PLANNING AND DEVELOPMENT SERVICES

5500 S 5th Ave | Pocatello, Idaho 83204 | 208.236.7230 | www.bannockcounty.us

AGENDA

BANNOCK COUNTY

PLANNING & DEVELOPMENT COUNCIL MEETING

JANUARY 16, 2025 – **5:15 PM**

The public meeting will be held in Council Chambers, Chubbuck City Hall, 290 E Linden Ave, Chubbuck, Idaho 83202. Due to limited seating in the Council Chambers, there will be overflow seating available in the City Hall multi-purpose room.

Any citizen who wishes to address the Council, must first complete a sign-up sheet and give their name and address for the record. If a citizen wishes to read documentation of any sort to the Council, they must have a copy available to submit as part of the record. There will be a three (3) minute time limitation for presentations by citizens. The purpose of this agenda is to assist the Council and interested citizens in the conduct of this public meeting. **Citizens should examine the agenda for the item of their interest. However, citizens are advised that only Public Hearings allow for public comment during the discussion / consideration process.** Citizens have an opportunity to be heard by the Council if the item meets the criteria as described in the agenda. *You must sign in at the start of the meeting to be recognized.*

RECESS: The Council Chair or Vice Chair may call a recess, as they deem necessary, to allow Council members and participants a brief rest period.

Bannock County complies with requirements of the Americans with Disabilities Act. Special accommodations can be provided with three (3) days advance notice by calling 208.236.7230, emailing development@bannockcounty.gov, or coming into the office.

AGENDA ITEM NO. 1. ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST – EX-PARTE COMMUNICATION AND SITE VISIT

Disclose any communication, including who was there and the basic substance of conversation. Disclose if a site visit was made, location(s) of the site visit and what was seen.

AGENDA ITEM NO. 2. PRELIMINARY BUSINESS

a) Agenda Clarification and Approval (**Action Item**)

*Agenda is subject to change up to 48 hours before the meeting

PUBLIC HEARING ITEMS

(The procedure used for conducting the public hearings is at the end of this agenda.)

AGENDA ITEM NO. 3. CONDITIONAL USE PERMIT – MINING OPERATION

John Wilkes petitions for a conditional use permit to construct a new commercial sand and gravel mining operation. The facility proposes hours of operation from 7 a.m. to 7 p.m., Monday through Saturday, with possible DOT variation. The facility proposes 15 employees, as well as the use of heavy equipment in conjunction with the mining operation. The affected property is known as parcel RPR3803048300 and is currently unaddressed. At the hearing, the Council shall evaluate the proposed use against criteria established in §530 of the Zoning Ordinance. Type of action: Decision.

(ACTION ITEM)

AGENDA ITEM NO. 4. CITIZEN COMMENTS

This time has been set aside to hear items from the audience, not listed on the agenda. Items which appeared somewhere else on the agenda will not be discussed at this time. The Council is not allowed to take any official action at this meeting on matters brought forward under this agenda item. You must sign in at the start of the meeting in order to be recognized. Note: Total time allotted for this item is fifteen (15) minutes, with a maximum of three (3) minutes per speaker.

AGENDA ITEM NO. 5. ADJOURN

The application for each item will be available to the public by request at Planning and Development Services office and on the department's website at www.bannockcounty.us/planning. Written testimony of fewer than two (2) pages must be received by the Planning and Development Services office no later than January 8, 2025. Written testimony may also be sent to development@bannockcounty.gov. Any written

testimony not received by the deadline must be brought to the council meeting and presented at the public hearing. All submitted testimony shall be considered public record. Discriminatory testimony shall not be permitted. Written testimony must comply with standards established in §560.7 of the Bannock County Zoning Ordinance.

PUBLIC HEARING PROCEDURE

1. A presentation is made by the applicant. (Time limit 6 minutes)
2. An explanation of the subject of the hearing is presented by the Planning and Development Service staff. (No time limit)
3. Testimony is given by the audience in favor of the proposal and then neutral on the proposal and against the proposal. Questioning of the participants, and rebuttals are entertained by the Planning and Development Council (time limit 3 minutes; may allow designation of additional time from sign in sheet)
4. The applicant may rebut the arguments offered by the opposition.
5. The Planning and Development Council discusses the hearing subject; they may direct questions to the staff, the applicant and the audience during this stage of the hearing process.
6. The hearing is closed to oral testimony from the applicant and the audience. The hearing process is concluded.

The Council accepts oral testimony and may accept limited written testimony from those in attendance, but only if the parties have filled out the testimony sign-in sheet. **If you have submitted written testimony as part of the packet, you cannot also give an oral testimony unless it is to read the written testimony into the record.** In order to keep a clear audio recording of this hearing, when testifying, a person must come to the podium and state their full name and address. Comments will not be accepted from the audience seats and discriminatory testimony shall not be permitted. There shall be no booing, hissing, or cheering.

AGENDA ITEM NO. 3

Conditional Use Permit – Mining Operation:

John Wilkes

CONDITIONAL USE PERMIT
PUBLIC HEARING: JANUARY 16, 2025
STAFF REPORT

FILE #: CUP-24-2
LOCATION: RPR3803048300, currently unaddressed

APPLICANT:
John Wilkes
10200 Batista Road
Pocatello, ID 83202

OWNER:
Russell Johnson
P.O. Box 2051
Pocatello, ID 83206

RECOMMENDATION: Staff recommends one of the following:

- Denial, or;
- Approval with the following conditions:

1. No petroleum products, contaminants or any other waste material shall be disposed of or buried on site. All vehicle maintenance to be performed on concrete pad.
2. Best Management Practices to be reviewed and approved by County Engineer.
3. Dust suppression methods to be approved by County Engineer or designee prior to any ground disturbance.
4. Applicant must obtain Permit to Construct from Division of Environmental Quality before placing facilities, excavating, or mining. Dust and emissions must comply with air quality standards set by Idaho Department of Environmental Quality (D.E.Q.) and Southeast District Health.
5. All requirements of this permit shall be in place prior to operation. Applicant shall be allowed one year from date of approval of findings to obtain construction permits, after which time the conditional use permit shall expire.
6. The gravel pit must be mined in phases and those phases shall be reviewed and approved as a master plan by Planning and Development Council as a business item. Each phase shall be reclaimed and reseeded before the next phase can proceed.
7. The topsoil stockpile, as depicted on the site plan, shall be constructed, seeded with trees and other native vegetation, and growing prior to work commencing. This berm shall be no less than 50′ wide and 6′ tall.
8. No crushing will be permitted without an additional conditional use permit application and approval. Any equipment must be tested for dust and odor.
9. Hours of operation are as follows: Monday through Saturday, 7:00 a.m. to 7:00 p.m. Variation of hours may be granted by County Planning staff, for specific periods. Applicant shall notify adjacent residents, via certified mail, at least seven (7) days prior to commencement.

10. Fence shall be placed inside berm, to be chain link, 6' high with one gate on W. Siphon Road.
11. No stormwater or operation water runoff from mine is permitted. Runoff is defined as water leaving the approved site or phase.
12. This conditional use permit applies only to the area outlined in the attached conceptual site plan.
13. The approach on W. Siphon Road must be constructed to match material of W. Siphon Road prior to the commencement of any mining operation.

Council may wish to add additional conditions as needed.

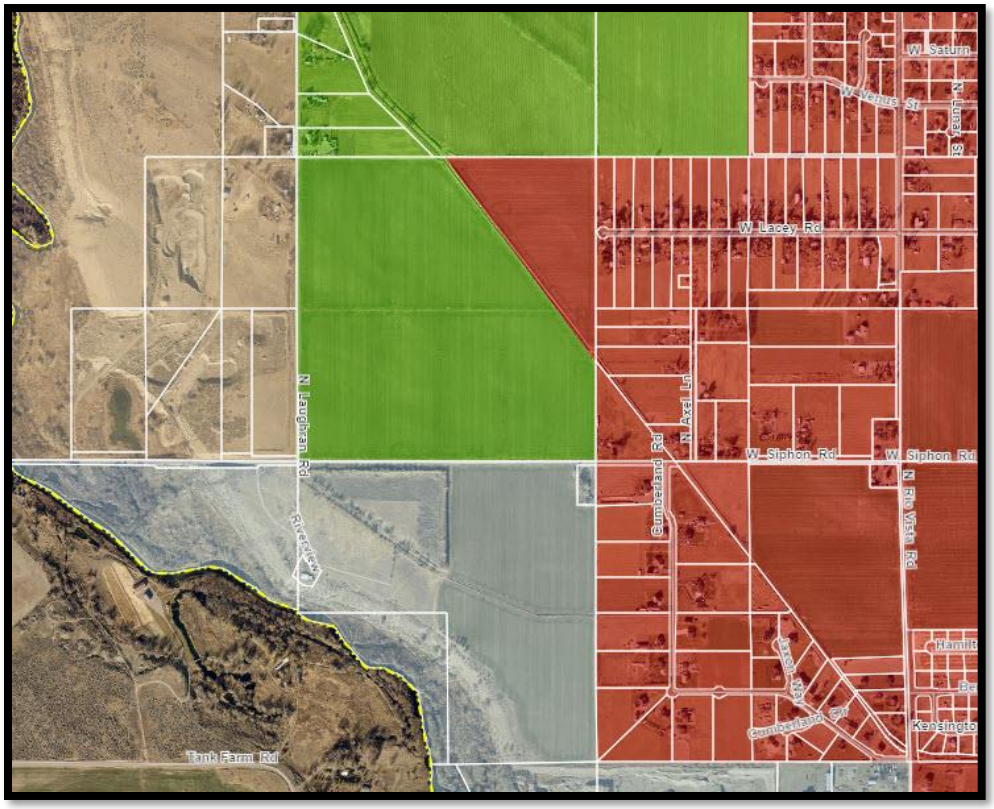
REQUEST & BACKGROUND: John Wilkes petitions for a conditional use permit to construct a new commercial sand and gravel mining operation. The facility proposes hours of operation from 7 a.m. to 7 p.m., Monday through Saturday, with possible DOT variation. The facility proposes fifteen employees, as well as the use of heavy equipment in conjunction with the mining operation. The affected property is known as parcel RPR3803048300 and is currently unaddressed.

SITE CHARACTERISTICS AND ZONING:
ZONING: Agricultural / Residential Suburban
PROPERTY SIZE: ~ 158.46 acres
VIEWS: The property is visible from W. Siphon Road and N. Laughran Road
EXISTING STRUCTURES: None

SURROUNDING LAND USES AND ZONING
NORTH: Primarily bare ground with residential and agricultural uses, and is designated as Agricultural on the zoning map.
EAST: Primarily residential use, and is designated as Residential Suburban on the zoning map.
SOUTH: Primarily bare ground with agricultural use and designated as Light Industrial on the zoning map.
WEST: Primarily Light Industrial use and designated as Special Lands on the zoning map.

APPLICABLE LAWS AND PLANS:
1. Idaho Code §67-6512, SPECIAL USE PERMITS, CONDITIONS, AND PROCEDURES
2. Bannock County Zoning Ordinance, 1998-1, specifically:
    a. §310 AGRICULTURAL ZONING DISTRICT
    b. §395 USE REGULATIONS SUMMARY
    c. §530 CONDITIONAL USE

SITE MAP



ZONING MAP

CONDITIONAL USES (ZONING ORDINANCE §530)

A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan.

