



Elmore County Land Use and Building Department

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***Supplemental Staff Report**

Revocation of Conditional Use Permit 2015-10

Meeting/Hearing Date: 9/25/2025

Date Report Completed: 9/25/2025

Agenda Item: Continuation of Revocation of Conditional Use Permit 2015-10 for 2X Tire Recycling a Tire Sorting/Recycling Facility approved on June 3, 2015.

Site Location: Portion of the SE1/4NE1/4, Section 15, Township 1 South, Range 4 East, B.M. A common way of locating the property is from Mountain Home head west on I-84, take Simco Road exit and head south, property is on the east approximately 1/2 mile. Site address is 1733 Simco Road. Parcel Number RP01S04E152000.

Case Number:

Revocation of CUP-2015-10

Current Zoning District and Future Land Use:

Interstate Commercial (C2) and Light Industrial (M1)

Owner:

Juniper Station Farm, LLC C/O Micheal Eisenman
3350 W Americana Terrace STE 340
Boise, ID 83706

Owner Representatives:

Michael Eisenman

Elmore County Staff:

Matt Gouchner, Code Enforcement Officer

Elmore County Consultants on Review Team:

Rafael Sanchez, Provost and Pritchard Consulting Inc, Consulting Planner
Abbey Germaine, Elam & Burke, P.A., Consulting Legal Counsel
Angie Michaels, Engineering with a Mission, Consulting County Engineer

SUMMARY:

*This Supplemental Staff Report provides a late exhibit to the Staff Report submitted to the Planning and Zoning Commission on September 19, 2025. The submitted late exhibit is a letter from Pacific Steel & Recycling for the proposed remediation of the Site. Staff has reviewed the letter and provides additional information in the Executive Summary and proposes additional recommendations to the Planning and Zoning Commission.

All information not otherwise amended or supplemented herein, Exhibits of Record, and the remaining Conditions of Approval shall stay unchanged and continue to remain on record.

SUPPLEMENTAL INFORMATION:

(~~red strikethrough~~ means removed text and red underlined means added text)

Amended Executive Summary:

Paragraph 7:

Therefore, it is staff's recommendation that CUP 2015-10 be revoked and a new CUP process be initiated by the incoming site operators, Pacific Steel & Recycling. Elmore County staff will continue to work with Pacific Steel & Recycling in the interim in order to, develop a Remediation Plan within 30-days of the revocation with Pacific Steel and Recycling for addressing Elmore County's Notices of Violations at the Site and to bring the site into compliance before a new CUP application is made.

~~help draft a proper remediation plan that will be included in the future proposed CUP. Pacific Steel & Recycling understands that an interim remediation plan will be necessary while the site does not have an operational CUP.~~

Amended Staff Recommendation:

Based on the evidence presented at the public hearing, exhibits of record, and Department's analysis above, Department staff recommend that the Planning and Zoning Commission vote to revoke CUP 2015-10 and require that Pacific Steel & Recycling work with Staff to draft a Remediation Plan within 30 days of the revocation of CUP 2015-10 and prior to the submittal of a new CUP to operate the site. ~~initiate a remediation plan and begin application for a new Conditional Use Permit as the new site operators.~~

Exhibit 10



September 18, 2025

jroddin@elmorecountyyid.gov

Dear Mr. Roddin:


As you know, Pacific Hide & Fur Depot dba Pacific Steel & Recycling ("Pacific") was the successful purchaser of the assets of 2X. Pursuant to our conversation with the County, the following is our anticipated timeline for the removal and remediation of the 2X Tire Recycling and Tire Sorting/Recycling Facility:

- Week of September 29th, a Pacific branch manager will travel to the site to evaluate the trailers. We will determine which trailers we wish to keep, which trailers are DOT worthy, which trailers are road worthy or can be moved via lowboy.
- The following four to eight weeks, Pacific will move trailers off site and remediate tires. Pacific anticipates having the 2X site cleaned up in approximately eight weeks.
- Mike Eisenman has agreed to allow Pacific to store trailers Pacific wishes to keep on his property.
- Pacific will work to get the tire shredder operational. Pacific has hired Phoenix Industries to conduct repairs. The timeline is dependent on parts and the schedule of Phoenix Industries. We anticipate it could take 12 months to have the tire shredder fully operational.

Please let us know if we can provide any additional information.

Sincerely,

PACIFIC HIDE & FUR DEPOT

By: 
Brandon Rosten

Its: Vice President

CORPORATE OFFICE

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