A. Becker</u> Deputy.</p> <p>Fees \$ <u>0</u> Mail to: _____</p>
--	--

INSTRUMENT NO.

248169

SIGNATURE PAGE

Roberta Bennett

By: *Muriel J. Van Berkem*
ROBERTA BENNETT BY MURIEL J. VAN BERKEM, HER ATTORNEY IN FACT

Frederick Bennett
By: *Muriel J. Van Berkem*
FREDERICK BENNETT, BY MURIEL J. VAN BERKEM, HIS ATTORNEY IN FACT

Ross Bennett
By: *Muriel J. Van Berkem*
ROSS BENNETT, BY MURIEL J. VAN BERKEM, HIS ATTORNEY IN FACT

Janis Jones
By: *Muriel J. Van Berkem*
JANIS JONES BY MURIEL J. VAN BERKEM, HER ATTORNEY IN FACT

Frances Kirkwood
By: *Muriel J. Van Berkem*
FRANCES KIRKWOOD, BY MURIEL J. VAN BERKEM, HER ATTORNEY IN FACT

Muriel J. Van Berkem
MURIEL J. VAN BERKEM

NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF King

On this 19 day of June, 1988, before me, a Notary Public in and for the said State personally appeared MURIEL J. VAN BERKEM, known or indentified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



David F. Van Berkem
Notary Public
Residing at Woodinville
Commission Expires 2-25-91

STATE OF WASHINGTON
COUNTY OF King

On this 19th day of June 1988, before me, a Notary Public in and for the said State personally appeared MURIEL J. VAN BERKEM, known or indentified to me to be the person whose name is subscribed to the within instrument as the attorney in fact of ROBERTA BENNETT, FREDERICK BENNETT, ROSS BENNETT, JANIS JONES AND FRANCES KIRKWOOD, and acknowledged to me that she subscribed the names of them thereto as principal, and his/her own name as attorney in fact.



David F. Van Berkem
Notary Public
Residing at Woodinville
Commission expires 2-25-91

The United States of America

To all to whom these presents shall come, Greeting:

IDI-27372

WHEREAS

County of Elmore, Idaho

is entitled to a land patent pursuant to the Act of October 21, 1976 (Section 206, 90 Stat. 2756; 43 U.S.C. 1716), for the following described land:

Boise Meridian, Idaho

T. 4 S., R. 7 E.,
sec. 11, lot 2;
sec. 12, lots 2, 4, and 6;
sec. 13, lot 2, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, and SE $\frac{1}{4}$ NW $\frac{1}{4}$;
sec. 14, NE $\frac{1}{4}$ NE $\frac{1}{4}$.

T. 4 S., R. 8 E.,
sec. 18, lots 2 and 6.

Containing 433.30 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above-named claimant the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, its successors and assigns, forever;

EXCEPTING AND RESERVING TO THE UNITED STATES a right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.

SUBJECT TO:

1. Those rights for electric transmission line purposes granted to Idaho Power Company, its successors or assigns, by Right-of-Way No. IDI-27349, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).
2. Those rights for buried telephone line purposes granted to American Telephone and Telegraph Company, its successors or assigns, by Right-of-Way No. IDI-26291, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).
3. Those rights for an existing road exercised under R.S. 2477 and noted under serial number IDI-21406.

IDI-27372

- 4. Those rights for an existing road exercised under R.S. 2477 and noted under serial number IDI-20029.

276857

Deed #

ELMORE COUNTY, IDAHO, ss
 Request of Elmore County
 Time 2:31 P.M.
 Date October 12, 1993
 Book _____ of _____
 Page DULORES ROBISON
 By Marla L. Becken
 Deputy
 Fee 1.00



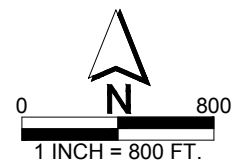
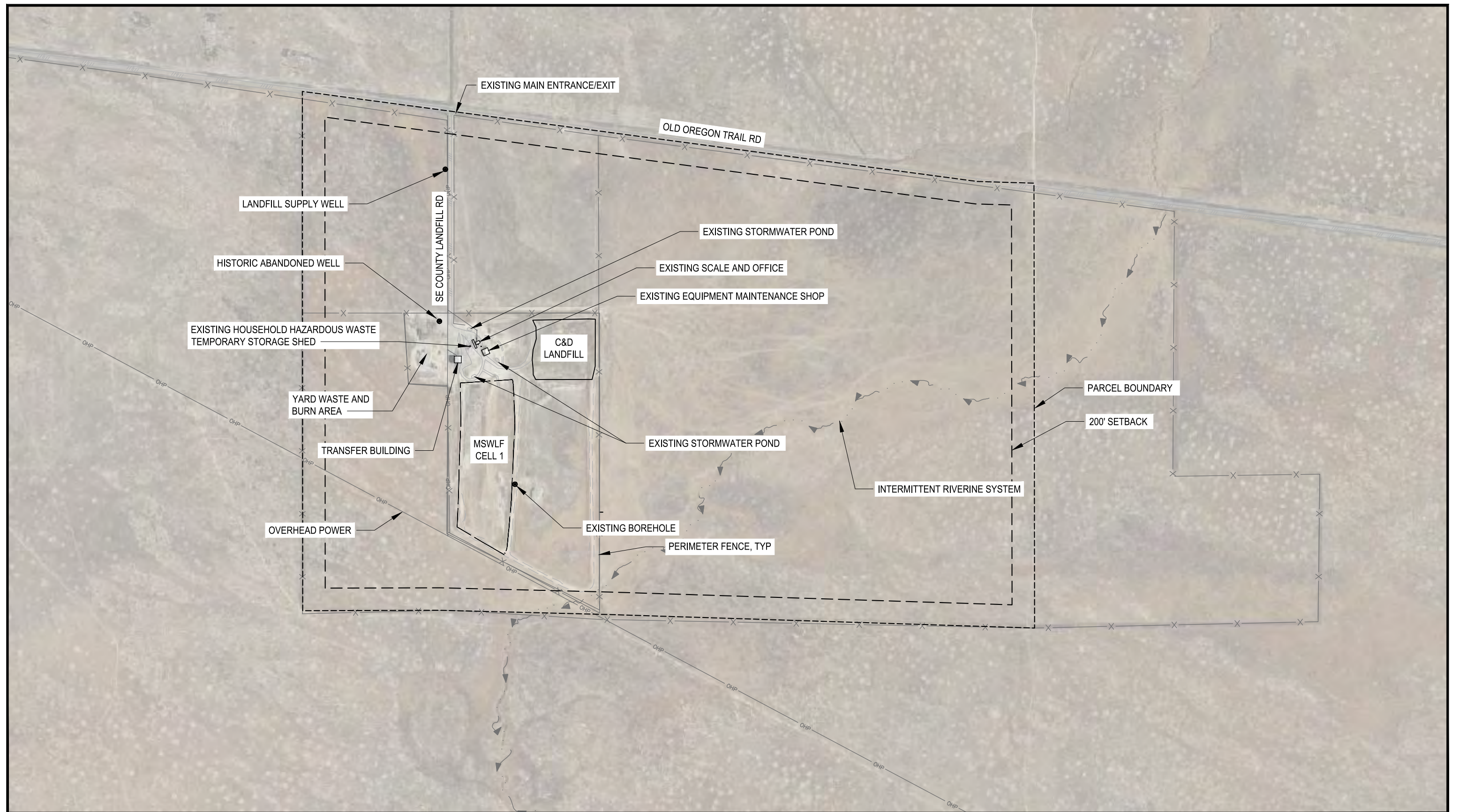
IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand in Boise, Idaho
 the FOURTH day of OCTOBER
 in the year of our Lord one thousand nine hundred and
 NINETY-THREE and of the Independence of the
 United States the two hundred and EIGHTEENTH

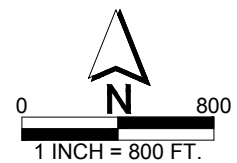
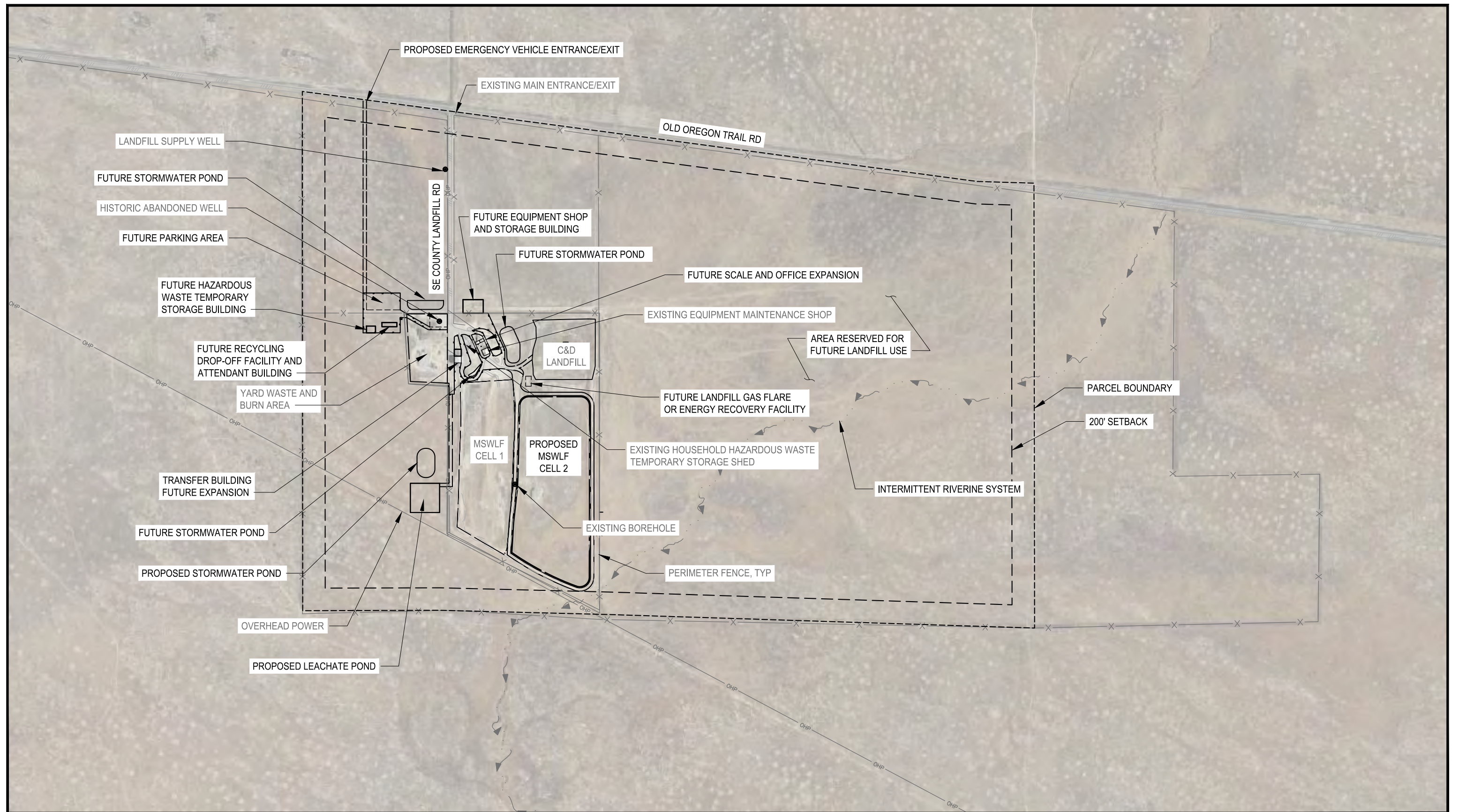
By [Signature]
 Deputy State Director for Operations

Appendix B

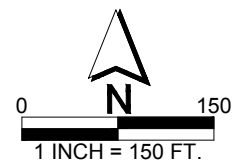
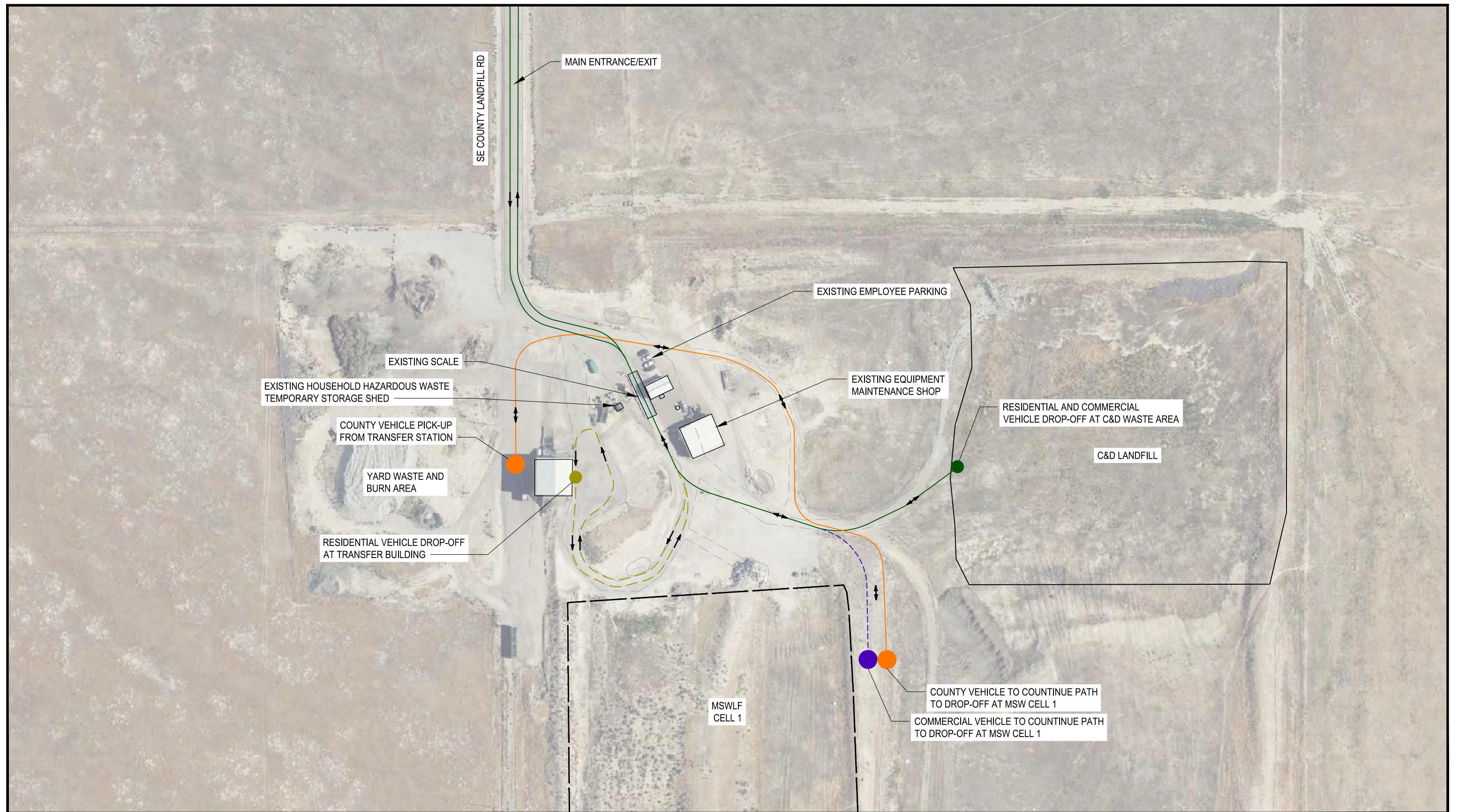
Site Plans