STANDARDS FOR APPROVING A CONDITIONAL USE PERMIT (ZONING ORDINANCE §530.6)

The Planning and Development Council may grant a conditional use permit if it makes affirmative findings on each of the following standards:

A. The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

Staff Findings of Fact

There are currently Light Industrial uses on two sides of the parcel. However, there are primarily residential areas to the east side of the proposal. Permitted uses in the Agricultural Zoning District include, but are not limited to, detached single-family dwellings and their accessory structures, agricultural uses, home occupations,

agricultural support, and commercial stables. The Council should review these uses to determine whether this proposed use would adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

B. The proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.

Staff Findings of Fact

According to the application, truck traffic is proposed to increase by 50 – 100 trips per day on W. Siphon Road. According to Bannock County Road & Bridge, W. Siphon Road and N. Rio Vista are major collector roads and are built to handle an (ADT) Average Daily Traffic of 400 to 2000. The Council should review the proposed volume of traffic to determine if this proposed use would cause an undue disruption of travel in the vicinity.

C. The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.

Staff Findings of Fact

The use for the gravel pit will be year-round. There are potential methods to minimize the dust and odor potentially produced, as outlined in the conditions of this staff report. The Council should review the provided Health Consultation Report, as well as conditions listed in the staff report to determine if this proposed use would damage public health, safety, or general welfare within the vicinity.

D. The proposed use would be consistent with the goals and policies of the Comprehensive Plan.

Staff Findings

Staff has identified the following applicable goals and policies (others may be identified by the Council):

The Bannock County Comprehensive Plan states:

> *Objective 1.5: Ensure that the County's land use policies and regulations do not violate private property rights.*
>
> > *Policy 1.5.2: Ensure land use actions, decisions and regulations align with the County's responsibility to protect public health, safety, and welfare.*
> >
> > *Policy 3.2.3: Ensure that impacts of adjacent land uses are mitigated (e.g. agricultural, commercial, industrial and residential) through buffer zones, design standards and other land use policies.*
>
> *Objective 4.1: Ensure County functions, policies and services support economic*

development efforts.

E. The proposed use would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces, and landscaping with adjacent uses as is practical.

Staff Findings of Fact
No buildings are being proposed for this use. All setbacks and landscaping requirements have been addressed in the conditions of this staff report.

IDAHO CODE REGARDING CONDITIONAL USE PERMITS

IC 67-6512(a): Denial of a special use permit or approval of a special use permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with requirements established thereby.

IC 67-6512(e): Prior to granting a special use permit, studies may be required of the social, economic, fiscal, and environmental effects and any aviation hazard as defined in section 21-501(2), Idaho Code, of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one (1) parcel of land to another.

AGENCY COMMENTS:

1. Idaho Department of Lands.
2. Department of Environmental Quality.

PUBLIC COMMENTS:

1. Amanda Linenback
2. Amy Grant-Lamb
3. Anna Marie Hauser
4. Anne Marie Russell
5. Berniece Jackson
6. Beth Stenberg
7. Bo Nestor
8. Bonnie Sieverson
9. Brett & Janice Hallinan
10. Brian Kramer
11. Cathy Durfee
12. Charles Russell
13. Chuck Heisler
14. Deaune Hunt
15. Dedra Sanna
16. Gamewell Gantt
17. Jacque Terry
18. Janet Tripple

19. Justin Kline
20. Keith & Julia Palmer
21. Larry Labbee
22. Larry Terry
23. Mandi Nelson
24. Matthew McEwen
25. Ryan Anderson
26. Shawna Helm
27. Steve & Rhonna Millar
28. Travis & Arla Welhelm
29. Vermon & Cara Esplin

REPORT BY:
Annie Hughes Williams, Zoning Planner
annieh@bannockcounty.gov
208-236-7230

REPORTED DATE: January 7, 2025
**Staff comments in this report are based solely upon evidence available at the time of the report. Additional information may be brought to light at or before the hearing.*

EXHIBITS:

1. Application and site plan
2. Applicable Laws (on file with Staff)
3. Evidence of Notices (on file with Staff)
4. Agency/Public Comments (if any)

EXHIBIT 1

Application & Site Plan

Bannock County, ID

October 11, 2024

CUP-24-2

Conditional Use Permit
Status: Active
Submitted On: 8/26/2024

Primary Location

,

Owner

Applicant

John Wilkes
208-251-0907
dmaxfield@stakerparson.com
10200 North Batiste Road
Pocatello, ID 83202

Conditional Use Permit

Parcel #*

RPR3803048300

Zoning*

Agricultural

Please describe your project.*

See attached report

What product or service are you providing?*

See attached report

Proposed hours of operation

7am-7pm with ability to request variance on specific jobs.

Proposed days of the week operation will be in use

Monday-Saturday

Method for Handling Waste

See attached report

Proposed number of employees

15

Equipment and Machinery Use

Front Loader & Dozer

Water Supply

Private

Sewage Disposal

Private

Will New Buildings be Required?

No

Will Existing Buildings be Utilized?

No

Vehicles Used in Operation:

Trucks, employee vehicles

Will there be any emissions, such as smoke, dust, etc.?

Dust - See attached report

Daily One-Way Vehicle Trips, Including Employees, Deliveries, etc.

50

Standards for Approval

Please address how your request meets each of the following standards for approval:

Narrative addressing how your application meets criterion 1: The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.*

See attached report

Narrative addressing how your application meets criterion 2: The proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.*

See attached report

Narrative addressing how your application meets criterion 3: The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.*

See attached report

Narrative addressing how your application meets criterion 4: The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.*

See attached report

Narrative addressing how your application meets criterion 5: The proposed use would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces and landscaping with adjacent uses as is practical.*

See attached report

Acknowledgement

Electronic Signature [Typed Name of Applicant]*	Date*
John Wilkes	08/26/2024

JOHNSON PIT
SITE PLAN

DESIGN PARAMETERS

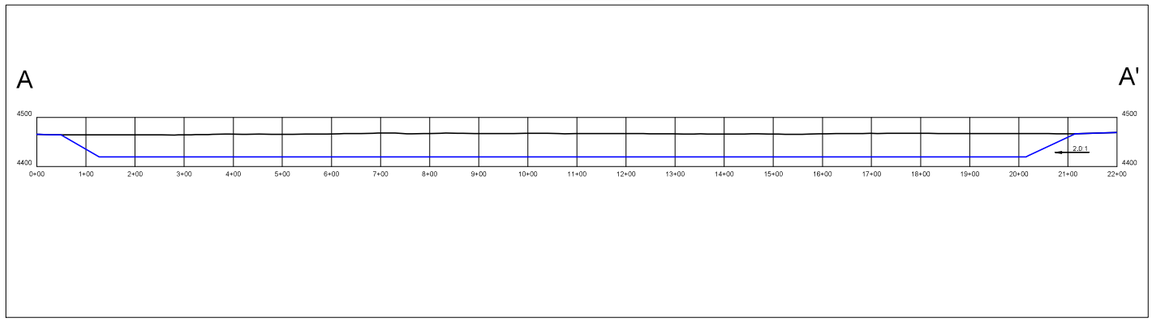
-Total Topsoil Removal: 903,560 c.y.
-Topsoil Removal Depth: 5'
-Sand & Gravel Depth: 45'
-Top Elevation: 4470
-Pit Floor: 4420
-Final Grade: 2:1
-Road Grade: 2%
-Existing ground water at elevation 4399
-Canal Elevation: 4468
-Pit Perimeter offset: 75'

LEGEND

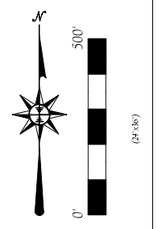
These standard symbols will be found in the drawing

- Area of Disturbance (112 Acres)
- Existing Terrain
- Future Grade
- Cross Section Line
- Property Boundary
- Canal
- Topsoil Stockpile
- Access Road

PIT CROSS SECTION



GENERAL NOTES:
Topography and aerial from Google Imagery
Property of Idaho Materials & Construction (IMC)
but drawn by Staker Parson



DRAWN BY: R. AHADJIE
DATE: AUGUST 6, 2024
Cell: 385-985-4631 | SHEET: 1 of 1
richard.ahadjie@stakerparson.com

JOHNSON PIT
SITE PLAN

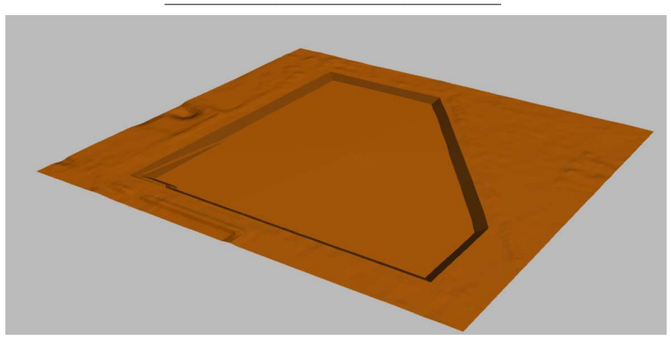
GENERAL NOTES:
Topography and aerial from Google Imagery
Property of Idaho Materials & Construction (IMC)
but drawn by Staker Parson

COMMENTS
-Six inches of stockpiled topsoil will be spread and reseeded on all slopes and pit floor.
-A total of 90,356 c.y. of topsoil will be needed to cover the entire 112 acre area of slope to the pit floor.
-Final pit floor will be 21' above ground water. Therefore, Operations will not affect ground water.

LEGEND
These standard symbols will be found in the drawing

- Reclamation Area (112 Acres)
- Access Road
- Future Grade
- Property Boundary
- Canal

3D RENDITION OF FINAL PIT



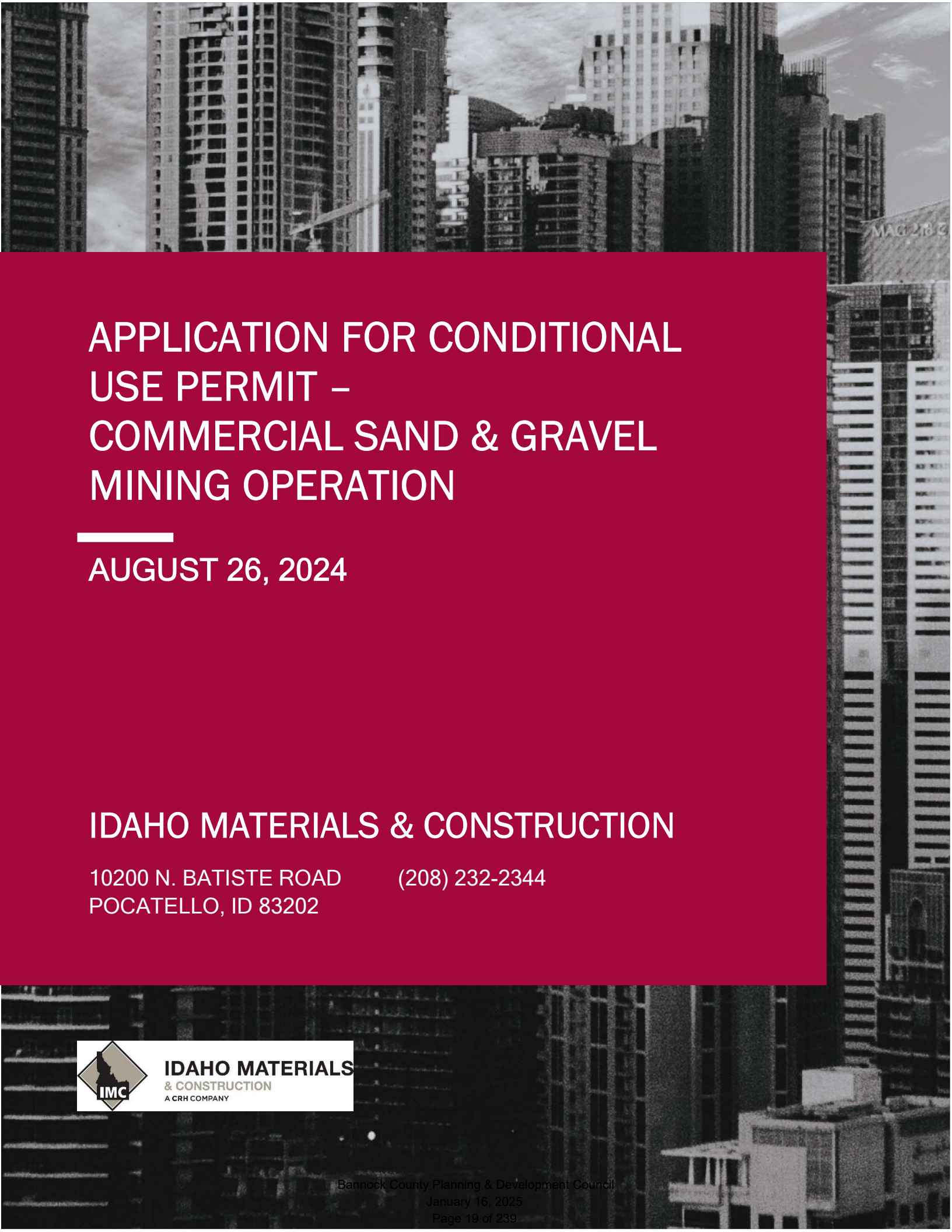
N

500'
0'
(24"x36")

DRAWN BY: R. AHADJIE
DATE: AUGUST 6, 2024
Cell: 385-985-4631 | SHEET: 1 of 1
richard.ahadjie@stakerparson.com

EXHIBIT 2

Application Documents



APPLICATION FOR CONDITIONAL USE PERMIT – COMMERCIAL SAND & GRAVEL MINING OPERATION

AUGUST 26, 2024

IDAHO MATERIALS & CONSTRUCTION

10200 N. BATISTE ROAD
POCATELLO, ID 83202

(208) 232-2344

IDAHO MATERIALS & CONSTRUCTION
A CRH COMPANY

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SAND & GRAVEL (AGGREGATES) OVERVIEW– THE BEDROCK OF CIVILIZATION

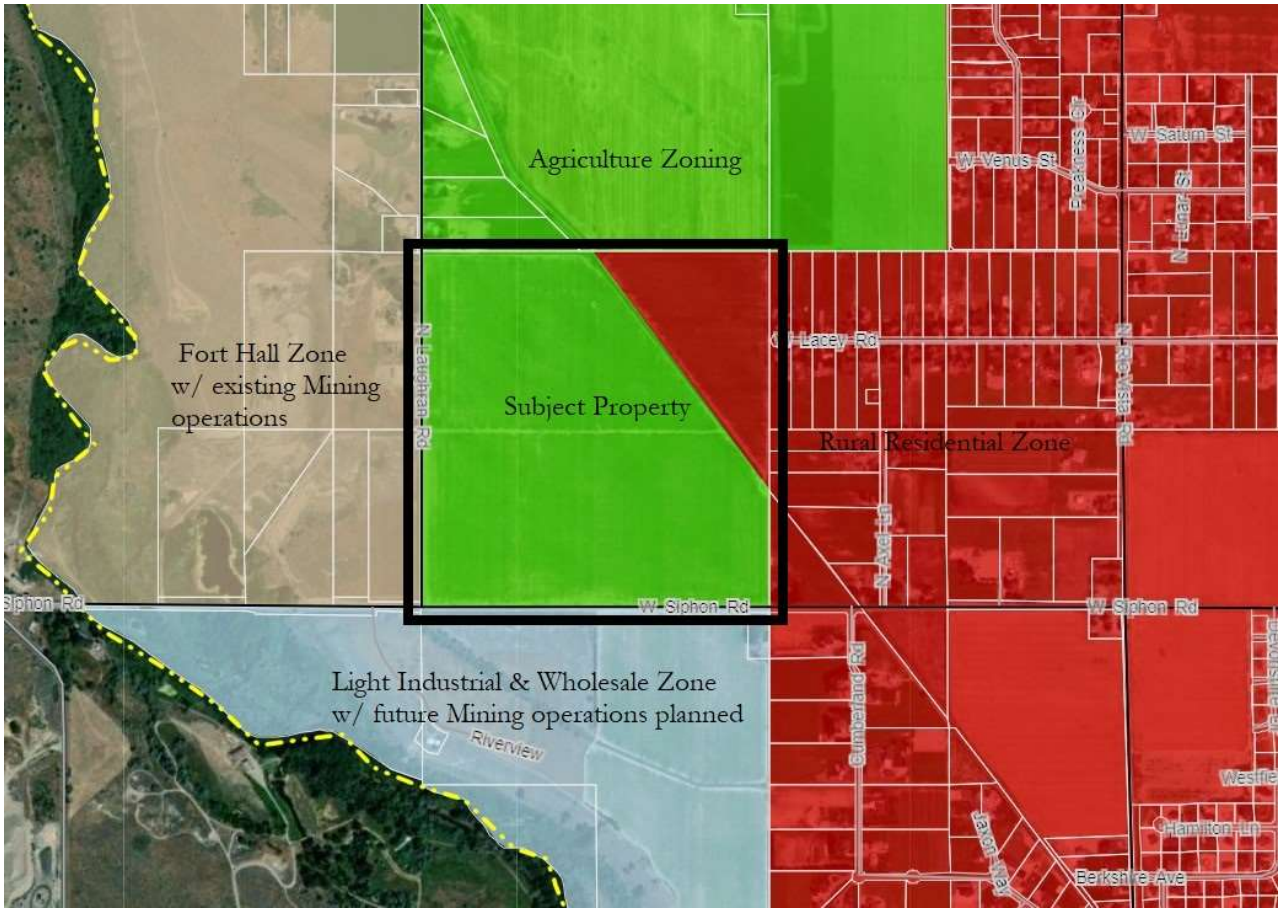
THE FIVE (5) STANDARDS FOR APPROVAL OF A CONDITIONAL USE PERMIT –

The Aggregates Industry – The Bedrock of Civilization

1. PREFACE –

The applicant, Idaho Materials & Construction (IMC), submits this narrative report which shall serve as the Conditional Use Permit Application for their proposed commercial sand & gravel mining operation located at the corner of Siphon Road & North Laughren Road, near Chubbuck, Idaho. This narrative report serves to provide the required information for each of the five (5) standards for approving a conditional use permit with Bannock County Planning & Development as well as outlines and provides necessary and important facts about the sand & gravel (aggregates) industry.

The land included in the application is currently zoned Agriculture & Rural Residential. Mining operations of aggregate material is a conditionally permitted use in the agriculture zone. The subject property is predominantly surrounded by compatible uses. Two (2) of the four (4) sides, both south and west, contain the same use as is being proposed, while the north boundary is shared with other agriculturally zoned property. The east side property boundary is the only side that shares a border with rural residential zoning and the subject property's un-inhabited residential zone (not to be mined) will provide a significant buffer to almost all the inhabited residential properties.



2. EXECUTIVE SUMMARY –

Aggregates generally consist of crushed stone, sand and gravel. Aggregates are essential in constructing stable subgrades for every type of construction project and are the main constituents in building components such as asphalt and ready-mixed concrete.

The aggregates material industry is vital to the local modern economy. Notable past projects as well as current projects by IMC that are currently happening in and around the greater Pocatello area and which are a vital contribution to a healthy local economy are dependent on a robust sand & gravel industry. A small sampling of those projects include:

- I-86 / I-15 System Interchange
- I-86 UPRR Bridge
- I-15 Northgate Interchange
- Northgate Parkway
- Alpine Academy Charter School
- Morton Buildings
- Yellowstone Commons
- ISU Alumni Center
- Over 25 local residential subdivisions in the past 2 years

In the past, the impacts of the sand & gravel (aggregates) industry have been closely analyzed. Aggregates are the most mined materials in the United States. When looking at industrial mineral production, over half of the total amount produced in 2023 ($69.9 billion) were from aggregates.[5] In fact, both of the primary components of aggregates are on the list of 14 mineral commodities valued above $1 billion each.[6] Aggregate components were the top mineral in terms of production value across 35 states in 2023.[7]

In 2023, the aggregates industry directly employed over 150,000 individuals nationally, supporting nearly 600,000 total jobs. The $35.2 billion in sales in 2023 cascaded to drive a total impact of $105 billion overall.[1] In 2022, Idaho's aggregates industry directly employed 1,048 individuals and supported a total of 2,205 jobs throughout the state. Aggregate sales in Idaho of $212 million drove a total $632 million in economic activity.

The estimated 15 jobs at this operation will be supported by or directly support an additional 426 jobs in and around the greater Pocatello area. The 15 jobs noted are supported by jobs such as human resources, accounting (accounts receivable, accounts payable), sales, and other administrative support functions. These 15 jobs also provide necessary support to other jobs such as those tied to the production of road building materials including asphalt and concrete products, road bases, and fill materials, construction building materials, sales, drivers, equipment operators, construction superintendents, estimators, project managers, design/project engineers, municipal/county/state transportation department employees. These 15 jobs also support other administrative functions such as environmental, safety, and other office functions.

3. INTRODUCTION -

Aggregates are an essential – yet sometimes overlooked – necessity of life. Stone, sand and gravel or aggregates are an essential component of national and state economic development enterprise and our everyday lives as they form the base of our homes, schools, businesses and infrastructure. In fact, next to water, aggregates are the second highest used resource on planet earth. When communities have sustainable access to these critical materials it ensures lower construction costs and better social and environmental outcomes as we build a more resilient infrastructure for our future. Most people give little thought to aggregates, despite the 400 tons of aggregates it takes to build a typical modern house, the 15,000 tons of aggregates that go into an average school, and 38,000 tons of aggregates needed for each mile of a four-lane highway.[2] While aggregates have a wide variety of uses, the majority are for construction. Other uses include purifying water and treating wastewater.

Unfortunately, in many areas of the country, communities have failed to recognize the importance of locally available aggregates resources and purposefully or inadvertently prohibited quarry development or allowed community development to overlay or encroach upon aggregate deposits rendering them unusable.

Eliminating access to this important construction material has unintended consequences that have hardly been considered, including an obvious impact on public works budgets and diminishing infrastructure and economic development. Accessing aggregates is critical to developing the infrastructure needed for improving our communities and environment as they are used in renewable energy sources, erosion and flood control, navigation, wetland and stream restoration, water storage, filtration for water and wastewater treatment, landfill creation, and air purification.

Because of the vital role of aggregates in modern society, the true economic benefits to Idaho's society would be difficult to calculate. Without aggregates, foundations would be less stable without the ability to provide aggregate subbase and concrete footing/foundations; multi-story buildings would be impossible to construct. Similarly, roads would be built out of cobblestones as aggregates are the primary components of asphalt, concrete, and road base. Lack of aggregates would also have a far-reaching impact. It even impacts industries that most would not connect to aggregate mining such as air travel because airports would likely not have runway infrastructure that could support large aircraft traffic. Air travel would be limited to smaller, less efficient (and consequently more expensive) airplanes.

Leaving such far-fetched scenarios aside, it is important to note that there are significant economic benefits to ensuring access to aggregates within the Pocatello area. And while it would be impractical to attempt to calculate the additional annual building costs that would be incurred were the industry not present in Pocatello, suffice it to say they would be significant. One of the largest challenges faced by aggregates producers is the cost of transporting aggregates to market. Aggregates tend to be used in large quantities. As noted, there are 38,000 tons used for every four-lane highway. Pushing aggregate operations to farther locations out of town has significant impacts. While the cost of material is low compared to other minerals, the bulk of aggregate cost is in its transport. It is known by industry leaders that aggregate transport is expensive. The price of shipping each ton of sand & gravel doubles at 23 miles (round trip) or 11.5 miles (one-way trip), and doubles for crushed stone at 45 miles (round trip) or 22.5 miles (one-way trip).[3] It is because of the high cost of transportation that the aggregate industry tends to be local; less than 1% of aggregates are imported and exported each year.