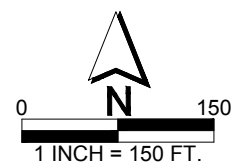
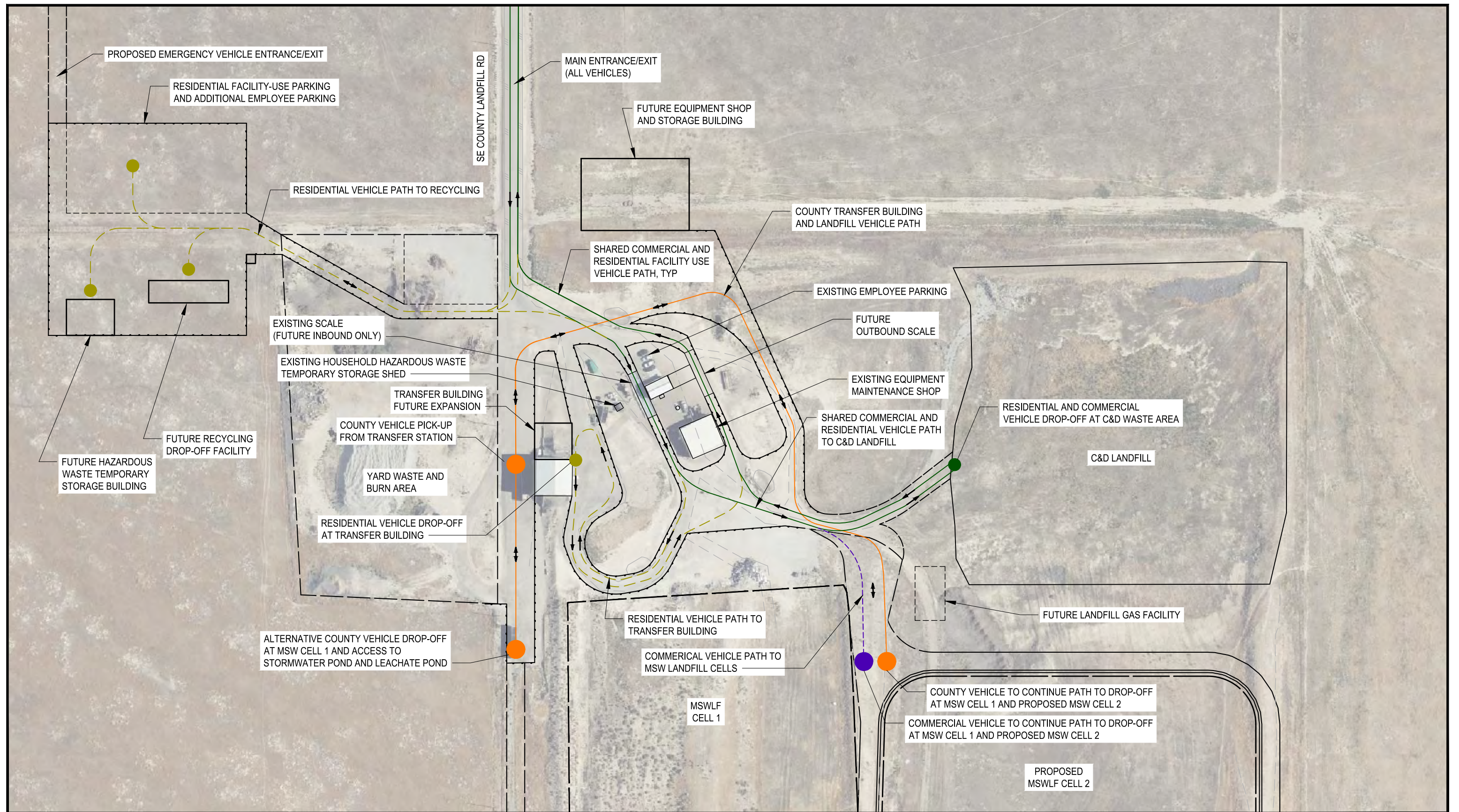
**FIGURE 1. Existing Conditions Site Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 2. Future Site Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



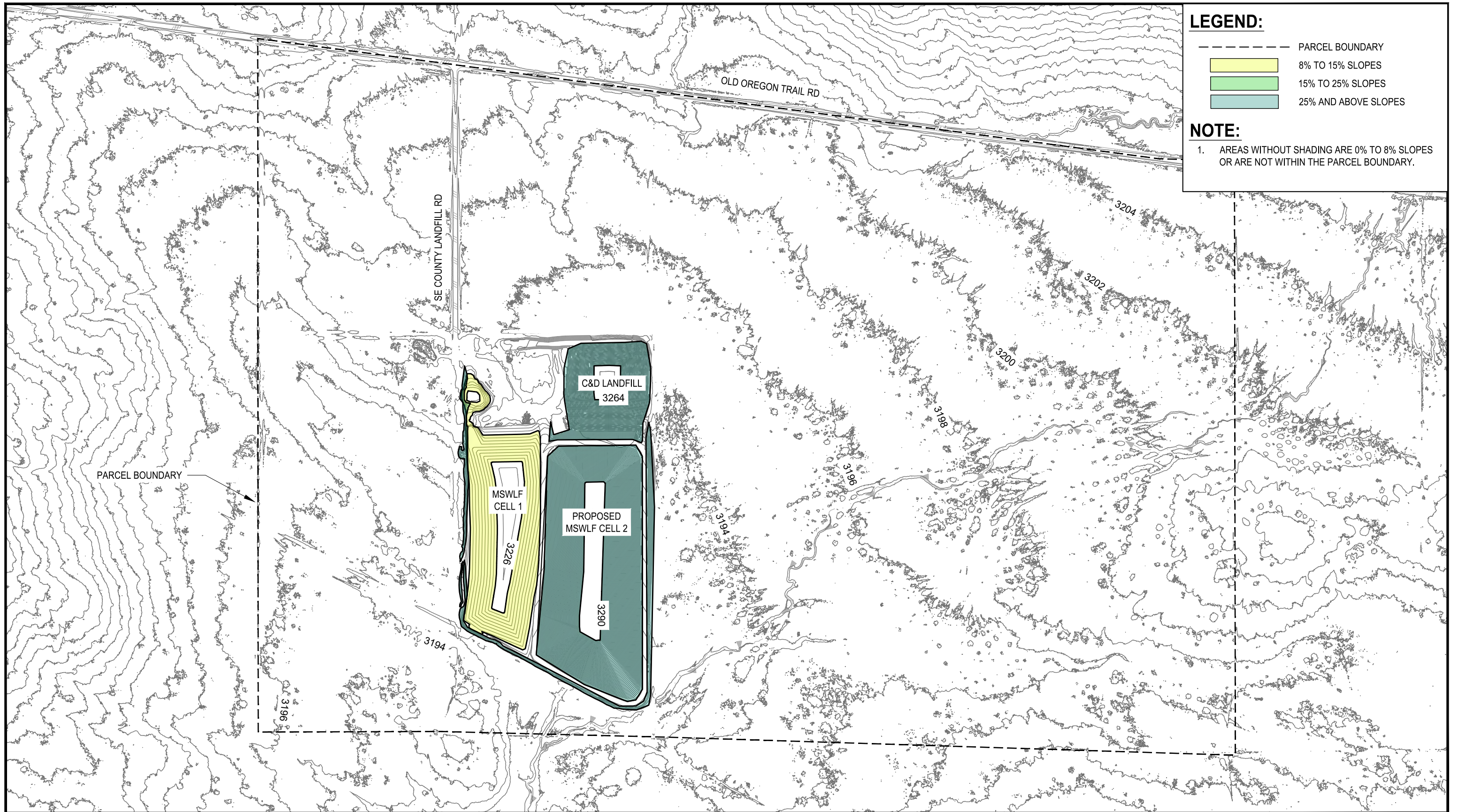
**FIGURE 3. Existing Access, Traffic Circulation and Parking Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 4. Future Access, Traffic Circulation and Parking Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 5. Existing Conditions Topography Analysis Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**

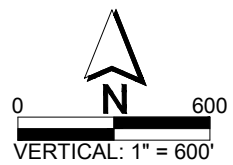


LEGEND:

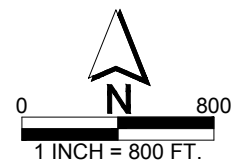
- PARCEL BOUNDARY
- 8% TO 15% SLOPES
- 15% TO 25% SLOPES
- 25% AND ABOVE SLOPES

NOTE:

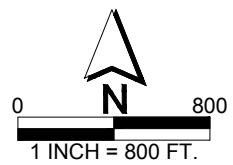
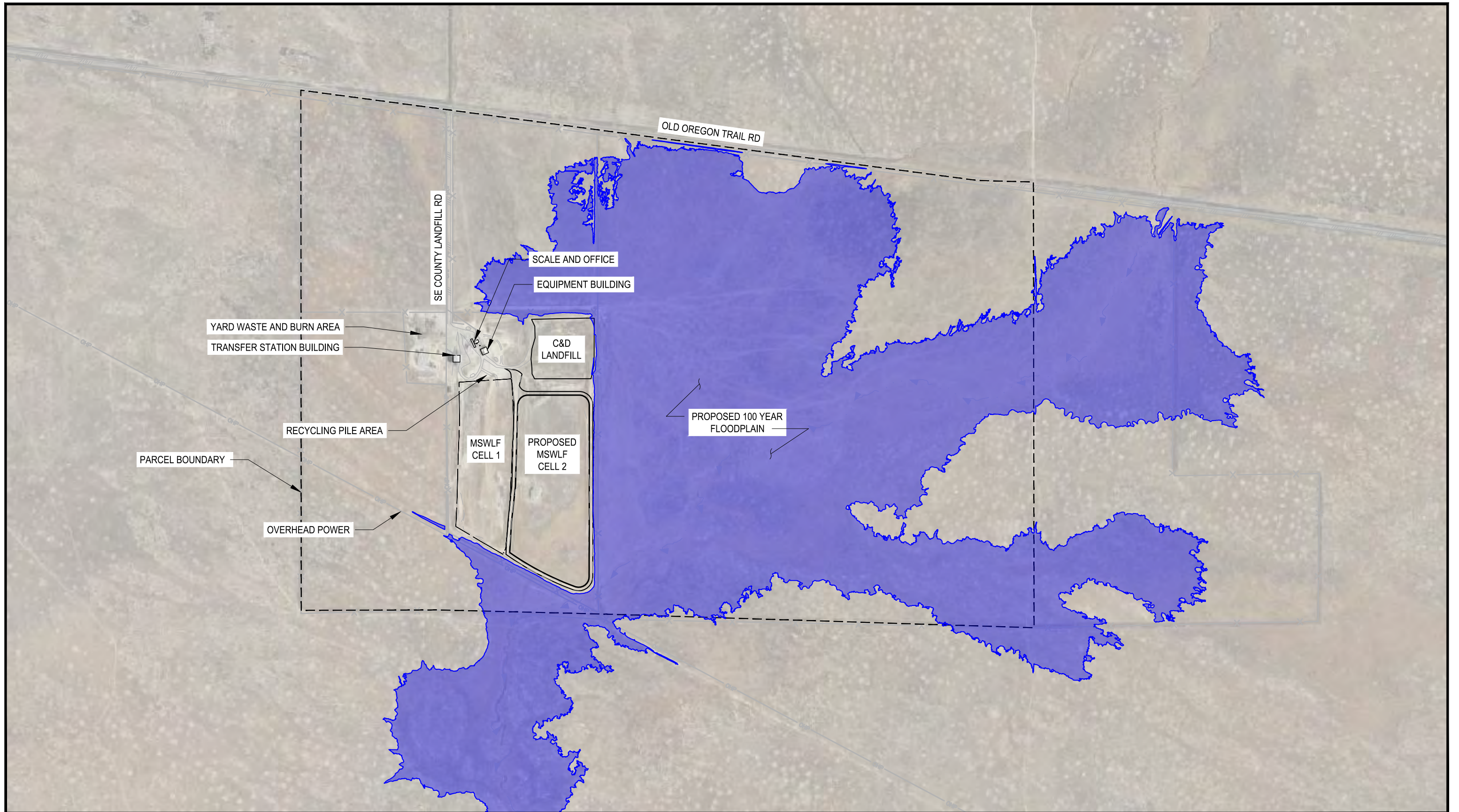
1. AREAS WITHOUT SHADING ARE 0% TO 8% SLOPES OR ARE NOT WITHIN THE PARCEL BOUNDARY.