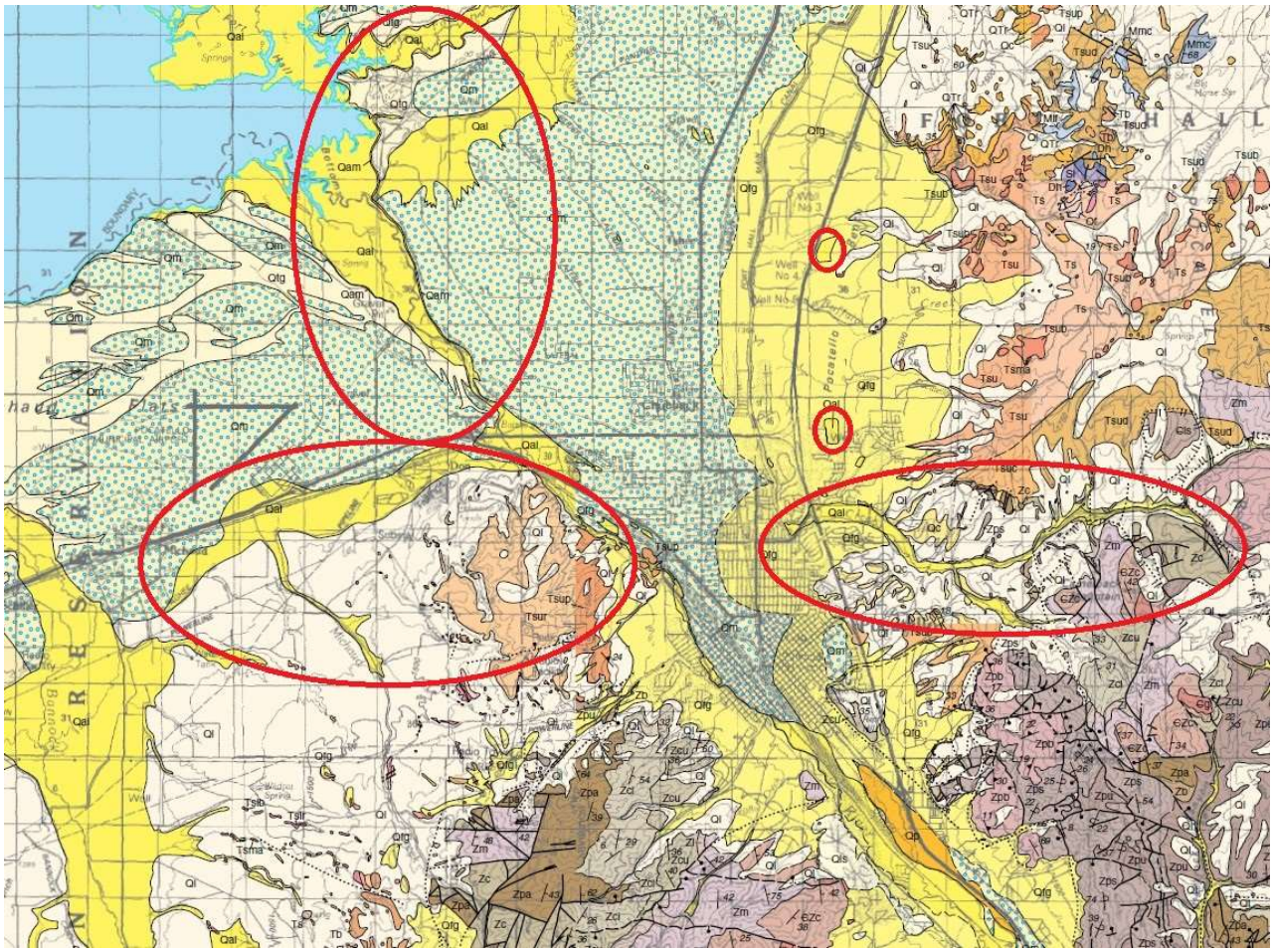
The overwhelming majority of aggregates used in Bannock County are produced in Bannock County. In fact, 90% of all aggregates are consumed within 50 miles of where they are extracted and processed.[4]

4. AVAILABILITY / LOCATION OF MATERIALS –

Unlike many other industries where borders are fluid and companies can choose where to expand and contract, the sand & gravel industry is dependent on the location of the quality natural resources where they are deposited, and which are needing to be mined. The case is no different in the greater Pocatello area. The natural resources used in building roadways, housing, public buildings (i.e. schools, libraries, city/county buildings), and commercial and industrial buildings are limited to those locations where they were initially deposited. In the case of the greater Pocatello area, the quality sand & gravel material is located along the Portneuf river and out toward the Snake River Plains. The reason the material is predominantly located in the Portneuf river corridor is because they were deposited there by the flooding activity caused by the release of prehistoric Lake Bonneville which overflowed its rim at Red Rock Pass near what is now known as Downey, Idaho. The waters of Lake Bonneville flowed through Marsh Valley and Pocatello eventually spilling into the Snake River and on to the Pacific Ocean. The sediments forming Red Rock Pass quickly scoured a channel down to the bedrock and released the catastrophic flooding down the Snake River. Quality sediments from this flooding activity were subsequently deposited along the banks of the Portneuf River and specifically around this site seeking approval for extraction of these materials.

The two largest considerations by sand & gravel industry operators in determining where to extract materials from are quality & quantity. River and stream deposits are widespread but vary widely in their quality.[8] While sand and gravel in the Pocatello area seem plentiful, the geological distribution (shallow depths), environmental regulations (zoning/land use, etc.), and quality requirements (jurisdictional specifications) can make quality sand and gravel deposits challenging to permit as well as less profitable.[9] This 1999 Idaho geological survey map indicates where the quality aggregate materials have

been deposited. Those areas highlighted in brighter yellow and labeled as '*Qal*' contain the quality deposits. This map indicates the scarcity of sand and gravel deposits in and around the Pocatello area:



<u>This is evidence that there is a very finite resource of land dedicated to this proposed land use where quality sand & gravel deposits exist.</u> While the Pocatello area features deposits from the Lake Bonneville flooding activity, in many cases these materials were deposited in shallow depths requiring more surface acreage to achieve quantity goals. The quality aggregates are being depleted at much quicker rates with the current growth patterns and economic development occurring in the area. The currently available deposits are quickly being built upon by residential subdivisions and other uses making quality aggregates more scarce. As mentioned above, the quality material is located in and around the Portneuf River corridor. To make extraction advantageous, operators seek to find parcels of land that are larger in size and that meet zoning/land use regulation in order to make extraction operations feasible. Larger sized properties are good so that operators are not relocating as frequently. Additionally, as mentioned previously, the closer to market the materials can be extracted the lower the cost of those materials as studies have shown that for every 11-12 miles (one-way trip) the cost of materials doubles.

5. CONCLUSION –

In Idaho, the aggregate industry provides many well-paid jobs and is important to the modern economy. Some 1,048 jobs in the aggregate industry create a total of 2,205 jobs throughout the state, while $212 million in sales drive a total of $632 million throughout the state. It is easy to conclude that Idaho's diversified economy benefits from the presence of a strong aggregates industry, which provides local sources of construction building materials. In addition, Idaho benefits from the industry's high-wage jobs, which have a ripple effect through the rest of the economy.

Moreover, merely focusing on the economic impact of jobs and sales of the aggregates industry in Idaho grossly understates the full benefit of the aggregates industry to the modern economy and society. Because aggregates are vital in building construction, road construction and repair, in many ways, aggregates form the foundation of a modern economy. Having local sources of aggregates minimizes construction costs and reduces truck traffic on roads by not having to travel as far. This in turn helps keep transportation costs low and allow for commerce to continue less impeded. Similarly, aggregates are required for the construction of buildings. Reasonably priced and nearby sources of aggregates improve housing affordability and economies in the construction of commercial buildings where business is conducted. More broadly speaking, it is not an exaggeration to state that the aggregates industry provides raw materials for wide ranging purposes that make economic growth and modern civilization itself possible. Aggregates truly are the bedrock of civilization!

THE FIVE (5) STANDARDS FOR APPROVAL OF A CONDITIONAL USE PERMIT –

1. **The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district –**

Permitted uses in the Agricultural District zone include detached single-family dwellings which include mobile homes, accessory uses incidental to residential uses, agricultural uses and buildings and structures incidental to agricultural uses, home occupations, outdoor recreation uses, agricultural support, state licensed day care homes, public utility installations, commercial stables, kennels, and public service facilities. The proposed use is a conditionally permitted use. Concerns with the proposed use having an adverse effect on surrounding properties seem to always center around noise, dust, and aesthetics of the proposed use. Because dust has been raised as a concern for the health of the neighboring property owner occupants, we will address the issue of dust as it relates to this section as well as health issues under Standard #3 which outlines the public health aspect of the proposed use.

To address both the nuisance and health aspects of dust for the proposed use, the applicant has provided a fugitive dust prevention & control plan (see attached **EXHIBIT "A" – Fugitive Dust Prevention & Control Plan**). This plan shows that the applicant has demonstrated adequate implementation of all mitigation measures recommended by the jurisdictional regulatory bodies in its planning for the proposed use. Those regulatory bodies, as it relates to dust mitigation, include both the Idaho Department of Air Quality (IDAQ) and the U.S. Environmental Protection Agency (U.S. EPA). The mitigation measures outlined in that plan as well as incorporated in the conceptual site plan (see attached **Exhibit "B" – Conceptual Site Plan**) serve to prevent and control fugitive dust from leaving the site at unhealthy levels and serve to protect the operator's employees and the surrounding properties.

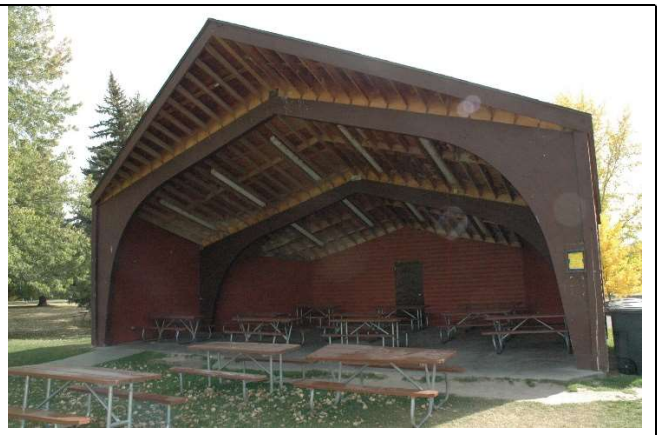
Residents in the surrounding area will find that they have more protections under the proposed use because the proposed use has regulations both at the state and federal levels that they do not currently have under the agricultural use. The proposed use has a requirement not to emit more than 20% opacity dust levels at the property lines. If anyone in the surrounding area feels that this requirement isn't being met, then they can issue a complaint and have the regulatory bodies come and perform an inspection to verify conditions. If the operator is found <u>not</u> complying with this regulation, then the operator will face monetary penalties and possible regulatory action if conditions persist. The surrounding property owners do not currently enjoy these extra mitigation measures planned to be taken under the proposed use. Furthermore, the area zoned residential on the proposed property that is immediately adjacent to the denser residential neighborhood will not be mined which provides a natural additional buffer zone to ensure that the EPA allowable dust levels at the property line are met. IMC is required to have an employee who is EPA method 9 opacity certified to be able to monitor levels frequently in an effort not only to ensure the safety of the employees but also to ensure that dust levels at the property lines does not exceed the 20% opacity standard set by the EPA. IMC frequently and regularly monitors its operations on a day-to-day basis at every location to ensure compliance with IDAQ and U.S. EPA standards.

The concern of noise has also been addressed by the applicant. Some of the same mitigation measures mentioned for dust also apply to the issue of noise. The conceptual site plan (see attached

Exhibit "B" – Conceptual Site Plan) provides for the creation of buffers. The applicant plans to install earthen berms with vegetation planting which will serve to help mitigate this issue to more than acceptable decibel levels as set by the U.S. EPA. Noise readings in and around existing facilities of the applicant verify the effectiveness of these mitigation measures. Different types of backup alarms on heavy equipment are used to reduce the noise levels to acceptable decibel levels and in almost all cases cannot be heard at all outside the property lines.

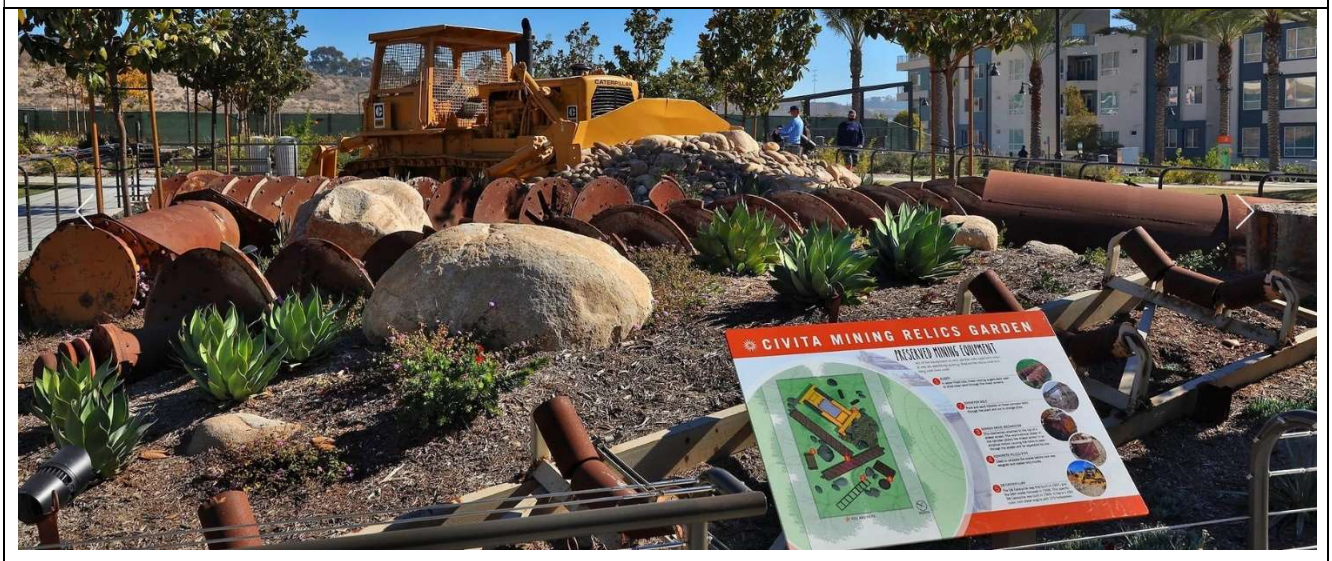
As for immediate aesthetics, any passer-by will not be able to see anything but the approximate 12-foot-high earthen berms surrounding the property covered in native natural grasses. Residents that border the east side of the property will see more vegetation planted and serve to be more aesthetically pleasing.

Concerns about the long-term aesthetics/plans for the proposed use have also been raised. You don't have to look too far to see the potential future of a facility such as this. These uses make excellent open spaces later for the immediate neighbors to enjoy just as those who live around the Russ Freeman Park in Idaho Falls have experienced. What was once a sanitary landfill is now a park with amenities that includes 2 miles of trail along the snake river, green grass filled with baseball and softball diamonds, swing sets for children, picnic shelters for family reunions, a concert/band shelter, playground, war memorial, and beautiful lanes filled with trees and bushes for those looking to take a relaxing stroll. All of these amenities of the Russ Freeman Park are contained in a 60.83 acre site. Russ Freeman Park photos:

The applicant has provided a sample future land use concept design plan (see attached **Exhibit "C" – Future Land Use Concept Design**) demonstrating that the proposed property can have a community benefit. While the proposed use does not contemplate a sanitary fill but rather the point is that what many believe to be an undesirable piece of property can be turned into a community asset such as the Russ Freeman Park. This property can become a community asset too. This as well as other reclamation activities, which will be outlined below, are evidence that we must not reduce the impacts of the aggregate industry to its value based on the industry's employment or sales value alone. The aggregates industry, generally as a whole, acknowledges that it also has long-term impacts from pits and quarries. Even after these pits and quarries have closed, they can continue to provide benefits to local communities. Several examples of 'high-provide' to local communities include depleted quarries near Tacoma, Wash, and Duluth Minn., both of which have been adapted into golf courses. The Duluth Minnesota golf course aptly named *'The Quarry at Giants Ridge Golf Course'* is ranked the #1 golf course in Minnesota and #25 in the U.S. (Golf Digest 2015-2016). The Quarry at Giants Ridge Golf Course is sculpted in equal parts from the Northwoods and reclaimed mine lands and has dramatically raised tees and deep hazards forged from mine lands, wetlands, forests, and a former sand quarry which challenge golfers to dig deeper, see farther and risk more. In the summer, one can also enjoy the climbing wall, biking, hiking, disc golf, two lakes with activities like canoeing, kayaking, stand-up paddleboarding. In the winter, the Quarry Golf Course also boasts 60 km of Nordic trails, terrain parks, snowshoe trails and an amazing snow tubing park. Photos of the Quarry Golf Course include:

Depleted quarries in Connecticut and San Antonio, Texas, have become amusement parks. A quarry in Wake Forest, N.C. was turned into a lake that offers recreational and scuba diving training/certification. Lastly, Sudberry Properties transformed a 230-acre site, formerly a 70-year-old sand and gravel quarry, into a vibrant mixed-use community known as *'Civita'* where 4,780 residences, village shops and businesses are interspersed with parklands, open space, a system of pedestrian-friendly streets and walkways, nearby access to San Diego's light trail, and a mining relics garden that was tastefully done and serves as a reminder of this developments past. Civita has been Honored with several awards such as "Best Master-Planned Community of the Year" in 2019, a "Healthy Public Places" award was given for the 14-acre Civita Park by the Urban Land Institute, and the resort-style private recreation center for homeowners was named "Best Community Amenity in southern California" at the SoCal Awards. Photos of Civita today:



Diminished property values in the surrounding area are also a concern often raised for the proposed use. While there are many variables that can affect property values such as age, supply & demand, shifts in economic and demographic conditions in the market area, building material availability, and what is currently being seen in the marketplace with interest rates, it is important to note for two of the existing facilities owned by the applicant that new developments and homes have recently been or are currently being constructed on adjacent property. On Philbin Road, a brand-new mixed-use development is currently underway with several home sales to point to. It is important to note that the values of the units

adjacent to existing operations in the Pocatello market have not required any recognizable reduction in sales price attributable to its proximity to the gravel pit as compared to other units which are similar in size, style, and number of beds/baths/garages located elsewhere in the general market area. A tell-tell sign if the gravel pits effected sales prices would be swings in the prices per finished square foot for similar style homes with same number of bedrooms, baths, and garages. Note that the attached real estate sales comparison report indicates no significant swings in price per square foot were observed in the last year. (see attached **Exhibit "D" – Real Estate Sales Comparison Summary Report**).

2. **The proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use –**

The attached independently conducted traffic impact study (see attached **Exhibit "E" – Traffic Impact Study**) addresses this concern. While traffic numbers are expected to increase moderately (200 trips planned under previous application and now 50-100 trips under this plan to mine only) on Siphon Road for approximately 0.90 miles, the proposed use would have a greater impact to more streets and more residents if this operation were to be pushed further away from the current proposed location and further out of the city centers. The further distance that trucks must drive to complete hauls of aggregates to construction sites significantly increases construction costs and leads to more congestion, traffic, and emissions on our roads. If other sites considered that are further out from this location were utilized, then it is likely that more miles of road would be impacted and that these streets would still carry the planned traffic as Siphon Road is one of a few roads to I-86 and to the city centers. Additionally, with the new north interchange improvements, Siphon Road will have to be improved/expanded towards the west as well as towards this site to handle higher traffic counts as this will become a main arterial to the new north interchange.

3. **The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity –**

As outlined in the Idaho Department of Environmental Quality's website at https://www.deq.idaho.gov/air-quality/improving-air-quality/ sand & gravel products are regulated under the classification of a "Criteria Pollutant" for which the EPA has set standards. It is important to note that sand & gravel in and of itself is not classified as a hazardous pollutant unless it contains one of the 188 hazardous air pollutants listed in the 1990 Clean Air Act. The clean air act also states *"the Clean Air Act requires EPA to set national air quality standards for particulate matter. The law also requires EPA to periodically review the standards to ensure that they provide adequate health and environmental protection, and to update those standards as necessary."*[10] Operators of sand & gravel facilities are required to operate within the standards set by the EPA. IMC strives diligently to meet these standards for its employees who work inside these facilities which translates to more improved conditions at the property lines than the conditions our workers may be exposed to.

Because particulate matter can be detrimental to health, it has been studied extensively with results of studies being published for the public to be able to examine their results themselves. One such study that will be the focus of this application is one that involves an affiliate company in northern Utah at Brigham City, Utah (see attached **Exhibit "F" – Health Consultation**). This study was selected for multiple reasons which include: 1) No related study exists for the SE Idaho market, 2) This study is the closest and more recent known study to the Pocatello market that studied the health effects for both respiratory and cancer rates, 3) The study involves an affiliate company to the applicant so mode of operations is almost identical, 4) This study involved a more intense use in terms of size and scope, and finally 5) This study was performed by the U.S. Department of Health and Human Services, Public Health Service, Agency for Toxic Substances and Disease Registry, Division of Health Assessment and Consultation out of Atlanta, Georgia which was a neutral third-party entity that has the responsibility to the public as it relates to protecting public health and safety.

Brigham City was the source of much discussion regarding the health effects on individuals living in and around the facilities studied. It is important to note that the operations which were included in the

study consisted of not only three (3) aggregate mining operations, but also a hot mix asphalt plant, a concrete batch plant, and three (3) aggregate processing plants. The volume and size of the Brigham City operational uses studied are far more intense than the proposed use in Bannock County. By comparison, the affiliate company operations in Brigham City alone (1 of 3 studied) at the time the study was being performed was producing two (2) million tons of aggregate annually[11] where the proposed facility will only produce approximately 200,000 tons annually (one-tenth the amount of material). It is also important to note that the purpose of the study was not only to study respiratory illnesses but also cancer rates. Air sampling was conducted in the years 1997, 1998, 1999, and again in 2004. The report concluded for respiratory illness that *"there is no indication of high rates of respiratory illness in Brigham City."* and the conclusion for cancer rates was *"none of the cancers evaluated in Brigham City were significantly elevated when compared to the State of Utah".*[12]

The provided Health Consultation report is clear evidence that the proposed use, with far less production and consequently less emissions, would not damage the public health, safety, or general welfare within its vicinity or be materially injurious to properties or improvements in the vicinity. This is especially true when the mitigative measures outlined in **Exhibit "A" – Fugitive Dust Prevention and Control Plan** are regularly monitored and continuously implemented.