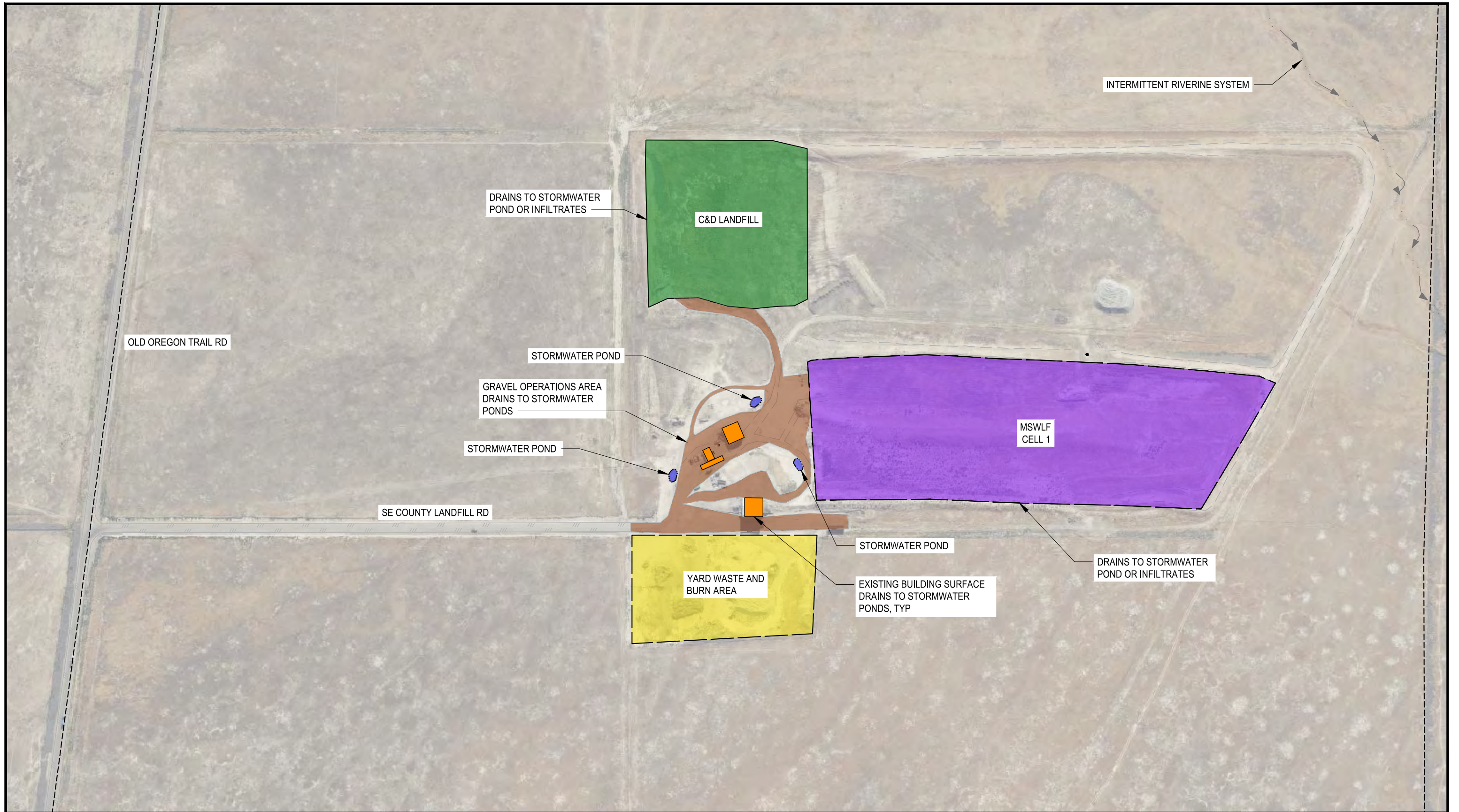
**FIGURE 6. Future Conditions Topography Analysis Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



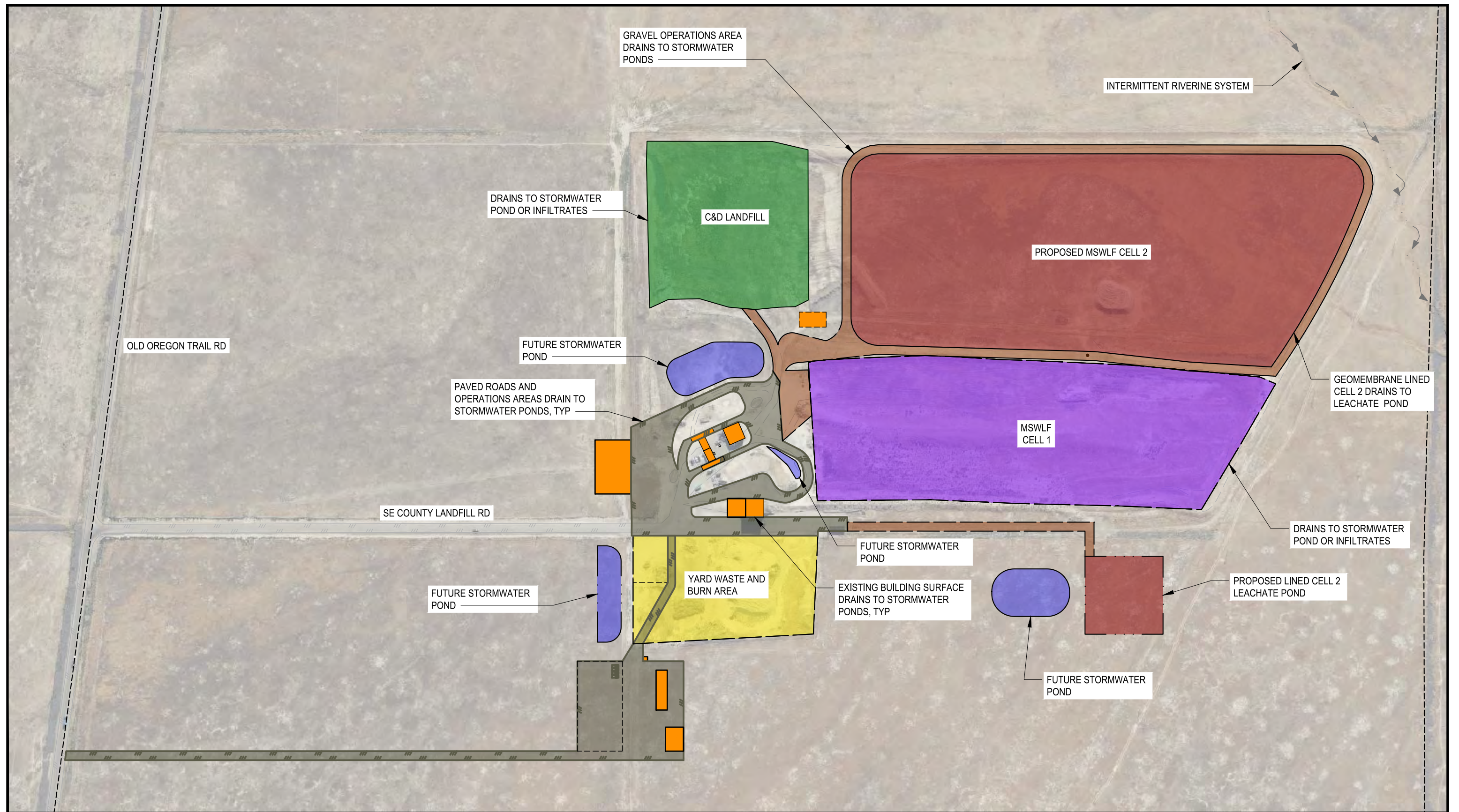
**FIGURE 7. Existing FEMA Floodplain (1994) Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 8. Proposed Floodplain Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 9. Existing Conditions Drainage Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**



**FIGURE 10. Future Drainage Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**

Appendix C

Environmental Checklist

Bennett Road Landfill Master Site Plan Environmental Checklist

Purpose of checklist

This checklist is intended to examine the environmental impacts of expanding the Bennett Road Landfill (BRL). Though there is no federal nexus triggering the National Environmental Policy Act (NEPA) or state environmental analysis requirements, Elmore County would like to show good faith prior to the expansion of the landfill.

A. Background

1. Name of proposed project, if applicable:

Bennett Road Landfill (BRL)

2. Name of applicant:

Elmore County

3. Address and phone number of applicant and contact person:

Shelley Essl

Elmore County Clerk of the District Court

Ex-Officio Auditor & Recorder

150 South 4th East

Mountain Home, ID 83647

Phone: 208-587-2130 ext 1210

Deb Ireland, Landfill Manger

Bennett Road Transfer Station

6100 SE County Landfill Road

Mountain Home, ID 83647

(208) 599-4459

4. Date checklist prepared:

October 25, 2024

5. Agency requesting checklist:

Elmore County, Idaho

6. Proposed timing of schedule (including phasing, if applicable):

Within the next 10 years, future planned uses on the BRL site include:

- Municipal Solid Waste Landfill (MSWLF) Cell 2

- MSWLF Cell 1 closure
- New parking area
- New household hazardous materials building
- New equipment storage building
- New landfill gas flare/energy recovery facility
- New leachate pond
- Additional stormwater ponds

Within (11-50 Years) future planned uses on the BRL site include:

- MSWLF Cell 2 full build out
- New recycling drop-off facility and attendant building
- Additional scale and scale building expansion

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Elmore County currently has no plans for future additions or expansions related to the BRL outside of this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Bennett Road Landfill Soil Investigation Report, Centra Consulting, October 2014.
- A Conditional Letter of Map Revision (CLOMR) for FEMA is being prepared for the project site and surrounding area (See section 3.a.5).
- Floodplain Development Permit Application with supporting Hydraulic Analysis Report for the floodplain.
- 2024 Bennett Road Landfill Hydrogeologic Characterization Work Plan.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The BRL is concurrently seeking approval for a Conditional Use Permit (CUP) and a Floodplain Development Permit.

10. List any government approvals or permits that will be needed for your proposal, if known.

Ongoing operation, proposed development and expansion of the BRL requires a Conditional Use Permit, Floodplain Development Permit, and a Hillside Grading Permit through Elmore County. Permitting through Central District Health and the Idaho Department of Environmental Quality (DEQ) would be required.

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The BRL is located approximately five miles southeast of the City of Mountain Home in Elmore County, Idaho on a 633-acre parcel of land. The BRL was opened on September 15, 1994, and consisted of a construction and demolition landfill for non-municipal waste and municipal solid waste landfill certified by DEQ. In the early 2000s a transfer station was added to the site. Currently the BRL operates as a small community exemption sanitary landfill. Waste arrives via commercial hauler, commercial packer, commercial self-haul, and residential self-haul. See Figure 1 Existing Conditions Site Plan.

Elmore County is planning to expand the existing BRL facility to accommodate larger volumes of wastes for the entire Elmore County area. The proposed expansion includes adding an additional landfill cell (Cell 2), a leachate pond, new stormwater ponds, new parking facility, landfill gas flare/energy recovery facility if needed, household hazardous materials building, equipment storage building, recycling drop-off facility and attendant building, a second scale, and an expansion of the existing scale building/office. See Figure 2 Future Site Plan.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available.**

The legal land description for the BRL site is SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 13, Township 4 South, Range 7 East Boise Meridian. The physical address of the site is 6100 SE County Landfill Road Mountain Home, Idaho 83647.

B.Environmental Elements

1. Earth

- a. General description of the site:**

The BRL and surrounding properties are undeveloped sagebrush grasslands.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on the site is approximately 33%. The localized areas of steep slopes are part of the active landfill and raised perimeter. The parcel, outside of the landfill, is mostly flat.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the USDA NRCS Soil Survey of Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties, soils within the BRL area consist of Colthorp-Kunaton complex, 0% to 8% slopes (see Figure 11 NRCS Soil Survey). The soil is not classified as prime farmland. The Colthorp-Kunaton soil complex is a stony silt loam to silty clay loam. It is typically found on lava plains, well drained and very deep. Review of the hydric soil list did not identify Colthorp-Kunaton complex as hydric. The soil complex is not identified as prime farmland.

The BRL project includes soil excavation (see 1.E for more information).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No historical or surface indications of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 500,000 cubic yards would be excavated for the entirety of Cell 2 and used as fill and cover materials for the landfill and infrastructure at the site. The maximum grade of excavation and fill slopes is 33%. The fill material is from the excavation of Cell 2 and other areas on the site.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

The clearing activities related to capital improvements included in the Master Site Plan (see Figure 2 Future Site Plan) will be designed and implemented according to regulatory requirements and will involve a separate regulatory review and approval process, as needed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposed capital improvements to the BRL would add an additional 7% of impervious surfaces to the proposed parcel boundary (see Figure 2 Future Site Plan). Impervious surfaces to be constructed are all pavement/gravel roads, buildings, leachate ponds, and the lined Cell 2.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Measures to reduce or control erosion related to the capital improvements described in the Master Site Plan (Figure 2 Future Site Plan) would be designed and implemented according to regulatory requirements and would involve a separate regulatory review and approval process, as needed.

Design elements that would be implemented to reduce the potential of erosion include, but are not limited to, a vegetative layer as part of the landfill final closure cover, runoff conveyance structures, and rock-protected outlets.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction and landfill operations, emissions would occur from vehicles and mobile and stationary equipment that combust gasoline and diesel fuels, such as crew vehicles, trucks, and earth-moving equipment. Those emissions would include oxides of nitrogen, carbon monoxide, particulate matter and smoke, uncombusted hydrocarbons, hydrogen sulfide, carbon dioxide, and water vapor. Emissions during construction could also include fugitive dust related to ground-disturbing activities.

Fugitive dust would be controlled by proper site operation and maintenance, as follows:

- The gravel access roadway to the active face is watered down preemptively or whenever dust generation becomes apparent or causes a driving hazard.
- Removal of natural vegetative cover is limited to only near future excavation areas, construction sites, and firebreaks. Should windblown dust become a hazard or nuisance, water will be applied for control. However, no water is applied to the landfill. The County will revegetate portions of the landfill at final grade as soon as conditions are favorable for seeding (phased closure).

Odors in the MSWLF are controlled by proper compaction of solid waste and the daily application of compacted cover materials or approved alternative daily cover. At the C&D landfill, odors are generally controlled through the material types accepted for

disposal. Materials are generally inert and typically do not generate significant odor. Odors are also controlled through the regular and timely placement of waste into the landfill without prolonged exposure to the surrounding environment and the use of cover material. To prevent and reduce the production of hydrogen sulfide in the C&D landfill, run-on control systems are in place to prevent water from entering the landfill.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that would affect the proposal. The use of the site is not changing and is in a rural area surrounded by vacant land. The operations plans include provisions to reduce odors at the BRL site.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

A landfill gas collection and control system would be implemented to control greenhouse gas emissions if deemed necessary.

3. Water

a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A desktop evaluation was performed of the project site using aerial photographs, topographic maps, and information agency websites including DEQ's Integrated Report, and US Fish and Wildlife Service (USFWS) National Wetland Inventory (see Figure 12 USFWS NWI Map). An intermittent stream was revealed at the project site. The intermittent stream is located outside of the landfill limits on the east side of the parcel.

The intermittent stream is classified by National Wetlands Inventory as a riverine, intermittent (4), streambed, and temporary flooded (R4SBA). DEQ's Integrated Report, describes the surface water as an intermittent stream and does not support cold water aquatic life. The intermittent stream originates near Teapot Dome approximately 8 miles northeast of the BRL and empties into the Snake River approximately 10 miles southwest of the BRL.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Yes. Elmore county regulations do not identify the required buffer for an intermittent stream. The proposed capital improvements are not expected to impact the intermittent stream (see Figure 2 Future Site Plan).