Because contamination of water sources has been raised as a concern with the proposed use, the proposed use has been studied independently by a consultant and report is attached (see attached **Exhibit "G" - Evaluation of the Impacts to Groundwater Quality**).

4. **The proposed use would be consistent with the goals and policies of the comprehensive plan of the county –**

The current Bannock County Comprehensive Plan focuses on growth, recreation and open space, sustainability, economic vitality, and transportation but does not acknowledge the importance of natural resources to provide for that growth, recreation and open space, sustainability, economic vitality, or transportation needs of the local community. Below are facts that highlight the importance of these critical building materials as it relates to each of the comprehensive plans goals and policies.

4.1 Growth –

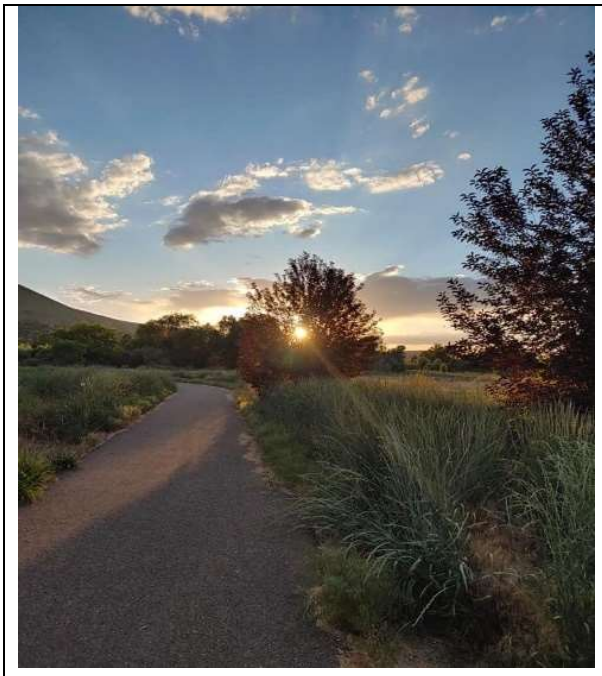
Growth and new development are the third (3rd) highest priority in the comprehensive plan. If Idaho is expected to grow 33% by 2040 according to the comprehensive plan, that means more housing, infrastructure, public buildings such as schools, and commercial buildings will have to be built to keep up with the growth. As stated above in the introduction, it takes 400 tons of aggregate material to build the average home, 15,000 tons to build the average school, and 38,000 tons to construct a one-mile stretch of 4-lane highway. With existing sources in and around Bannock County rapidly depleting, the aggregate material located on this property will provide for the planned and anticipated growth in Bannock County. Aggregate material will also assist in the construction of planned amenities to provide opportunities for the local community.

The infrastructure that these aggregates help build have literally supported every land use described in the Comprehensive Plan. Most all other uses enjoy the roadways/interstates that these products are used on like the agricultural industry supplying better road systems to deliver farm fresh products to the processing facilities and subsequently grocery stores. Residential subdivisions and homes cannot be built without the building materials supplied by aggregate sources. Recreation often involves paved trailways, boat ramps, sand for playgrounds, and many other items used for recreational purposes. Commercial buildings depend more on aggregate products because not only do they go into the buildings themselves but also are used in the parking spaces needed to support business functions. Industrial uses are a very large user of aggregates as well. There buildings contain upwards of hundreds of thousands of square feet in the footprint. Base materials and concrete are heavily used in industrial uses.

4.2 Recreation and Open Space –

As mentioned in Standard #1, many gravel pits and quarries become open space for the community to use. That open space often provides recreational opportunities for the community at large and for anyone to enjoy. As depicted in **Exhibit "C" – Final Design Concept Plan**, this space can become a large community amenity by adding much needed open space and recreational opportunities to the community residents for decades, if not, centuries to come.

Much of materials used to build these recreational and open space facilities are directly supplied by local aggregate operators as already stated. Most notably, the Portneuf Greenway trail which offers 18-miles of existing trails and 27-miles of future planned trails provides convenient and pleasurable experiences for walkers, strollers, runners, bikers, wheelchairs, bicycles, and rollerblades. Other projects constructed from these materials in and around the Pocatello area include trail systems at: Portneuf Wellness Center (2 miles of paved pathway that borders the property as well as sand for the swimming/beach area), Ward Park, Edson Fichter, AMI Trail, and Cherry Springs. All of which have paved trail systems made possible because of these aggregate materials. The fastest growing sport in America known as pickleball consumes these materials as they are constructed of concrete and base materials. Pickleball courts are currently being constructed at Ross Park with more planned soon. Ward Park just completed a new splash pad this summer and all these projects were almost exclusively constructed of these materials. Photos of the Portneuf Greenway today:



4.3 Sustainability -

Because the Portneuf River is a major supply of Bannock County's drinking water source, residents can appreciate the fact that gravel beds help in naturally purifying that water source. Water treatment plants also purchase processed aggregates for treatment of their water supplies that they deal with. Sand and gravel materials are used in bedding pipework infrastructure to deliver natural resources such as water and to take hazardous substances to the treatment facilities for proper treatment before being disposed of. Leach fields and septic systems also rely on aggregate materials for their construction. Drilled wells often find their best water sources (highest flow rates & quality water) in the gravely layers in the subsurface.

Another overlooked use that aggregates support are the green energy projects (solar fields, wind turbines, that rely on quality building materials that aggregates provide.

If Bannock County is to sustain its growth ambitions, then sand & gravel will play an integral role in allowing that growth to increase at a sustainable rate. Without the availability of the necessary building & critical infrastructure materials, growth can be impeded.

4.4 Economic Vitality –

As has been stated previously, the employment and sales numbers the aggregate industry touches and affects is sometimes staggering to think about. Economic development simply cannot happen without aggregate materials. Because public buildings such as schools, hospitals, and commercial centers are so large and require so much of the aggregate material supply, it is imperative that the local quality aggregate supplies are planned for and protected from being gobbled up by other uses otherwise the economic vitality of any community could be negatively affected and not reap the advantages of a rich supply of natural resources.

Because hotels are needed to accommodate tourists and others visiting Bannock County and the surrounding areas, several tons of aggregate material are needed construct these facilities.

With the number one priority of the comprehensive plan being '*workforce development and retention',* the skilled, talented, and trained workforce the aggregate industry provides has a large impact on this goal. Although this facility will employ a small number of employees, it has been

demonstrated how many jobs those 15 employees support or are supported by creating livable wage jobs for the other 426 roles that these 15 jobs affect in the Bannock County area.

4.5 Transportation –

Simply put, the continuous and ever-growing transportation needs would not be met without these aggregate materials. The residential roadways, highways, interstates, railways, airport landing strips, and other transportation functions depend almost solely on these materials. As stated above, it takes 38,000 tons of aggregate to construct 1-mile of 4-lane highway. With ever growing transportation needs, both new and expanding, these aggregates are vital in meeting those needs.

5. **The proposed use would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces and landscaping with adjacent uses as is practical –**

See **Exhibit "B" - Conceptual Site Plan**. The conceptual site plan addresses most, if not all, of these issues. The proposed use will have no buildings. As for bulk, scale, setbacks and landscaping, the conceptual site plans have addressed these issues. The approximate 24 acres of this property that is zoned residential will not be mined and creates a natural buffer to the inhabited residential properties along with a 50 foot berm with incorporated landscaping that serves as a buffer/setback on the east side of the property will provide an excellent and more than adequate open space for the adjacent residential uses.

EXHIBIT "A" – Fugitive Dust Prevention & Control Plan

FUGITIVE DUST PREVENTION
& CONTROL PLAN

FOR

IDAHO MATERIALS & CONSTRUCTION SAND & GRAVEL SOURCE – MINING ONLY!!

LOCATED AT

CORNER OF SIPHON ROAD & NORTH LAUGHRAN ROAD

CHUBBUCK, ID 83202

08/12/2024

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DISCLAIMER - Weather, equipment and site conditions will require that field personnel make on the spot, common sense changes in order to address the intent of this fugitive dust prevention and control plan.

1) INTRODUCTION –

Fugitive Dust is a particulate matter that is suspended in the air from soil that has been disturbed by wind or human activities such as earthmoving and vehicular and equipment traffic on unpaved surfaces.

Air quality regulations require the use of control techniques to minimize Fugitive Dust emissions. The goal is to minimize or even eliminate visible airborne Fugitive Dust.

Therefore, state regulatory agencies expect that as many of the control techniques outlined in this plan be employed as necessary to achieve this goal.

1.1 Reasons for Fugitive Dust Control -

Fugitive Dust from sand & gravel deposits is monitored for several reasons:

1. Fugitive Dust can become a nuisance to neighbors by depositing on their property;
2. The Fugitive Dust particles most significant to human health are less than 10 micrometers in diameter. Due to their small size, these particulates can get into your lungs and can be a contributing factor to respiratory illness;
3. Fugitive Dust can be a safety hazard.

1.2 Purpose of Fugitive Dust Prevention & Control Plan -

This plan is designed to provide practical examples of suggested best management practices (BMP's) necessary to comply with air quality regulations involved in the mining/extraction process of sand & gravel and will not address issues involving the crushing/processing of sand & gravel materials.

While Fugitive Dust can be created from a variety of activities, such as agricultural activities, this plan will focus on Fugitive Dust that is created from mining/extraction of sand & gravel materials because the operator is <u>not</u> currently seeking approval for uses outside the mining/extraction processes.

1.3 Why Fugitive Dust Can Be A Problem -

1.3.1 Nuisance

Air contaminant emissions in sufficient quantities and of such characteristics and duration can unreasonably interfere with enjoyment of life and property. The State of Idaho, Department of Environmental Quality is responsible for protecting Idaho's environment and citizens from the adverse effects of pollution.

1.3.2 Safety

Fugitive Dust from mining/extraction can be tracked out onto roadways and reduce visibility which may result in traffic accidents.

1.3.3 Health

There are four (4) different types of air pollutants: 1) Criteria Pollutant, 2) Hazardous Air Pollutant, 3) Greenhouse Gases, and 4) Haze. Fugitive Dust falls into the category of a criteria pollutant due to the potential presence of smaller sized particulate matter. There are 188 hazardous air pollutants (HAPs) listed in the 1990 Clean Air Act that are known or suspected to cause cancer or other health concerns. These HAPs include industrial chemicals, solvents, metals, pesticides, and combustion by-products. Sand & gravel is not listed as a hazardous air pollutant but rather a criteria pollutant unless it contains hazardous levels of any of the 188 known hazardous air pollutants.

The EPA has established health-based National Ambient Air Quality Standards (NAAQS) for six pollutants which include: carbon monoxide, lead, ozone, nitrogen dioxide, particulate matter, and sulfur dioxide. Fugitive Dust falls under the category of particulate matter. Because of the potential presence of smaller sized particulate matter, Fugitive Dust can be known to be an irritant to the respiratory system if smaller sized particles are inhaled in large amounts. Very small particles, smaller than 10 micrometers, when inhaled in large amounts can become trapped deep into the lungs. Those most likely to be affected by exposure to smaller particle sizes include people with heart or lung disease, children, and older adults. Individuals with asthma, children, older adults, and those who recreate or work outside are most at risk from ozone exposure. This is the reason why most air quality improvement efforts focus on fossil fuel and open burning emission sources.

1.3.4 Sand & Gravel Mining and Extraction Activities

Fugitive Dust can be created directly from activities involved in mining/extracting sand & gravel, such as moving soils around. Fugitive Dust can also be generated by disturbing residual soils. For example, equipment such as loaders, dozers, haul trucks and other vehicles can generate Fugitive Dust from their individual activities.