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or dredge material will be placed in or removed from surface water or wetlands as part of this proposal.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No, there will be no surface water withdrawals or diversions as part of this proposal.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The Federal Emergency Management Agency (FEMA) defines a floodplain as the area that has a greater than 1% chance of being inundated with water any given year. Currently the floodplain designations are under review within and in the surrounding area to the BRL site.

According to the 1994 FEMA designation of the BRL, a portion of the southwestern section of the site is within Zone A, defined as “within the 100-year floodplain with no base flood elevation determined (see Figure 7. Existing FEMA Floodplain (1994) Plan).

The proposed floodplain designation increases Zone A to cover the majority of the parcel, but is outside of the BRL facility (See Figure 8. Proposed Floodplain Plan).

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No, there is no planned discharge of waste materials to surface waters as part of this proposal.

b. Ground:

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No drinking water would be withdrawn from the existing well on the BRL site and would only be used for non-potable uses. Groundwater sampling wells are proposed for installation to monitor for metals and volatile organic compounds and additional

cation/anions that may be indicators of leachate. The groundwater monitoring would be conducted quarterly over a 30-year period. Approximately 20 gallons of water are withdrawn from the wells during a monitoring event.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The BRL site utilizes a septic tank for domestic sewage that serves the employees of the landfill ranging from 5-15 people.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater runoff would be conveyed using rock-lined and/or vegetated ditches, and letdown structures, and discharged into an evaporation pond on site where stormwater would outflow through evaporation. There would be no increase in surface water discharge from the site.

Leachate would be collected in the leachate collection layer of the liner system and conveyed through leachate collection pipes to the leachate pond where the water would be stored and evaporated.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

Cell 1 is unlined, so leachate has the potential to migrate downwards into groundwater. Based on the soil type below Cell 1 and the volume of precipitation the area receives each year, it is unlikely that the leachate would reach the groundwater. Cell 2 will be a lined cell, further reducing the likelihood of impacts to site groundwater. Operating practices and the leachate collection system described above would be designed to prevent discharge to surface waters. The proposed groundwater monitoring would be conducted quarterly over a 30-year period, monitoring for any indicators of leachate.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The drainage patterns would be altered by the addition of the lined Cell 2 area, leachate and stormwater for Cell 2 will be directed to their respective storage and management ponds.

The additional pavement from the recycling and household hazardous waste area would alter the flow volumes requiring the need for the additional stormwater pond in that area.

The existing stormwater ponds in the operations/scale area will be expanded or relocated within a similar vicinity see Figure 2 Future Site Plan.

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The new landfill cell would be lined and act as a barrier for migration of waste material and leachate from entering groundwater. The new landfill cell includes a 60-mil high density polyethylene geomembrane and low permeability geosynthetic clay liner.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The vegetation within the BRL site majorly consists of big sage Brush (*Artemisia tridentata* Nutt), bitterbrush (*Purshia tridentata*), cheatgrass (*bromus tectorum*), smooth brome (*Bromis inermis*), and Mexican fireweed (*Bassia scoparia*). A limited amount of vegetation exists in the planned landfill Cell 2 development footprint. Other site improvements are in areas that are either already developed or sparsely vegetated.

c. List threatened and endangered species known to be on or near the site.

Slickspot Pepper Grass (*Lepidium papilliferum*) was identified by USFWS, Information for Planning and Conservation (IPaC) database to occur near the BRL site (see Figure 13 IPAC).

Slickspot Peppergrass grows in microsite low points within the sagebrush-steppe habitats located in Southwest Idaho. The Slickspot Peppergrass habitat is very susceptible to the degradation of sagebrush-steppe habitats resulting from several factors including urbanization, farming, and livestock. Due to the disturbed nature of the BRL, the critical habitat for Slickspot Peppergrass does not exist and is unlikely to be encountered within the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

No architectural landscaping is planned. Native grasses and shrubs would be used in seed mixture for the final closure cover system.

e. List all noxious weeds and invasive species known to be on or near the site.

Elmore County contains 26 of the State of Idaho's designated noxious weeds such as dalmatian toadflax (*Linaria dalmatica*), hoary alyssum (*Berteroa incan*), hounds tongue (*Cynoglossum officinale*), musk thistle (*Carduus nutans*), and squarrose knapweed (*Centaurea virgata*).

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

- Birds: Bald Eagle, Golden Eagle, Lewis's Woodpecker, Northern Harrier and Western Grebe
- Mammals: deer, antelope, and ground squirrels.

b. List any threatened and endangered species known to be on or near the site.

Monarch butterfly (*Danaus plexippus*) was identified by USFWS IPAC (see Figure 13 IPAC) to occur near the BRL site. The Monarch butterfly is currently a candidate species and is not yet listed or proposed for listing. Therefore, critical habitat for this species has not been designated and would not require consultation with USFWS.

c. Is the site part of a migration route? If so, explain.

Migratory birds are protected by the Migratory Bird Treaty Act. Under this Act, it is illegal for people to hunt, pursue, wound, kill, possess, or transport any migratory bird, nest, egg, or part thereof. Nesting, perching, and feeding habitat for migratory birds may be present in the study area where trees and shrubs occur. Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To avoid disturbing migratory birds any construction would be avoided within the primary nesting season between the months of April- July.

d. Proposed measures to preserve or enhance wildlife, if any.

Revegetation of the final closure cover system would use native seeding to remain consistent with wildlife that may rely on the existing vegetative ecosystem.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

6. Energy and natural resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

No additional energy is needed for the landfill. Additional buildings would be powered through the existing electrical line going through the site. This would be used for lighting, heating, and building environmental controls.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The completed project would not affect the potential use of solar energy by adjacent properties. No elements of the project would cast shade on adjacent properties.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

No additional energy conservation measures are proposed.

7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

The site is an operating landfill which increases the likelihood of encountering hazardous materials, risk of combustive materials and exposure to toxic chemicals. However, the BRL implements a pre-screening and hazardous waste exclusion plan, designed to prevent prohibited wastes from entering the BRL, lowering the risk of encountering environmental health hazards. Idaho Department of Environmental Quality and Central District Health inspect and authorize the facility to ensure compliance.

- b. **Describe any known or possible contamination at the site from present or past uses.**

There is no record of possible contamination outside of the regular landfill operations.

- c. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no known hazardous chemicals or conditions that might affect project development and design.

d. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The BRL is planned to accept municipal solid waste including household waste, Resource Conservation Recovery Act (RCRA) Subtitle D municipal solid waste, commercial waste, nonhazardous sludge, conditionally exempt small-quantity generator waste, and industrial solid waste. Construction and demolition wastes including asphalt, concrete, aggregate, bathroom fixtures, and other construction debris. Wood wastes would also be accepted which would be stockpiled until a sufficient amount is obtained for processing. Prohibited waste that would not be accepted includes hazardous waste, polychlorinated biphenyl (PCB) waste, regulated medical waste, liquid waste, and radioactive waste.

Anticipated annual tonnage of waste to be accepted at the BRL is anticipated to start around 100 tons of waste per day up to potentially an average of 600 tons per day if the service area is expanded.

e. Describe special emergency services that might be required.

No special emergency services would be required during construction or operation of the project. Possible fire or medical services could be required during construction, as well as possibly during operation of the site. Additionally, if prohibited wastes such as hazardous materials are encountered then Idaho Department of Environmental Quality and Central District Health should be notified. However, the completed project would not demand higher levels of special emergency services than already exist at the project location.

f. Proposed measures to reduce or control environmental health hazards, if any.

The proposed measures include Erosion Control and Stormwater Management Facility Plan, Bottom Liner and Final Closure System, Landfill Gas Collection and Control System, Operational measures (litter/vector/odor control), Inspection and Monitoring procedures, Emergency Response Planning, and Hydrogeologic Investigation and Groundwater Monitoring Plans.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise that exists within the surrounding area would not affect the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

During construction, there would be a temporary increase in noise levels. However, the long-term noise generated from daily landfill operations would remain at similar levels to the present day.

3. Proposed measures to reduce or control noise impacts, if any:

Landfill operations would take place during daylight hours and would comply with the Elmore County noise ordinance.

8. Land use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The BRL has a municipal solid waste landfill, a C&D landfill, and transfer station. These will all continue to be used for the same purpose. The surrounding areas consist of undeveloped grasslands and a Boise National Forest Campground to the west. The BRL project would not impact current land uses or adjacent properties except in the Cell 2 footprint, which is currently used for stockpiling dirt when needed.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There is no documented history of the project site having been used for agricultural purposes.

c. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

The project would not affect or be affected by working farms or forest lands.

d. Describe any structures on the site.

The BRL has three existing structures on site including the landfill office, transfer station and storage warehouse.

e. Will any structures be demolished? If so, what?

No existing structures are anticipated to be demolished.

f. What is the current zoning classification of the site?

The BRL is currently zoned as Agricultural (AG). The CUP Elmore County is currently applying for approval of the existing BRL and future BRL expansion and improvements as a conditional use in the agriculture zone. The current and proposed use is consistent with all applicable Elmore County ordinances and Comprehensive Plan.

g. What is the current comprehensive plan designation of the site?

The site designation is AG.

h. Approximately how many people would reside or work in the completed project?

No persons would reside on the site. There would be 5-15 employees on the site.

i. Approximately how many people would the completed project displace?

The project would not displace any people as the project is an expansion for an existing landfill. All work in the landfill would be open during the construction.

j. Proposed measures to avoid or reduce displacement impacts, if any.

There would be no displacement impacts.

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Elmore County will apply for a Conditional Use Permit to demonstrate that the existing BRL and proposed improvements and expansion are compatible with the Elmore County Comprehensive Plan and Zoning Ordinance.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No impacts to agricultural and forest lands of long-term commercial would be made due to this project.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing is proposed as part of the BRL project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing would be eliminated as part of this project. The area is sparsely populated, with no housing in the immediate area of the project.

c. Proposed measures to reduce or control housing impacts, if any:

No measures for impacts are necessary since no housing would be affected by this project.

9. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Cell 2 Landfill Final Closure Surface would be approximately 90 feet tall from base to top deck.

b. What views in the immediate vicinity would be altered or obstructed?

The current visual character of the site, which is grasslands landscape, would be altered and partially obstructed by the filled landfill.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The final cover system for the landfill will be planted with native vegetation to help reduce aesthetic impacts.

10. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The landfill is open from 8pm to 5pm during typical daylight hours and would only require interior lighting and exterior lighting on the buildings on the BRL. Additional lighting may be added to the newly proposed structures.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The proposed and existing light additions are not significant and would not be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

There are no existing off-site sources of light and glare that would affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

No measures are needed to reduce light and glare impacts because no impacts would occur.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

A Bureau of Land Management campground is located approximately 0.8 miles west of the project.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project would not affect the campground as all required construction would be limited to the parcels owned by Elmore County.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

No construction or landfill operations shall occur during the night hours to avoid disturbance to the campground attendees.

11. Historic and cultural preservation

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

A search of Idaho Cultural Resource Information System (ICRIS) was conducted reviewing the BRL and surrounding areas. Approximately 29 sites were reported near and within the BRL site. Out of the 29 sites one was listed as “eligible”, as a task specific, moderate lithic scatter - obsidian, ignimbrite, chert debitage, 4-point fragments, 4 pottery fragments, and clamshell fragments were found. This site is located south of the BRL site outside of the property.

No buildings or structures located on or near the site are listed or eligible for national, state, or local preservation registers. All building structures on the site were built after the year 2000.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

ICRIS identified agricultural, ranching and an Idaho Power Transmission Line being located within or near the site. None of these sites were listed as eligible. No site-specific archaeological surveys were conducted for the BRL project.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

To determine if National historic or cultural sites are in or adjacent to the project site, the project locations were checked against the following registers on September 30, 2024:

- National Register of Historic Places: (<https://npgallery.nps.gov/nrhp>)
- Idaho Cultural Information System (ICRIS): (<https://history.idaho.gov/shpo/icris/>)

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

If any archeological resources are discovered, these resources would be protected as per guidance with the State Historic Preservation Officer and local Tribes.

12. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The BRL is accessed via the SE County Landfill Road, off Old Oregon Trail Road, in Elmore County (see Figure 2. Future Site Plan). No significant impact is expected on the existing street system. Should the landfill expand the service area there would be an increase of trucks on the road each day. A significant expansion is unlikely and a traffic study would be performed before a large increase in vehicles would be allowed.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The existing street system surrounding the BRL is not served by public transit. Therefore, the proposed project would not affect public transit. The nearest transit stop is located within the City of Mountain Home, approximately 5 miles northwest of the BRL.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No change to existing transportation facilities would occur due to the project.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The project does not occur in the immediate vicinity of any water, rail or air transportation.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

A traffic study has not been conducted as a part of this proposal. Louie Lasuen, Managing Director of Mountain Home Highway District, was consulted and it was determined that a traffic study was not needed at this time.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The proposal would not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

No traffic impacts are anticipated as a result of the BRL project.

13. Public services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The proposed project is not expected to create an increased need for public services.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

No impacts to public services are anticipated; therefore, no control measures are proposed.

14. Utilities

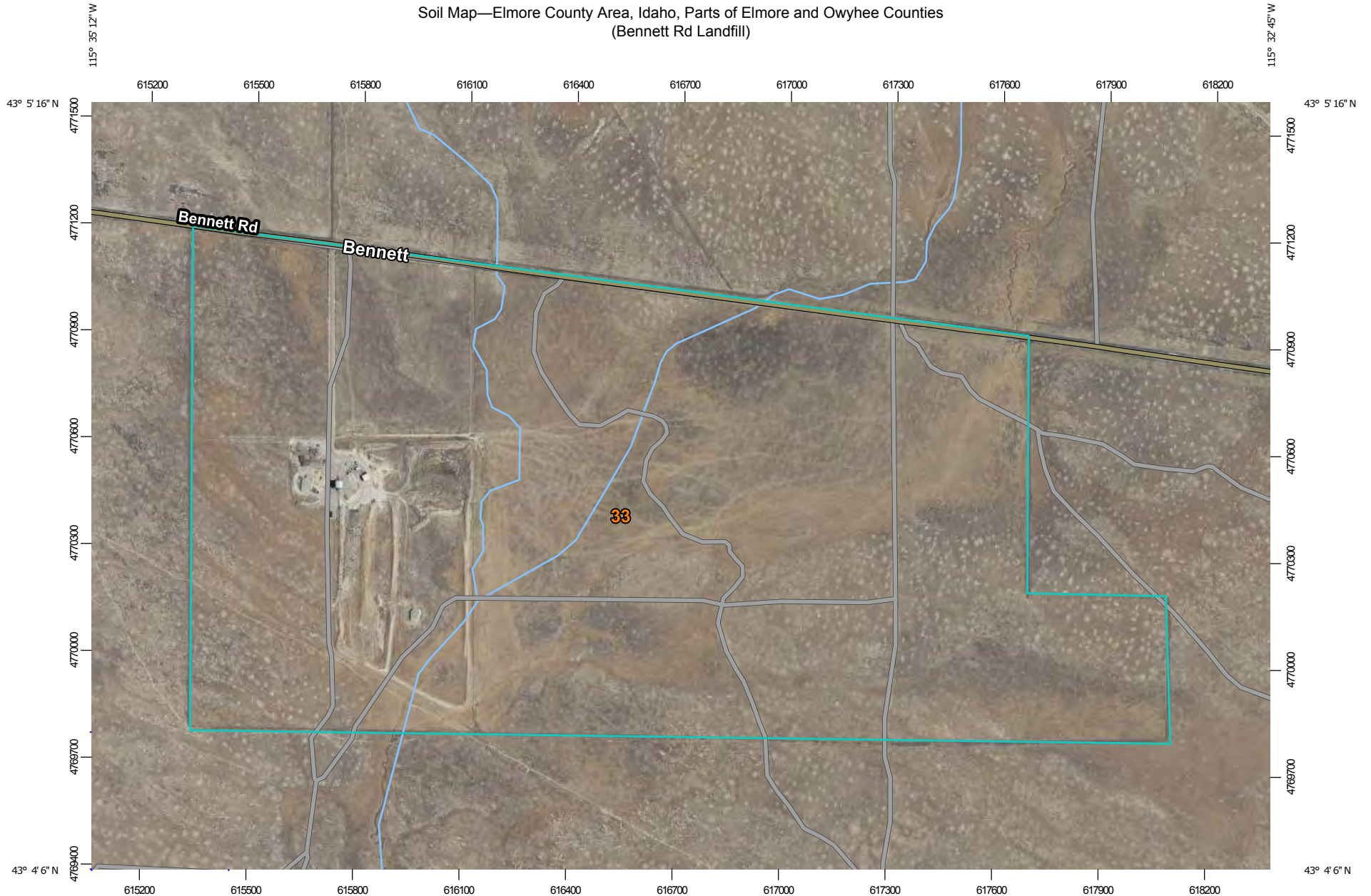
- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

The site currently has a well for water, electricity, telephone, a propane tank, internet and a septic system. Overhead powerlines run east to west on the south side of the property, with connections running north to south to the transfer station building.

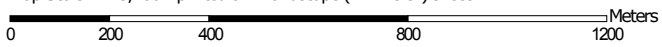
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

No additional utilities would be added as a part of the proposed project.

Soil Map—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(Bennett Rd Landfill)



Map Scale: 1:15,200 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84




Soil Map—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(Bennett Rd Landfill)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
Survey Area Data: Version 11, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2022—Jul 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33	Colthorp-Kunaton complex, 0 to 8 percent slopes	787.8	100.0%
Totals for Area of Interest		787.8	100.0%

Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties

33—Colthorp-Kunaton complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2r03
Elevation: 2,700 to 4,700 feet
Mean annual precipitation: 9 to 12 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Colthorp and similar soils: 45 percent
Kunaton and similar soils: 35 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colthorp

Setting

Landform: Lava plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess over bedrock derived from basalt

Typical profile

A - 0 to 3 inches: stony silt loam
Bt - 3 to 10 inches: silty clay loam
Bk - 10 to 18 inches: silty clay loam
Bkqm - 18 to 23 inches: cemented material
R - 23 to 33 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 10 to 20 inches to duripan; 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R011XY001ID - Loamy 8-12 PZ
Hydric soil rating: No

Description of Kunaton

Setting

Landform: Lava plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess over bedrock derived
from basalt

Typical profile

E - 0 to 4 inches: silt loam
Bt - 4 to 10 inches: silty clay
Btk - 10 to 15 inches: silt loam
Bkqm - 15 to 31 inches: cemented material
R - 31 to 41 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 10 to 20 inches to duripan; 20 to 40
inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low
to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0
mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

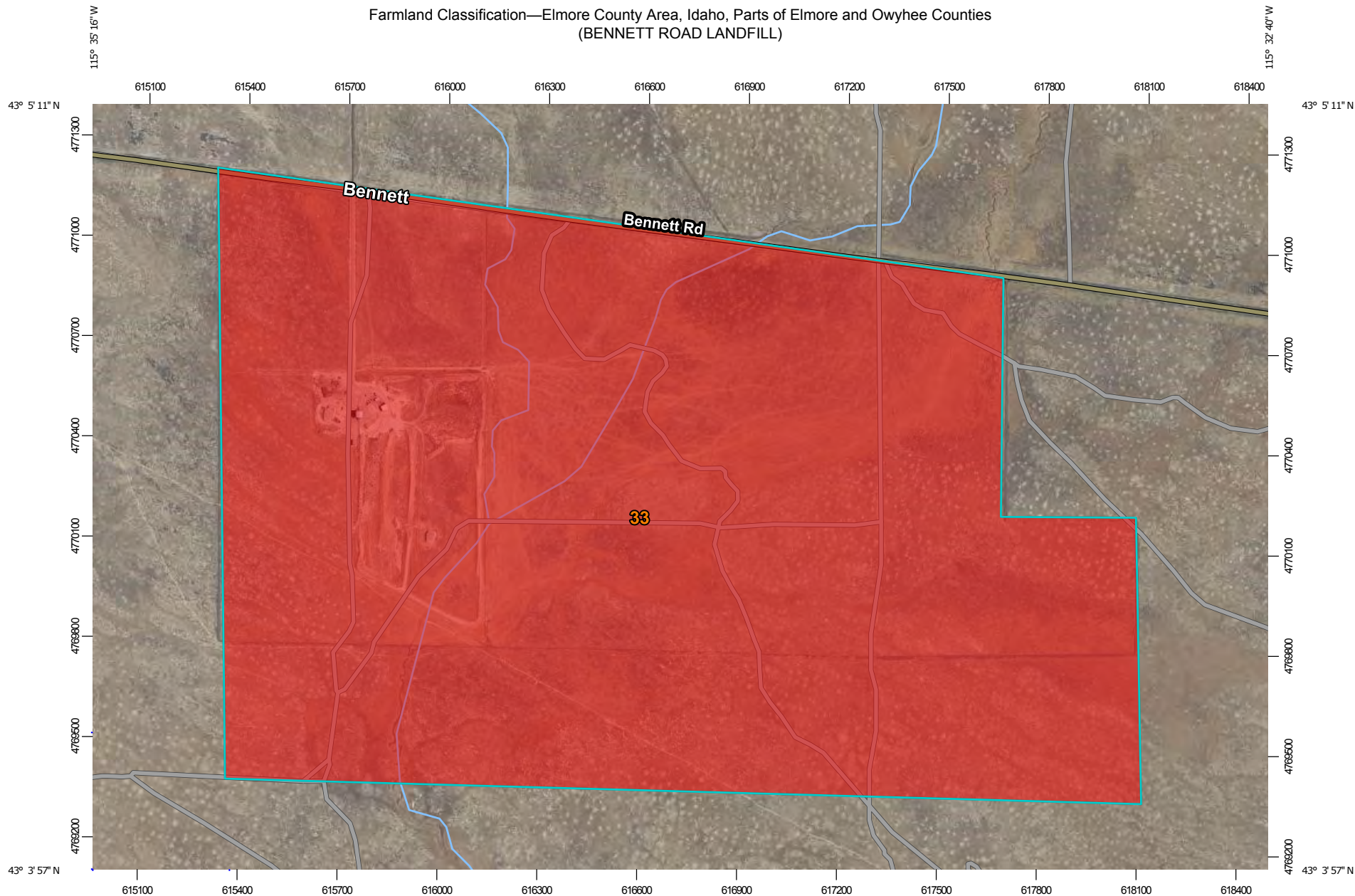
Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R011XY001ID - Loamy 8-12 PZ
Hydric soil rating: No

Data Source Information

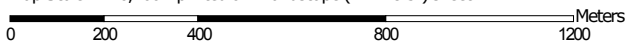
Soil Survey Area: Elmore County Area, Idaho, Parts of Elmore and Owyhee
Counties

Survey Area Data: Version 11, Aug 31, 2023

Farmland Classification—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(BENNETT ROAD LANDFILL)



Map Scale: 1:16,100 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84



Farmland Classification—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(BENNETT ROAD LANDFILL)









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60





































-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(BENNETT ROAD LANDFILL)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not rated or not available		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Soil Rating Points		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Not prime farmland		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance, if irrigated		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
(BENNETT ROAD LANDFILL)

Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium	Farmland of unique importance Not rated or not available	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p>
Farmland of statewide importance, if irrigated and drained	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	<p>Water Features</p> Streams and Canals	<p>Please rely on the bar scale on each map sheet for map measurements.</p>
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season	<p>Transportation</p> Rails	<p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p>
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if warm enough	Interstate Highways	<p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p>
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if thawed	US Routes	<p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p>
	Farmland of local importance	Major Roads	<p>Soil Survey Area: Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties Survey Area Data: Version 11, Aug 31, 2023</p>
	Farmland of local importance, if irrigated	Local Roads	<p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p>
		<p>Background</p> Aerial Photography	<p>Date(s) aerial images were photographed: Jul 25, 2022—Jul 29, 2022</p>
			<p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
33	Colthorp-Kunaton complex, 0 to 8 percent slopes	Not prime farmland	1,072.5	100.0%
Totals for Area of Interest			1,072.5	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary







Tie-break Rule: Lower



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

June 14, 2024

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Idaho Fish And Wildlife Office
1387 South Vinnell Way, Suite 368
Boise, ID 83709-1657
Phone: (208) 378-5243 Fax: (208) 378-5262

In Reply Refer To:
Project Code: 2024-0104263
Project Name: Bennett RD Landfill

10/22/2024 20:33:39 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Idaho Fish And Wildlife Office
1387 South Vinnell Way, Suite 368
Boise, ID 83709-1657
(208) 378-5243

PROJECT SUMMARY

Project Code: 2024-0104263

Project Name: Bennett RD Landfill

Project Type: Landfill - Solid Waste

Project Description: Elmore County is looking to for maximizing the use of the current infrastructure at the Bennett Road Landfill.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.076709199999996,-115.56657428424826,14z>



Counties: Elmore County, Idaho

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Slickspot Peppergrass <i>Lepidium papilliferum</i> Population: There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4027 General project design guidelines: https://ipac.ecosphere.fws.gov/project/C73E3706Z5CLVFC5EGN4P5HNQE/documents/generated/7151.pdf	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<p>Bald Eagle <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1626</p>	Breeds Dec 1 to Aug 31
<p>Golden Eagle <i>Aquila chrysaetos</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1680</p>	Breeds Jan 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

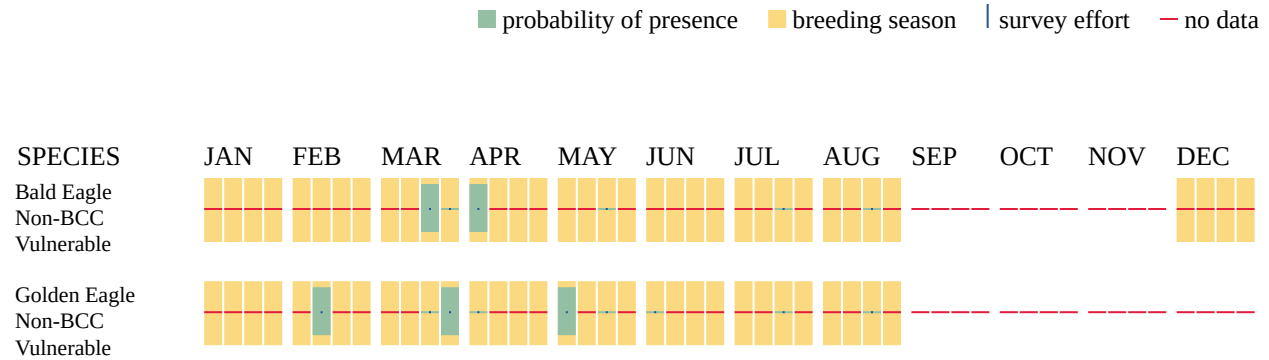
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<p>Bald Eagle <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1626</p>	Breeds Dec 1 to Aug 31
<p>Golden Eagle <i>Aquila chrysaetos</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1680</p>	Breeds Jan 1 to Aug 31
<p>Lewis's Woodpecker <i>Melanerpes lewis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9408</p>	Breeds Apr 20 to Sep 30
<p>Northern Harrier <i>Circus hudsonius</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p>https://ecos.fws.gov/ecp/species/8350</p>	Breeds Apr 1 to Sep 15
<p>Western Grebe <i>aechmophorus occidentalis</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/6743</p>	Breeds Jun 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

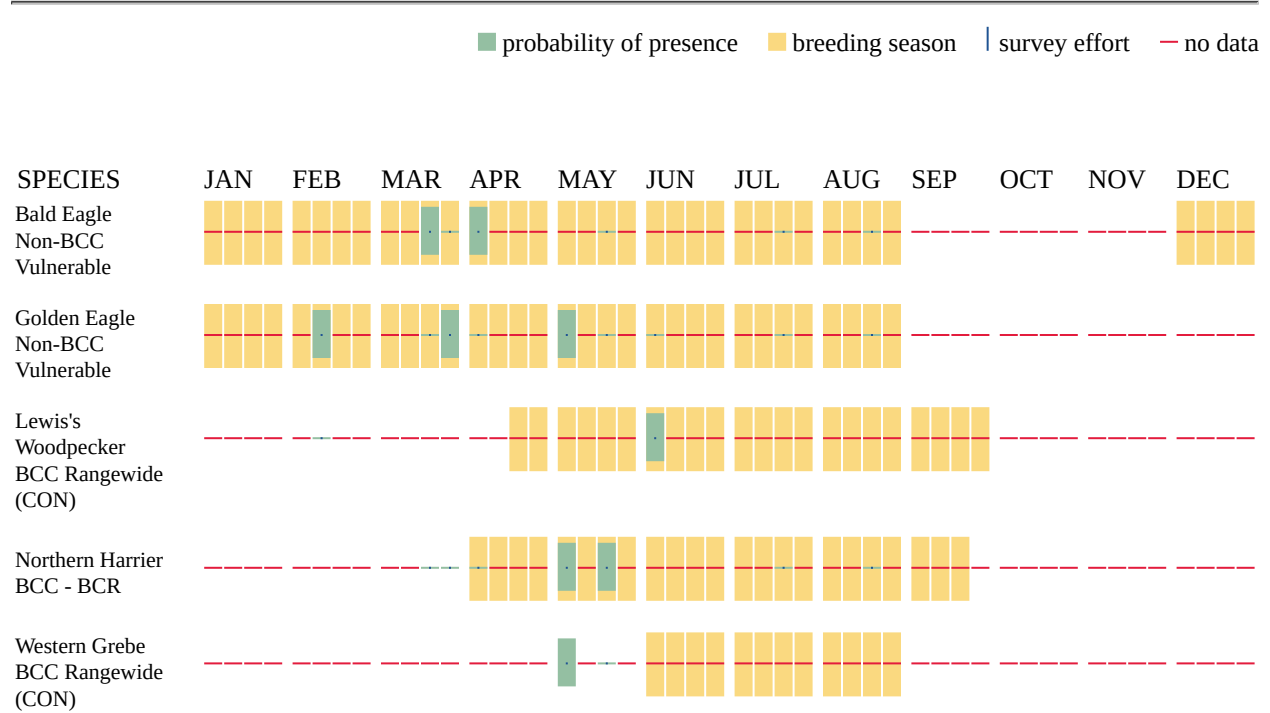
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NW I wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R4SBA