2) IMPORTANCE OF PRE-PLANNING

Early Fugitive Dust control planning is important so that the owner/operator of the facility and any other party whose activities during the mining/extraction process may lead to the generation of Fugitive Dust can reduce exposure to being held liable for non-compliance and incur subsequent regulatory actions, including monetary penalties.

Incorporating Fugitive Dust control measures in the day-to-day activities of the operation can help ensure that the participants involved in the operation avoid violations of Fugitive Dust regulations.

Fugitive Dust emissions can be reduced/prevented in four basic ways:

1. Limiting the creation or presence of dust-sized particles.
2. Reducing wind speed at ground level.
3. Binding dust particles together.
4. Capturing and removing Fugitive Dust form its sources.

These Fugitive Dust Control measures are not mutually exclusive. Some situations require the use of two or more of these methods in combination for any particular situation, and several methods will be employed to handle the variety of situations that make up the mining/extraction operation.

3) FUGITIVE DUST PREVENTION & CONTROL PLAN – SOURCE SPECIFIC

3.1 List of Potential Fugitive Dust Sources -

3.1.1 Dozers and Loaders.

3.1.2 Haul Truck traffic.

3.1.3 Storage Piles.

3.1.4 Exposed surfaces.

3.1.5 Employee Vehicle traffic.

3.2 Best Management Practices for Each Potential Source –

The following is a list of commonly employed Fugitive Dust management practices for the potential fugitive dust sources listed above. The best management practices for the proposed site have been selected based upon site-specific considerations.

3.2.1 Dozers and Loaders

1. Designate/limit operating hours.
2. Use water truck and/or sprinklers to moisten exposed surfaces.
3. Minimize areas of clearing and grubbing to a manageable size.
4. Reduce or even eliminate activity during high winds based on dust monitoring.
5. Minimize drop height for loaders loading trucks.

3.2.2 Haul Trucks

1. Designate travel routes.
2. Reduce speeds on unpaved haul roads to less than 15 mph.
3. Regular watering of paved and unpaved surfaces with water truck.
4. Surface treat unpaved haul roads quarterly with dust suppression products such as:
    - Magnesium sulfide/chloride,
    - Calcium chloride,
    - Hydrolyzed starch derivatives,
    - Lignin derivatives,
    - Tree resin emulsions, and
    - Synthetic polymer emulsions.

5. Pave frequently traveled and more permanent haul roads and promptly remove mud, dirt, or similar debris from road by water flush or vacuum sweep.
6. Use of street sweeper and/or water truck flushing as needed to remove trackout on paved surfaces.
7. Cover loads.

3.2.3 Storage Piles

1. Use sprinklers to keep piles moist.
2. Use soil stabilizers.

3.2.4 Exposed Surfaces

1. Minimize areas exposed to a manageable size and to what is needed.
2. Use sprinklers to keep surfaces moist.
3. Use soil stabilizers.
4. Reclaim/plant vegetation on any exposed surfaces as soon as practicable.

3.2.5 Employee Vehicles

1. Reduce speeds on unpaved haul roads to less than 15 mph.
2. Regular watering of paved and unpaved surfaces with water truck.
3. Designate parking areas near entrance to reduce travel distances.
4. Designate travel routes.

4) SCHEDULE / RATE OF APPLICATION FOR METHODS – AS APPLICABLE

4.1

Fugitive Dust Source: All Activities	
Control Method:	Water Truck and/or Sprinklers
Frequency of Application:	Once every operational hour
Record-Keeping:	Date and time applied and area covered
Monitoring of Control Efforts:	Monitored hourly
Special Considerations:	Limit speeds where necessary, reduce travel distances

4.2

Fugitive Dust Source: Haul Truck / Employee Vehicle Traffic	
Control Method:	Dust Suppressant – Chemical
Frequency of Application:	Once every quarter of the year
Record-Keeping:	Date and time applied and area covered
Monitoring of Control Efforts:	Roads monitored daily
Special Considerations:	Speed limit of 15 miles per hour on facility grounds, reduce travel distances.

4.3

Fugitive Dust Source: Dozer / Loader	
Control Method:	Water Truck and/or Sprinklers
Frequency of Application:	Once every operational hour
Record-Keeping:	Date and time applied and area covered
Monitoring of Control Efforts:	Exposed slopes/areas monitored hourly
Special Considerations:	Reduce travel distances to what is necessary operationally.

4.4

Fugitive Dust Source: Storage Piles	
Control Method:	Water Truck and/or Sprinklers
Frequency of Application:	Once every operational hour
Record-Keeping:	Date and time applied and area covered
Monitoring of Control Efforts:	Exposed slopes/areas monitored hourly
Special Considerations:	Limit size of pile to what is necessary for daily activities.

4.5

Fugitive Dust Source: Exposed Surfaces	
Control Method:	Water Truck and/or Sprinklers
Frequency of Application:	Once every operational hour
Record-Keeping:	Date and time applied and area covered
Monitoring of Control Efforts:	Exposed slopes/areas monitored hourly
Special Considerations:	Minimize disrupted surface area to what is necessary. Reclaim as soon as possible.

5) ***RECORDKEEPING / MONITORING PROVISIONS -***

5.1 Record All Dust Control Activities:

It is a good practice to record dust control activities on a self-inspection checklist (see 5.2). This checklist can include important weather information such as recording average wind speed and direction, temperature, rainfall, etc. Recording this information will enable you to monitor and evaluate the success of your efforts.

5.2 Self-Inspection Checklist: Monitoring Practices & Fugitive Dust Control Method Log

This location will have a person with an EPA Method 9 Opacity Dust Monitoring Certification assigned to regularly monitor this facility. Fugitive Dust controls are most effective when they are monitored and managed through frequent inspections and maintenance of control measures. Using a self-inspection checklist helps incorporate the routine tasks of fugitive dust control into the daily schedule. The checklist serves as a job reminder on a daily basis and as a record of your efforts to keep dust problems to a

minimum. Problems can be identified before they get out of hand and can allow for anticipated adjustments for seasonal changes or unforeseen circumstances.

The sample checklist below will be used to document dust control methods as well as weather conditions. A checklist for each source of fugitive dust emissions may be used.

Sample Self-Inspection Checklist: Fugitive Dust Control Method and Weather Condition Log

Date	Time	Control Method	Weather Conditions (Temperature, Wind Speed/Direction, Rainfall)	Other Comments

6) *OTHER / ALTERNATE CONTROL METHODS*

6.1 Coverings – Ground / Fabric / other:

Planting and growing vegetative ground cover will serve to help in holding the soil in place and further act as a filter for capturing fugitive dust emissions. Use of wind erosion controls such as earthen banks/berms, trees, bushes, wood or rock walls, or porous wind or snow fences also help to prevent wind erosion and in controlling fugitive dust emissions. Fabrics and plastics for covering surfaces not in active use as well as piles of soils and debris can be an effected means to reduce Fugitive Dust. However, these materials can be costly and are subject to degradation from the sun, weather, and human contact. Straw and hay can also be used to cover exposed soil areas, although they can be disturbed by wind and be tracked elsewhere.

6.2 Paving:

This is a more permanent solution to Fugitive Dust Control, suitable for situations where travel routes are more permanent. High cost is the major drawback to paving. Options of paving include: asphalt, recycled asphalt product (RAP), concrete, recycled concrete, and gravel cover. Paving may be an appropriate solution for access roads where traffic volume is concentrated and higher in numbers and where the road can eventually be incorporated in the facility.

6.3 Sediment Track-Out / Surface Stabilization:

These are buffer areas that minimize the amount of material tracked on to a trafficked road surface. These areas can consist of very large aggregates, gravel pad with filter cloth, or shaker racks (also called exit grids, rumble strips, or cattle guards) which can help knock mud and dirt off vehicle tires. Also effective but costly are vehicle/tire washing stations.

6.4 Work Scheduling

Proper scheduling and/or rescheduling work around especially winder days can potentially be one of the least expensive and easiest Fugitive Dust control measures. This can also be a totally impractical option of work crews are idle and/or this is a facility with significant time constraints. It is also unreasonable to expect to discontinue work in geographical areas that are prone to unpredictable high and continuous winds. Mid-day may be more appropriate for residential areas because people are more likely to be away from home.

6.5 Speed Reduction

High vehicle speeds increase the amount of Fugitive Dust created from unpaved roads. No more than 15 miles per hour is recommended for most conditions. Traffic diversions away from sources can also reduce Fugitive Dust.

6.6 Street Sweepers

Street sweepers used in conjunction with water can be effective in controlling Fugitive Dust. However, sweepers can spread mud when there is a lot of wetness. Some sweepers actually have vacuum systems to trap Fugitive Dust. Dry sweeping is discouraged, especially in very dry climate conditions, because it causes dust particles to become airborne.

6.7 Vehicle Spillage

Covers for haul trucks help to prevent soils and other materials from being dropped on roads. Reducing drop height for loading equipment, wet suppression, and wind guards are effective ways of minimizing the Fugitive Dust created during loading operations.

7) *CONTACT INFORMATION OF SITE MANAGER FOR COMPLIANCE WITH IMPLEMENTATION / COMPLAINTS*

Provide Site Manager Contact Information Here

8) *SOURCE AND AVAILABILITY OF CONTROL METHOD MATERIALS*

9.1 Water: Water for dust suppression will come from an irrigation ditch located onsite during the irrigation season. Outside of irrigation season, water will come from an onsite well.

9.2 Chemical Dust Suppressants: Magnesium Sulfide/Chloride are readily available in the marketplace by multiple local suppliers and will be acquired quarterly for application.

9) *MAP OF SITE - (See Exhibit "A" attached hereto)*

EXHIBIT "A"