IPAC USER CONTACT INFORMATION

Agency: County of Elmore

Name: Marisa Ward

Address: 7761 W Riverside Drive, Suite 201

City: Boise

State: ID

Zip: 83714

Email: mward@parametrix.com

Phone: 2088980012

LEAD AGENCY CONTACT INFORMATION

Lead Agency: County of Elmore

Appendix D

Hillside Development Compliance Memo

DATE: October 15, 2024
TO: Mitra Mehta-Cooper, Land Use and Building Director
FROM: Cassandra Dobson
SUBJECT: Bennett Road Landfill Hillside Development Ordinance Compliance
CC: Deb Ireland, Elizabeth Allen, Tiffany Neier, Susan Devine, Colin Phang
PROJECT NUMBER: 553-7443-006
PROJECT NAME: Bennett Road Landfill Development

Introduction

During the research of requirements for submittal of a Conditional Use Permit (CUP) application for development at Elmore County's Bennett Road Landfill, it was determined that the submittal would need to include a Hillside Development Permit application, addressing the requirements of Elmore County's Hillside Development Ordinance (HDO), contained in Chapter 5 of the Elmore County Zoning Ordinance (ECZO).

This requirement is applicable to the proposed development because the final constructed slopes of Cell 2 will exceed 15%. Stability of the constructed slopes is the primary concern under the HDO. There are some locations on the site where they are actively filling as well as the sides of the access berms which exceed 15%, however the majority of the site is fairly flat. Planned final slopes at Cell 1 will not exceed 15%, However the final slopes for the Construction and Demolition Landfill will be designed to be approximately 33%.

This memo discusses how the Idaho Department of Environmental Quality (DEQ) Solid Waste Permitting documents for the Bennett Road Landfill expansion into Cell 2 will address the requirements of the HDO. The Elmore County Land Use and Building department has indicated that this approach will satisfy the HDO requirements for the purposes of the CUP application.

Hillside Development Ordinance Requirements

The documents required for submittal of the HDO per ECZO Section 7-5-6 are detailed below.

Preliminary Grading Plan

The preliminary grading plan shall be designed to ensure that the properties within the development are able to conform to the excavation and engineered grading requirements of the building code as set forth in the ECZO, and the requirements for a final grading plan as set forth in this Section 7-5-6. The preliminary grading plans shall be sealed, signed and dated by the Engineer of Record and submitted with the development application, and shall at a minimum include the following information:

1. Existing and proposed contour lines at five (5') foot minimum intervals; and
2. The location and configuration of all existing and proposed structures and roads; and
3. The location, extent and calculated slopes for any areas of cut or fill; and



4. The size, location, and details for any proposed retaining walls; and
5. The size, location, type of slope of any proposed piping or water channels; and
6. The size and location of proposed sedimentation ponds; and
7. The location of existing site features that will be protected from disturbance during construction; and
8. Any areas with special environmental issues or critical concerns; and 9. A narrative indicating how the proposed design complies with the purpose statement of the Area of Critical Concern Overlay Zone.

Slope Stabilization and Re-Vegetation Plan and Report

A qualified licensed landscape design professional shall prepare the slope stabilization and re-vegetation plan. The report shall be dated and signed by the design professional, and submitted with the development application, and shall include at a minimum the following information:

1. A complete description and discussion of the suitability development of the existing soils; and
2. A description of the location, coverage and type of existing vegetation; and
3. A description of the location and rationale for and of the vegetation that will be removed and the method of disposal; and
4. A map and narrative showing the location, type and size of vegetation to be planted; and
5. Any soils amendments and/or pH adjustments; and
6. A map and narrative showing the location and type of slope stabilization measures to be implemented; and
7. Analysis of the environmental effects the proposed construction and ongoing operations including the effects on:
 - a. Slope stability; and
 - b. Soil erosion; and
 - c. Water quality; and
 - d. Fish and wildlife

Engineering Hydrology Report

A professional engineer registered in the State of Idaho shall complete an engineering hydrology investigation and report. This individual shall be experienced, and knowledgeable in the science of hydrology and in the techniques of hydrologic investigation. The report shall be sealed, signed and dated by the engineer and submitted with the development application, and shall include at a minimum the following information:

1. A description of the hydrology of the site; and

2. Conclusions on suitability of the proposed development and the impact of proposed improvements on existing hydrology; and
3. Opinions and recommendations to minimize the impact on hydrology during design and construction; and
4. Results of field investigations of the site, unless existing information is determined by the county engineer to be sufficient to satisfy the purpose of this Chapter; and
5. The flood and / or rainfall-intensity frequency curves for the area proposed for development; and
6. Design calculations for sizing pipes, water channels, sedimentation ponds and other hydrology features; and
7. All recommendations included in the report shall be incorporated into the design plan and specifications.

Soils Engineering Report

Any area proposed for development shall be investigated to determine the soil characteristics. A professional engineer registered in the State of Idaho shall complete a soils investigation and engineering report. The report shall be sealed, signed and dated, and shall include at a minimum the following information:

1. Data regarding the nature, distribution, strength, pH, and nutrients of the soils; and
2. Conclusions on the suitability of the soils for development and recommendations for grading procedures; and
3. Design criteria and recommendations for corrective measures during design and construction; and
4. Professional opinion and recommendations covering the adequacy of sites to be developed; and
5. The report shall include results of field investigations of the site, unless existing information is determined by the county engineer to be sufficient to satisfy the purpose of this Chapter; and
6. All recommendations included in the report shall be incorporated into the design plan and specifications.

Engineering Geology Report

Any area proposed for development shall be investigated to determine its geological characteristics. A qualified professional geologist or a professional engineer, whom is registered in the State of Idaho, experienced and knowledgeable in the principles and practices of engineering geology, shall complete the geological characteristics investigation and report. The report shall be dated, signed, submitted with the development application, and shall include at a minimum the following information:

1. A description of the geology of the site; and

2. Any conclusions and recommendations regarding the effect of geologic conditions on the proposed development; and
3. Professional opinions and recommendations covering the adequacy of sites to be developed; and
4. The report shall include results of field investigations of the site, unless existing information is determined by the county engineer to be sufficient to satisfy the purpose of this Chapter; and
5. Recommendations included in the report shall be incorporated into the design plan and specifications; and
6. Any area identified in the report, in which the investigation indicates geologic hazards, shall not be developed unless the project engineer can demonstrate conclusively to the county engineer, based on the required engineering reports, that these hazards can be overcome in such a manner as to prevent hazard to life or limb, hazard to property, adverse effects on the safety, use or stability of a public way or waterway, and adverse impacts on the natural environment.

Visual Impact Report

A visual impact report shall be prepared by a design professional, signed and dated, and shall be submitted with the development application. The report shall include at a minimum the following information:

1. Color photos showing the existing views (prior to development) from key vantage points along public roadways, the Boise River floodplain or public viewing areas and the proposed views from the same key vantage point showing how the property will look after development; and
2. The proposed screening methods which shall include, but not be limited to: architectural design designated building envelopes, height restrictions, landscaping, fencing, construction materials, and colors; and
3. The existing vegetation and the proposed method of preserving and/or replacing such vegetation; and
4. A statement detailing how the proposed development or subdivision minimizes grading through careful site and roadway design.

Information Provided in DEQ Permitting Documents

The following information relevant to the HDO documents will be provided in the DEQ Permitting Documents.:

- **Preliminary Grading Plan:** a preliminary grading plan will be provided in the preliminary engineering plans as part of the engineering report for the Landfill Operations Permit Application under the Idaho Statute, Idaho Solid Waste Facilities Act Title 39, Chapter 74.
- **Slope Stabilization and Re-Vegetation:** details regarding slope stabilization and revegetation of the landfill closure surface will be provided in the Closure and Post-Closure Plan, and the Engineering Report for the Landfill Operations Permit Application under Idaho Statute Title 39, Chapter 74.

- **Engineering Hydrology:** the study and design will be provided in the surface water management plan as part of the engineering report for the Landfill Operations Permit Application under Idaho Statute Title 39, Chapter 74.
- **Soils Engineering:** Information relevant to the Engineering Soils has been prepared during the 2016 soils investigation. Further data is being prepared for the additional site investigation. This information will be provided in the Closure and Post-Closure Plan, and the Engineering Report for the Landfill Operations Permit Application, and the Sampling and Analysis Plan under Idaho Statute Title 39, Chapter 74.
- **Engineering Geology:** details will be provided as part of the Sampling and Analysis Plan under Idaho Statute Title 39, Chapter 74, IDEQ Groundwater Quality Protection Act of 1989, and 40 CFR Part 258.

Non-Applicable Requirements

Due to the remote location of the Bennett Road Landfill, Elmore County Land Use and Building staff has determined that the Visual Impact Report will not be required.

Conclusion

All information required by the Elmore County Hillside Development Ordinance will be developed during the DEQ permitting process for the landfill expansion into Cell 2. This information will be shared with the County to ensure compliance with local ordinances and regulations.

Appendix E

Neighborhood Meeting Information

Subject: Bennett Road Landfill

Dear Property Owners and Interested Parties:

You are invited to attend a neighborhood meeting on October 10th at 6:00-7:00 PM to be held at:

Old Forest Service Building
2340 American Legion Blvd.
Mountain Home, ID 83647

This meeting is to inform property owners of a Conditional Use Permit application for proposed improvements and expansion of the Bennett Road Landfill. Your comments are greatly appreciated as we move forward with our application.

Sincerely,



Tiffany Neier, PE

Project Manager

cc: Project File



OWNER	ADDRESS 1	CITY	STATE	ZIP
A to Z Lumber & Hardware Inc	999 Air Base Road	Mtn Home	ID	83647
Adam Skinner	6703 Old Hwy 30	Mtn Home	ID	83647
Aguirre Properties LLC	P O Box 1345	Mtn Home	ID	83647
Albert M Devoy	624 SE Sunrise Dr	Mtn Home	ID	83647
Alexander Barry Thompson	77 SW SWeet Gum Dr	Mtn Home	ID	83647
Amalgamated Sugar Co	1951 S Saturn Way, Ste 100	Boise	ID	83709
Amanda Schneider	5652 SE Poppy Ave	Mtn Home	ID	83647
Andrew Coffey Jr	6535 S 18th E	Mtn Home	ID	83647
Andrew Paul Hartman	6665 S 18th E	Mtn Home	ID	83647
Angelo Muna Jr	3090 SE Hummingbird Dr	Mtn Home	ID	83647
Anita Maureen McFarlan	5639 SE Poppy Ave	Mtn Home	ID	83647
Anthony Bulgin	8547 Old Hwy 30	Mtn Home	ID	83647
Anthony Louis Crawford	765 SE Sunrise Dr	Mtn Home	ID	83647
Antonio J Ramirez Jr	5105 S 18th E	Mtn Home	ID	83647
Ark Properties LLC	11204 N Bar 21 Dr	Glenns Ferry	ID	83623
Ascuena Farms LLC	4020 S Main	Mtn Home	ID	83647
Ashley Genee Casto	6940 SE Valley View Ave	Mtn Home	ID	83647
Austin Sewell	Psc 78 Box 6676	SPO	AP	96326
Axtell Painting Inc	890 SW Wright Pl	Mtn Home	ID	83647
B & K Land Company LLC	518 Old Hwy 30	Mtn Home	ID	83647
Barbara Kerbyson	5795 SE Poppy Ave	Mtn Home	ID	83647
Ben Peterman	6887 S 18th E	Mtn Home	ID	83647
Billy Richey	1771 SE Hamilton Road	Mtn Home	ID	83647
Blaine Bowen	6898 SE Valley View Ave	Mtn Home	ID	83647
Blaine Thompson	7501 S 18th E	Mtn Home	ID	83647
Blake Press	843 SE Hamilton Road	Mtn Home	ID	83647
Blakie Spies	855 SE Yuba	Mtn Home	ID	83647
Bradley Bowen	6117 S 18th E	Mtn Home	ID	83647
Brandi Parks	7472 SE Valley View Ave	Mtn Home	ID	83647
Bret Lemmon Bantz	224 E 4th St	Kuna	ID	83634
Brett Yagues	1467 SE Hamilton Road	Mtn Home	ID	83647
Brian Adams	5761 SE Poppy Ave	Mtn Home	ID	83647
Broken Horn Brand LLC	Hc 1 Box 136	Hill City	ID	83337
C P Anderson	316 Bacon Dr	Boise	ID	83712
Carl Abrahamson	2814 SE Abrahamson Lane	Mtn Home	ID	83647
Carl F Reynolds & Sons LLC	P O Box 99	Mtn Home	ID	83647
Carl Mortensen	5960 S 18th E	Mtn Home	ID	83647
Carol Booth	2290 SE Sonny	Mtn Home	ID	83647
Chad Goodwin	760 SE Sunrise Dr	Mtn Home	ID	83647
Chad Wilson	6880 SE Groefsema Rd	Mtn Home	ID	83647
Charles Abrahamson	6609 Old Hwy 30	Mtn Home	ID	83647
Charles Olson	8813 Old Hwy 30	Mtn Home	ID	83647
Charles V Steed	2254 SE Sonny	Mtn Home	ID	83647
Christal MacDonald	1795 SE Rustic Way	Mtn Home	ID	83647
Cindy R Dixon	2208 SE Sonny	Mtn Home	ID	83647
City Of Mountain Home	P O Box 10	Mtn Home	ID	83647
Clint Unruh	7548 SE Groefsema Road	Mtn Home	ID	83647
Clover Hollow Company LLC	P O Box 606	Mtn Home	ID	83647
Curtis Pangelinan	760 SE Pauline Dr	Mtn Home	ID	83647
Dale Scott Smith	7857 SE Constellation Ave	Mtn Home	ID	83647
Dallas Croft	2610 SE Warm Creek Dr	Mtn Home	ID	83647
Dallas Snyder	2694 Old Oregon Trail Road	Mtn Home	ID	83647
Damien M Smith	5722 SE Poppy Ave	Mtn Home	ID	83647
Daniel Hennis	7105 SE Groefsema Road	Mtn Home	ID	83647
Daniel Russell	7292 SE Valley View Ave	Mtn Home	ID	83647
Daniel Watson	3045 SE Goldenrod Dr	Mtn Home	ID	83647
David Barak	1793 SE Hamilton Road	Mtn Home	ID	83647
David Bauer	6593 S 18th E	Mtn Home	ID	83647
David Bergh	10542 Old Hwy 30	Mtn Home	ID	83647
David Fackrell	2250 S Amy Ave	Boise	ID	83706
David Hilt	5953 SE Poppy Ave	Mtn Home	ID	83647

David Michael Bohrer	7455 SE Constellation Ave	Mtn Home	ID	83647
David Olson	2945 SE Olson Farm Lane	Mtn Home	ID	83647
Debra Viallon & Pauline Washik	500 Dons Lane	Dillon	MT	59725
Deedee L Stephens	1236 SE Hamilton Road	Mtn Home	ID	83647
Denise Smith	504 SE Sunrise Dr	Mtn Home	ID	83647
Dennis Rooney	6481 S 18th E	Mtn Home	ID	83647
Donald Burton	5684 SE Poppy Ave	Mtn Home	ID	83647
Donald Lema	2179 SE Sonny	Mtn Home	ID	83647
Doreen Magaw Rodgers	P O Box 1180	Mtn Home	ID	83647
Douglas Jansen	6860 Concert Way	Sacramento	CA	95842
Douglas Kriebs	1357 E 12th S	Mtn Home	ID	83647
Earl Renner, c/o Jim Renner	3996 S Mill Site Ave	Boise	ID	83716
Eddie Cantrell	980 SE Discovery	Mtn Home	ID	83647
Edythe Kain	P O Box 1063	Mtn Home	ID	83647
Elizabeth Schwager	6990 SE Groefsema Road	Mtn Home	ID	83647
Elmore County	150 S 4th E Ste 3	Mtn Home	ID	83647
Elmore Development LLC	140 W Skylark Dr	Boise	ID	83702
Eric Orr	1355 S 10th E	Mtn Home	ID	83647
Eric Vogt	7433 S 18th E	Mtn Home	ID	83647
Ernest Todd	5721 SE Poppy Ave	Mtn Home	ID	83647
Eugene Narramore	1127 SE Hamilton Road	Mtn Home	ID	83647
Evanna Hamilton	5312 SE Childrens Dr	Mtn Home	ID	83647
Everardo Vargas	2889 SE Lemmon Ave	Mtn Home	ID	83647
Flying H Farms Partnership	518 Old Hwy 30	Mtn Home	ID	83647
Forest Odgers	1611 SE Hamilton Road	Mtn Home	ID	83647
Forrest Freer	2690 S 10th E	Mtn Home	ID	83647
Frank Kibe	5837 SE Poppy Ave	Mtn Home	ID	83647
Frank Tiegs LLC	P O Box 3110	Pasco	WA	99302
Fred Sisneros Sr	2190 SE Sonny	Mtn Home	ID	83647
Freer Farm LLC, c/o Mary Freer	1024 N San Francisco, Ste 103	Flagstaff	AZ	86001
Gabriel Leblanc	5754 SE Poppy Ave	Mtn Home	ID	83647
Gary Huston	5746 S 18th E	Mtn Home	ID	83647
Gene Briggs	945 SE Hamilton Road	Mtn Home	ID	83647
Glen Taylor	1120 SE Fisher	Mtn Home	ID	83647
Glenns Ferry Hwy District	P O Box 66	Glenns Ferry	ID	83623
Gloria White	2299 SE Sonny	Mtn Home	ID	83647
Greenwood Properties LLC	4509 E Vineyard Way	Nampa	ID	83686
Hamilton Place Community Inc	5469 SE Harvest Circle	Mtn Home	ID	83647
Harold Booth	5731 SE Groefsema Road	Mtn Home	ID	83647
Hiler Hiler & Hiler	P O Box 688	Mtn Home	ID	83647
Howard R Thornhill Jr	1331 SE Hamilton Road	Mtn Home	ID	83647
Idaho Farmway Inc	P O Box 368	Caldwell	ID	83606
Idaho Farmway Inc	P O Box 8	Wilder	ID	83676
Idaho Power Company - Property Tax Dept	P O Box 70	Boise	ID	83707
Ismael Ortega	1897 SE Hamilton Road	Mtn Home	ID	83647
Jace Prow	1175 E 12th S	Mtn Home	ID	83647
Jack Donahue	1056 SE Fisher	Mtn Home	ID	83647
Jacob Vanmeer	2255 SE Hamilton Road	Mtn Home	ID	83647
Jaime Thornblad	1348 SE Hamilton Road	Mtn Home	ID	83647
James Gilbert	1171 SE Hamilton Road	Mtn Home	ID	83647
James Hamilton	2204 Tumbleweed Draw	Alamogordo	NM	88310
James Randolph Mann	3030 S Main	Mtn Home	ID	83647
James W Russ Jr	449 SE Spencer Dr	Mtn Home	ID	83647
Jamie Gayhart	2455 SE Redtail Court	Mtn Home	ID	83647
Jason Reynolds	P O Box 613	Mtn Home	ID	83647
Jeffrey Holmes	2596 SE Warm Creek Dr	Mtn Home	ID	83647
Jeffrey McGinley	449 SE Sunrise Dr	Mtn Home	ID	83647
Jeffrey Paradis	7353 SE Constellation Ave	Mtn Home	ID	83647
Jerald Beauclair	559 SE Sunrise Dr	Mtn Home	ID	83647
Jerry Rost	1561 SE Hamilton Road	Mtn Home	ID	83647
Jerry Tucker Jr	4533 Old Highway 30	Mtn Home	ID	83647
Jesse Donez	P O Box 457	Mtn Home	ID	83647

Jody Wolfley	7557 SE Constellation Ave	Mtn Home	ID	83647
Joel King	5655 S 18th E	Mtn Home	ID	83647
John Booth	5695 SE Groefsema Road	Mtn Home	ID	83647
John Clark, c/o July Appleby	3832 S Montague Ave	Meridian	ID	83642
John Ferbrache	790 S 3Rd W	Mtn Home	ID	83647
John Keebaugh	694 SE Sunrise Dr	Mtn Home	ID	83647
John Kieffer	P O Box 743	Mtn Home	ID	83647
John Lay	7755 SE Constellation Ave	Mtn Home	ID	83647
John Michael Newman	8457 Old Hwy 30	Mtn Home	ID	83647
John Mras	2336 SE Sonny	Mtn Home	ID	83647
John Murdorf	1135 N 17th E	Mtn Home	ID	83647
John Neely	6175 S 18th E	Mtn Home	ID	83647
Jolie Gibbs	Psc 2 Box 6792	APO	AE	09012
Jose Garza	P O Box 1056	Mtn Home	ID	83647
Joseph Martin	744 SE Corder Dr	Mtn Home	ID	83647
Joseph Sheets	7164 SE Groefsema Road	Mtn Home	ID	83647
Joshua Hilmer	1578 Old Oregon Trail Road	Mtn Home	ID	83647
Joshua Lee Tommie Deal	5909 SE Poppy Ave	Mtn Home	ID	83647
Joshua Yewcic	2867 SE Hummingbird Dr	Mtn Home	ID	83647
Joy Lamb	5490 W 18th S	Mtn Home	ID	83647
Justin Buchanan	2183 Ne Onati Ave	Mtn Home	ID	83647
Karen Ford	4629 Old Hwy 30	Mtn Home	ID	83647
Karen Lynn Smith	7088 SE Valley View Ave	Mtn Home	ID	83647
Kathy McCuin	4781 Old Hwy 30	Mtn Home	ID	83647
Kellis Durrence	1207 SE Hamilton Road	Mtn Home	ID	83647
Kelly Miller	400 SE Sunrise Dr	Mtn Home	ID	83647
Kenneth Gann	5860 SE Poppy Ave	Mtn Home	ID	83647
Kenneth Luke Young	2595 SE Warm Creek Dr	Mtn Home	ID	83647
Kevin Coats	7575 S 18th E	Mtn Home	ID	83647
Kevin Wilson	2259 SE Sonny	Mtn Home	ID	83647
Kimberly Wortham	2445 SE Whitetail Court	Mtn Home	ID	83647
Kyler Coburn	6733 S 18th E	Mtn Home	ID	83647
Kylie Ray	568 SE Sunrise Dr	Mtn Home	ID	83647
Kyna Hager	1194 SE Fisher Road	Mtn Home	ID	83647
Larry & Nancy Lasuen	2829 SE Lemmon Ave	Mtn Home	ID	83647
Larry Gambrel	1388 SE Hamilton Road	Mtn Home	ID	83647
Larry Snow	566 SW Paiute St	Mtn Home	ID	83647
Larry Snow	850 S Pekin Road	Woodland	WA	98674
Leo Haney, c/o Denise & James Lewis	P O Box 945	Mtn Home	ID	83647
Leslie Hewitt	6100 SE Groefsema Road	Mtn Home	ID	83647
Level 3 Communications LLC	1025 El Dorado Blvd	Broomfield	CO	80021
Lewis Crippen	2995 SE Hummingbird Dr	Mtn Home	ID	83647
Linda Marie Bower	5116 B S 18th E	Mtn Home	ID	83647
Linda Ramsey	3745 Old Hwy 30	Mtn Home	ID	83647
Linda Telford	405 SE Sunrise Dr	Mtn Home	ID	83647
Lisa Melchiorre-Pursley	1033 SE Hamilton	Mtn Home	ID	83647
Lorna Emily Irving	7540 SE Valley View Ave	Mtn Home	ID	83647
Louis Haramé	9 Thistle Lane	Essex Jct	VT	05452
Louis Steffens	640 SE Pauline Dr	Mtn Home	ID	83647
Lowell Goins Jr	2375 SE Sonny	Mtn Home	ID	83647
Luis Lasuen	1250 E 12th S	Mtn Home	ID	83647
Luis Ricardo Preciado	P O Box 872	Mtn Home	ID	83647
M & S Robinson Farm LLC	1570 SE Fisher	Mtn Home	ID	83647
Margaret Payne	848 SE Hamilton Rd	Mtn Home	ID	83647
Maria Clark	5875 SE Poppy Ave	Mtn Home	ID	83647
Marjorie Hamilton, c/o Chris Hamilton	469 Aspenwood Dr	Twin Falls	ID	83301
Marsa Plummer	1693 SE Fisher	Mtn Home	ID	83647
Martin Veldman	3150 SE Lemmon Ave	Mtn Home	ID	83647
Mary Richter	6998 SE Valley View Ave	Mtn Home	ID	83647
Matthew Carlson	1546 Old Oregon Trail Road	Mtn Home	ID	83647
McGrew Ranch LLC	15600 NE Hot Creek Road	Glenns Ferry	ID	83623
Melesio Brito Jr	P O Box 1075	Mtn Home	ID	83647

Melissa Warren	691 SE Sunrise Dr	Mtn Home	ID	83647
Melvin Goyen	865 SE Hamilton Road	Mtn Home	ID	83647
Michael Curtis	2219 SE Sonny	Mtn Home	ID	83647
Michael Glynn	1063 SE Hamilton Road	Mtn Home	ID	83647
Michael Hopkins	6595 SE Groefsema Road	Mtn Home	ID	83647
Michael Landers	1635 E 12th S	Mtn Home	ID	83647
Michael R Poulin Sr	1310 SE Hamilton Road	Mtn Home	ID	83647
Michael Waddell	1653 SE Hamilton Road	Mtn Home	ID	83647
Michael Wilson	1573 SE Hamilton Road	Mtn Home	ID	83647
Michelle Niksich	2460 SE Whitetail Court	Mtn Home	ID	83647
Mikel Caraway	975 SE Milky Way Dr	Mtn Home	ID	83647
Monique Marie Layton	4869 S 18th E	Mtn Home	ID	83647
Monty Green	7550 SE Valley View Ave	Mtn Home	ID	83647
Mtn Home Highway District	P O Box 756	Mtn Home	ID	83647
Nancy Ingram	5798 SE Poppy Ave	Mtn Home	ID	83647
Nettleton Ranch LLC	18542 SE Wilson Road	Glenns Ferry	ID	83623
New Horizon Water Inc	3370 Sonny	Mtn Home	ID	83647
Nicholas Mode	5683 SE Poppy Ave	Mtn Home	ID	83647
Nickolas Blanksma	P O Box 106	Hammett	ID	83627
Norma Jean Pangelinan-Cruz	P O Box 194	Mtn Home	ID	83647
Ovidio Campos	2785 SE Garza Drive	Mtn Home	ID	83647
Patricia Marvin	924 SE Hamilton Road	Mtn Home	ID	83647
Patricia Osborn	1823 SE Hamilton Road	Mtn Home	ID	83647
Paul Trautman	2127 SE Sonny	Mtn Home	ID	83647
Penelope L Steward	6739 S 18th E	Mtn Home	ID	83647
Peter Lofing	6409 S 18th E	Mtn Home	ID	83647
Rachel Curran	P O Box 685	Mtn Home	ID	83647
Ralph Anderson	1348 SE Yuba	Mtn Home	ID	83647
Randall Robinson	1263 SE Fisher Road	Mtn Home	ID	83647
Randi Hutchison	1592 Old Oregon Trail Road	Mtn Home	ID	83647
Randolph Harney	1769 SE Hamilton Road	Mtn Home	ID	83647
Republic Services Inc - Prop Tx Dept	P O Box 29246	Phoenix	AZ	85038
Richard Broemeling	5878 S 18th E	Mtn Home	ID	83647
Richard Livingston	245 SE Livingston Dr	Mtn Home	ID	83647
Richard Miller	2690 SE Warm Creek Dr	Mtn Home	ID	83647
Robert Cummings Jr	713 SW Paiute	Mtn Home	ID	83647
Robert Martinez	5490 S 18th E	Mtn Home	ID	83647
Robert Meksch	1273 SE Hamilton Road	Mtn Home	ID	83647
Robert Sellers	1973 SE Hamilton Road	Mtn Home	ID	83647
Robert Severson	Bldg D 3601 Darby Loop Rm 338	Fort Bragg	NC	28310
Robin Edstrom	2864 S Main	Mtn Home	ID	83647
Robin Friend	18196 SE Wilson Road	Glenns Ferry	ID	83623
Rocky Compton	435 SE Livingston Dr	Mtn Home	ID	83647
Ronald Hurley	2376 SE Sonny	Mtn Home	ID	83647
Russell Stoehr	6258 SE Groefsema Road	Mtn Home	ID	83647
Ryan Arellano	2280 SE Lone Star Dr	Mtn Home	ID	83647
Ryan Michael Kuntz	4905 S 18th E	Mtn Home	ID	83647
Sabrina Bonn	7558 SE Valley View Ave	Mtn Home	ID	83647
Salvador Hurtado	614 5th St	Steilacoom	WA	98388
Samantha Dee Nunez	9549 Old Hwy 30	Mtn Home	ID	83647
Sandra Kastner	6955 S 18th E	Mtn Home	ID	83647
Sandra Westhart	755 SE Spencer Dr	Mtn Home	ID	83647
Sarah McDaniel	4792 S 18th E	Mtn Home	ID	83647
Scott Ashby	1615 SE Fisher	Mtn Home	ID	83647
Scott Lewis	7528 SE Groefsema Road	Mtn Home	ID	83647
Scott Sessions	1509 SE Hamilton Road	Mtn Home	ID	83647
Shawna Draper	1411 SE Hamilton Road	Mtn Home	ID	83647
Shoshone-Bannock Tribes, c/o Office of General Counsel	P O Box 306	Fort Hall	ID	83203
Splendid Acres Water	205 Sunrise Dr	Mtn Home	ID	83647
Stacey Kile	6330 SE Groefsema Road	Mtn Home	ID	83647
Stacey Schriener	120 Alturas	Mtn Home	ID	83647
State Of Idaho	P O Box 83720	Boise	ID	83720

Stephanie Leopard	7387 SE Valley View Ave	Mtn Home	ID	83647
Stephen Gibbs	446 SE Sunrise Dr	Mtn Home	ID	83647
Steven Guldseth	1225 SE Hamilton Road	Mtn Home	ID	83647
Steven Wright	7084 SE Groefsema Road	Mtn Home	ID	83647
Susan English	7869 S 18th E	Mtn Home	ID	83647
Tami Nichols	1929 SE Hamilton Road	Mtn Home	ID	83647
Teddy Buoy LLP	6247 S 18th E	Mtn Home	ID	83647
Teri Cole	5932 S 18th E	Mtn Home	ID	83647
Tessa Cummins	7386 SE Groefsema Road	Mtn Home	ID	83647
Theresa Pobst-Martin	6247 S 18th E	Mtn Home	ID	83647
Theresa Schwartz	5115 S 18th E	Mtn Home	ID	83647
Thomas Hoegg	6275 Old Hwy 30	Mtn Home	ID	83647
Tiffany Yang	1347 SE Fisher Road	Mtn Home	ID	83647
Timothy Corder Jr	495 SE Two Bits Lane	Mtn Home	ID	83647
Timothy Corder Sr	357 SE Corder Dr	Mtn Home	ID	83647
Timothy Healy	6400 S 18th E	Mtn Home	ID	83647
TLK Properties LLLP	650 N 2nd E	Mtn Home	ID	83647
Todd Jones	5850 S 18th E	Mtn Home	ID	83647
Troy Moore	7283 S 18th E	Mtn Home	ID	83647
Tyler English	7869 S 18th E	Mtn Home	ID	83647
Tyler Loranger	5450 S 18th E	Mtn Home	ID	83647
U S A - Idaho State Office	1387 S Vinnell Way	Boise	ID	83709
Vaunda Giberson	2345 SE Sonny	Mtn Home	ID	83647
Victor Albert Hofer	710 S 10th E	Mtn Home	ID	83647
Warren Bauer	6625 S 18th E	Mtn Home	ID	83647
Wayne & Lee Moseng	2495 SE Redtail Court	Mtn Home	ID	83647
William Westhart	755 SE Spencer Dr	Mtn Home	ID	83647
William Zetz	53 Smith Gage Road	Smith	NV	89430
Wind Properties LLC	18439 Midland Blvd	Nampa	ID	83687
Zelma Kae Mouser	P O Box 927	Mtn Home	ID	83647



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 East 2nd South • Mountain Home, ID • 83647 • Phone: (208) 587-2142

Fax: (208) 587-2120 • www.elmorecounty.org

Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: October 10, 2024

Start Time of Neighborhood Meeting: 6:00pm

End Time of the Neighborhood Meeting: 7:00pm

Location of Meeting: Old Forest Service Building

Description of the proposed project: Continuing operation, improvements, and expansion of Bennett Road Landfill

Notice Sent to neighbors on: September 23, 2024

Location of the neighborhood meeting: Old Forest Service Building, 2340 American Legion Blvd.

Mountain Home, ID 83647

Attendees:

	<u>Name</u>	<u>Address</u>
1.	<i>Stephanie Beyle</i>	<i>10542 Old Hwy 30</i>
2.	<i>Dan Weitz</i>	<i>18714 Fargo Rd Wilder Idaho</i>
3.	<i>Mary Oldham</i>	<i>3150 Lemon Ave, Mtn Home.</i>
4.	<i>R. Jones</i>	<i>691 SE Sunrise Dr.</i>
5.		
6.		
7.		
8.		
9.		
10.		

- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____
- 20. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variance, conditional uses, zoning ordinance map amendments and expansions or extensions of nonconforming uses as per Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Applicant:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Shirley Bell *on behalf of Elmore County*

10-14-2024

Signature: (Applicant)

Date

Public Comment Form - Bennett Road Landfill

Name: Stephane Bergh

Email/Contact Information (optional): Sbergh1@gmail.com

Please share your comments or questions on the proposed Bennett Road Landfill improvements and expansion

How much will our taxes increase?

Public Comment Form - Bennett Road Landfill

Name: Dan Weitz

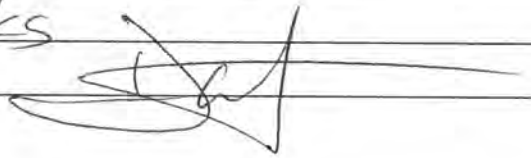
Email/Contact Information (optional): WeitzCW@GMAIL.COM

Please share your comments or questions on the proposed Bennett Road Landfill improvements and expansion

Great place for the land fill. Plenty of room for expansion.

Please have someone detail pick up debris that blows out along Old Deegan Trail Rd. (Bennett Rd.) over in a whiff at least between Hwy 30 and Landfill.

Thanks



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING for Case CUP-2024-06 at 7:00 p.m. on Thursday, December 19, 2024, in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho, to accept testimony and to consider an application from Parametrix, on behalf of Elmore County, for a Conditional Use Permit for a Solid Waste Facility in an Agriculture zoning designation for the Bennett Road Landfill. The site is located at 6100 SE County Landfill Road, Mountain Home, Idaho 83647.

This application may be reviewed before the hearing in the Land Use and Building Department during regular business hours. Any interested person shall be heard at said public hearing and the public is welcome and invited to submit testimony. Anyone who wishes to testify but is unable to attend may submit written testimony before the hearing by sending it to Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, Idaho 83647 or email anieto@elmorecounty.org. Written testimony must be received by 5:00 p.m. on Friday, December 13, 2024.

Social media posts are not considered written public testimony. The Elmore County Facebook page is used for outward communication only. It is not intended as a means for the public to submit testi-

mony on any public hearing matters pending before any Elmore County board or commission. Elmore County's social media is moderated but is not regularly monitored and is not a public forum. Likes, Comments, or Shares posted here are not entered into the record of any public hearing. Public hearing testimony must be either submitted at the public hearing or received in advance of the public hearing by email, mail, or physical delivery.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act (ADA). Any person needing special accommodation to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours before the Public Hearing at 208-587-2142 ext. 1254, or 520 East 2nd South, Mountain Home, Idaho.

Mitra Mehta-Cooper,
Director
Elmore County
Land Use and
Building Department

One publication:
December 4, 2024.

**11.50
91 Lines**

Kindly review, sign, and send back via email with any edits or inquiries before our deadline at noon on the Friday before the publication date.

Total cost will be 65.52.

If signed proof and prepayment (if required) is not received by deadline, your legal will be unable to run.

Thank you,
Legal Department
Mountain Home News
(208) 587.3331
legaldpt@mountainhomenews.com

*Legals cancelled prior to publication will incur a \$10 processing/typosetting fee.

Proofed Date	11-21-24
<input type="radio"/> Ok, With Changes	
<input checked="" type="radio"/> Ok, No Changes	
<input type="radio"/> Re-proof	
Proofed by	[Signature]
Please Sign Here	

Prepayment Charge

Thank you,
Swana Stokes



Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 1256
Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper,
Director

Kacey Ramsauer,
Planner

David Abrahamson,
Planner

Johnny Hernandez,
Building Official

Colton Janousek,
Building Inspector

James Roddin,
*Administrative
Manager/Code
Enforcement*

Sandra Nuner,
Permit Technician

Alyssa Nieto,
*Administrative
Assistant*

Date: November 21, 2024

To: Property Owner/Resident

Subject: Notice of Public Hearing

Case #: CUP-2024-06 Bennett Road Landfill

Applicant: Elmore County

Representative: Parametrix

Proposal: Parametrix, on behalf of Elmore County, has applied for a Conditional Use Permit for a Solid Waste Facility use in an Agriculture zone for the Bennett Road Landfill located at 6100 SE County Landfill Road, Mountain Home, Idaho 83647. The site consists of seven parcels, shown in the image below, that are being consolidated into one parcel (RP04S07E119010, RP04S07E126510, RP04S07E140010, RP04S07E130010, RP04S07E133615, RP04S07E141840, RP04S07E134840). The site consists of approximately 633 acres of land owned by Elmore County. Bennett Road Landfill is a grandfathered use that was originally opened in 1994. The intent of this request is to allow the use to continue operations and to expand the operation as outlined in the application materials provided by the Applicant and shown in the site plan on Page 3 of this notification.

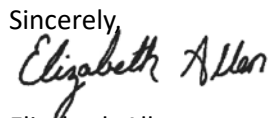


A public hearing will be held before the Elmore County Planning and Zoning Commission on **Thursday, December 19, 2024, at 7:00 pm** in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please provide written comment to the Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, ID 83647, by 5 p.m. on Friday, December 13, 2024, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act of 1990 (ADA). Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-587-2142 ext. 1254, via email at kramsauer@elmorecounty.org or in person at 520 East 2nd South Street, Mountain Home, Idaho.

Sincerely,



Elizabeth Allen

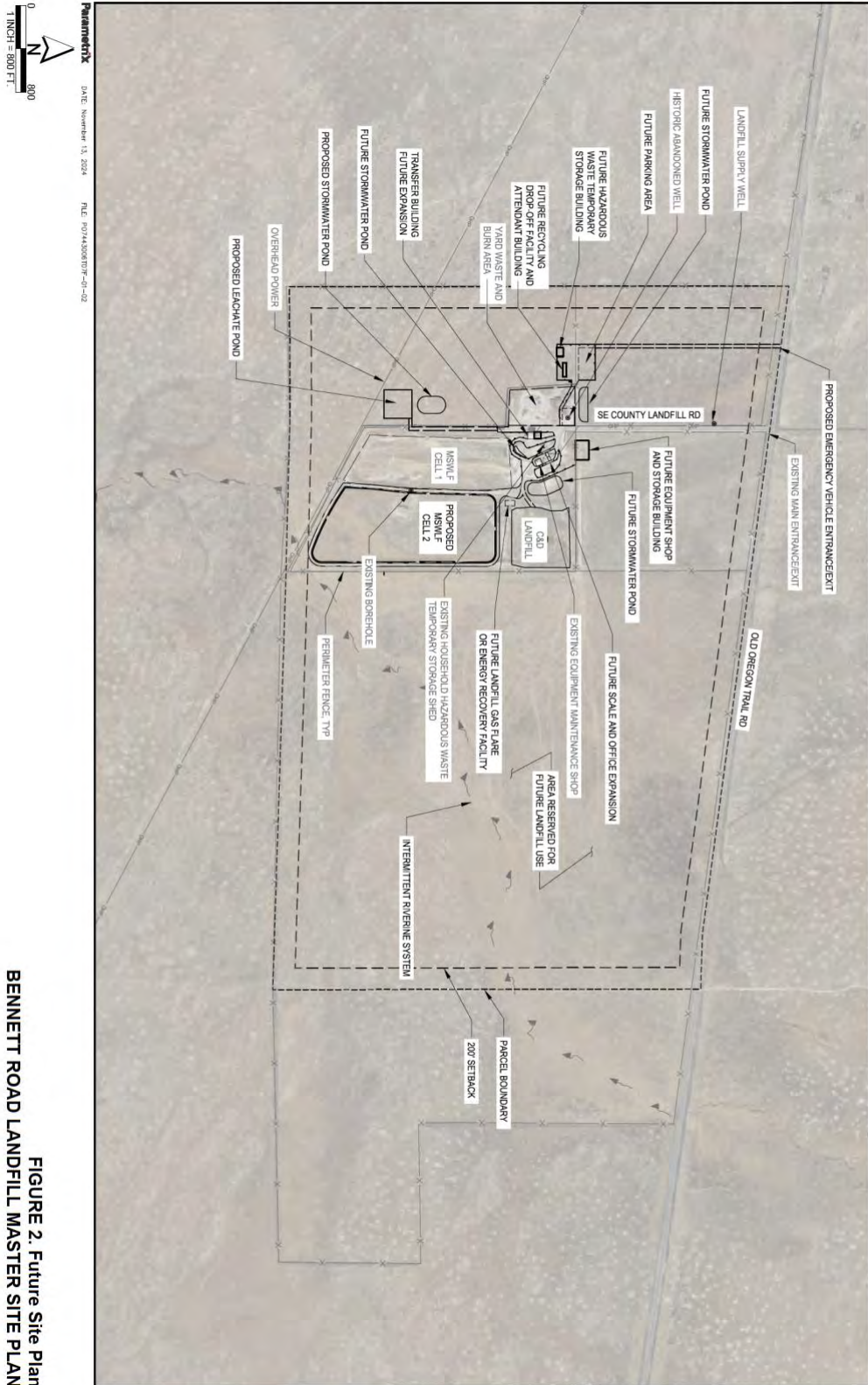
Consulting Planner for Elmore County Land Use and Building Department

Bristlecone Land Use Consulting

elizabeth@bristleconelanduseconsulting.com

907-978-3439

Site Plan



**FIGURE 2. Future Site Plan
BENNETT ROAD LANDFILL MASTER SITE PLAN**