SITE MAP

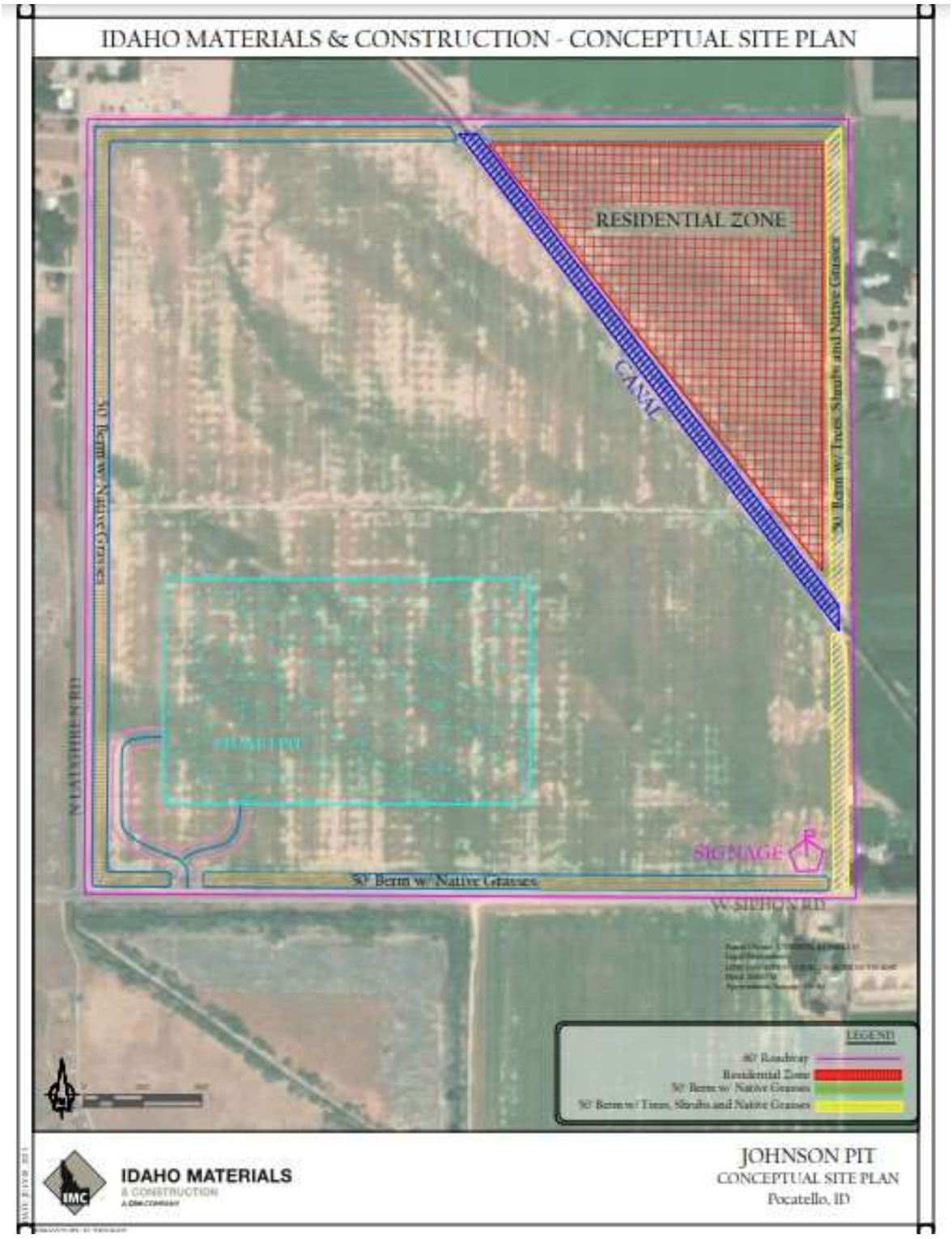


EXHIBIT "B" – Conceptual Site Plan

JOHNSON PIT
SITE PLAN

DESIGN PARAMETERS

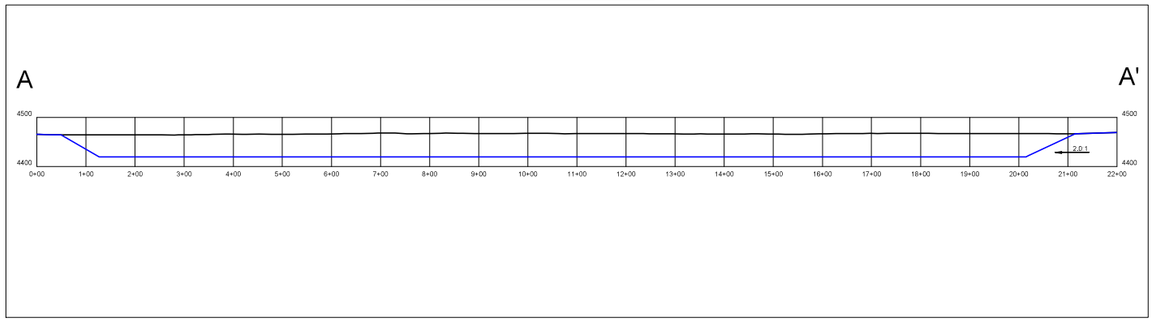
-Total Topsoil Removal: 903,560 c.y.
-Topsoil Removal Depth: 5'
-Sand & Gravel Depth: 45'
-Top Elevation: 4470
-Pit Floor: 4420
-Final Grade: 2:1
-Road Grade: 2%
-Existing ground water at elevation 4399
-Canal Elevation: 4468
-Pit Perimeter offset: 75'

LEGEND

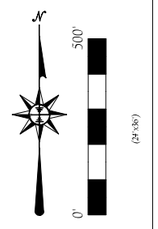
These standard symbols will be found in the drawing

- Area of Disturbance (112 Acres)
- Existing Terrain
- Future Grade
- Cross Section Line
- Property Boundary
- Canal
- Topsoil Stockpile
- Access Road

PIT CROSS SECTION



GENERAL NOTES:
Topography and aerial from Google Imagery
Property of Idaho Materials & Construction (IMC)
but drawn by Staker Parson



DRAWN BY: R. AHADJIE
DATE: AUGUST 6, 2024
Cell: 385-985-4631 | SHEET: 1 of 1
richard.ahadjie@stakerparson.com

JOHNSON PIT
SITE PLAN

GENERAL NOTES:
Topography and aerial from Google Imagery
Property of Idaho Materials & Construction (IMC)
but drawn by Staker Parson

0' 500' (24"x36")

DRAWN BY: R. AHADJIE
DATE: AUGUST 6, 2024
Cell: 385-985-4631 | SHEET: 1 of 1
richard.ahadjie@stakerparson.com

COMMENTS

-Six inches of stockpiled topsoil will be spread and reseeded on all slopes and pit floor.
-A total of 90,356 c.y. of topsoil will be needed to cover the entire 112 acre area of slope to the pit floor.
-Final pit floor will be 21' above ground water. Therefore, Operations will not affect ground water.

LEGEND

These standard symbols will be found in the drawing

- Reclamation Area (112 Acres)
- Access Road
- Future Grade
- Property Boundary
- Canal

3D RENDITION OF FINAL PIT

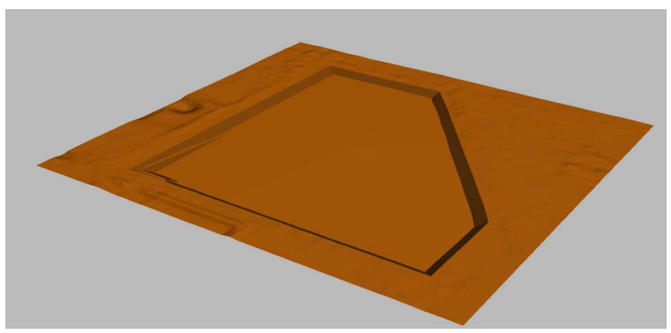


EXHIBIT "C" – Future Land Use Concept Design – Community Park


Property Boundary
Property Boundary
112 Acre
Reclamation Area
Access Road

EXHIBIT “D” – Real Estate Sales Comparison Summary Report

POCATELLO HOME SALES COMPARISON REPORT

based on similar style home with similar # of Bed, Bath, Garage, etc.

Property Address	Sales Price	Sales Date	Sq Ft	Price / Sq Ft	Comments:
Properties adjacent to gravel pit:					
1864 Brock Dr, Pocatello, ID	$ 425,000.00	5/14/2024	2,111	$ 201	
1899 Kinghorn Rd., Pocatello, ID	$ 479,500.00	5/25/2022	2,796	$ 171	$185/sf avg value is higher adjacent to Gravel Pit!
3943 Breezy Point Dr., Pocatello, ID	$ 502,100.00	10/29/2021	2,756	$ 182	
Properties away from gravel pit:					
1235 Dolostone Dr, Pocatello, ID	$ 420,000.00	Sale Pending	2,797	$ 150	
1103 Dolostone Dr, Pocatello, ID	$ 475,000.00	2/13/2024	2,880	$ 165	$159/sf avg value is lower away from Gravel Pit!
1540 Jessie Clark Ln, Pocatello, ID	$ 350,600.00	11/1/2023	2,220	$ 158	
1346 Kinghorn Rd, Pocatello, ID	$ 550,000.00	11/1/2023	3,400	$ 162	


ALAMEDA

EXHIBIT "E" – Traffic Impact Study

Xcell Engineering, LLC
260 Laurel Lane
Chubbuck, ID 83202
Phone (208) 237-5900
Fax (208) 237-5925
E-mail: paul@xcelleng.com

October 31, 2023
P23092

Mr. John Wilkes
IMC Construction
10200 North Batiste Rd
Pocatello, ID 83202

RE: **Traffic Impact Study**
IMC Siphon Road Gravel Pit
Pocatello, Idaho

John:

Xcell Engineering has performed the authorized traffic study for the proposed gravel pit on Siphon Road. The purpose of our evaluation was to evaluate existing road conditions and determine the impact and cost associated with production of gravel resources from the indicated pit. An aerial photo accompanies this impact study to show the location of the planned gravel pit and the existing gravel pit. It should be clearly understood that the new gravel pit will not produce materials in addition to the existing gravel pit. The existing gravel pit is to be phased out of production and the new location will be phased into production as the existing pit is phased out.

We appreciate the opportunity to work with you on this project. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,
Xcell Engineering, LLC

PROFESSIONAL ENGINEER LICENSED 7257 10/31/21 STATE OF IDAHO JUSTIN PAUL BASTIAN

J. Paul Bastian, PE
Project Engineer

JBP/kb

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EXISTING ROAD CONDITIONS

The existing gravel pit is served by Rio Vista, Philbin and Highway 30 which provide access to the pit and access to Interstate 86. The new planned location will be accessed by Rio Vista Road and Siphon Road and Philbin which provide a direct route to Highway 30 and Interstate 86. Xcell Engineering has reviewed condition of the existing roads that will provide access to the proposed gravel pit and found that the roads are in adequate condition as shown in the photographs below. As you can see in the attached photographs both roads are

Rio Vista looking north and Siphon looking west respectively

In adequate condition and showing no significant distress at this time. Based on the testimony of Kiel Burmeister on July 12, 2023 the roads are currently constructed to

standards sufficient to handle the kinds of loads that will be imposed by operation of the planned gravel pit.

CALCULATED INCREASE IN TRAFFIC

Maximum traffic on generated by the new gravel pit will be 150 to 200 loaded trucks per day outgoing, with an equivalent number of empty trucks returning per day. It should be clearly understood that the indicated traffic volume is the maximum volume anticipated with daily averages equal to 50 to 75-trucks per day. Further, the anticipated traffic is not in addition to traffic from the existing gravel pit but rather is traffic that will replace traffic as the existing gravel pit is phased out of production. The anticipated traffic breakdown is shown on the attached pavement section design worksheets and equates to Traffic Indices (TI) of 9.2 and 8.2 respectively for the maximum and average traffic volumes. Required pavement sections based on the number and type of trucks on the road(s) will be as follows:

Maximum Traffic	Average Traffic
3.5" - Asphalt pavement	3.0" - Asphalt Pavement
6" - ¾ Base	5.5" - ¾ Base
10.5" – Subbase	9.5" - Subbase

Repetitive loading due to auto traffic is light and does not increase the county standard pavement section thickness. In this case future development of residential subdivisions will require only the County Standard Pavement Section and is not germane to the greater section required by truck traffic on the roads. The traffic load on Rio Vista will not be changed by the relocation of the gravel pit. We understand that it is the position of Bannock County that the added truck traffic on Rio vista will not adversely affect its performance. While no coring has been performed as part of this traffic study to determine the existing road section for siphon and Rio Vista Roads it is our general observation that pavement thicknesses on the collector routes are between 3 and four inches. That, coupled with the standard pavement section is indicative of a pavement section capable of supporting the planned traffic type and loading associated with the new gravel pit.

TRAFFIC LEVELS

The most recent data provided by Bannock County indicates 500 vehicles per day on Siphon Road and 400 vehicles per day on Rio Vista. The typical county new road section of 3/6/12 is nearly adequate to support the level of traffic to which the roads will be subjected if the planned gravel pit is permitted. However, Rio Vista Road Philbin and Siphon Road have been maintained over the years and added asphalt placed in that interim appears to provide an adequate section that is capable of supporting the planned truck traffic.

EVALUATION OF FUTURE INCREASE IN TRAFFIC

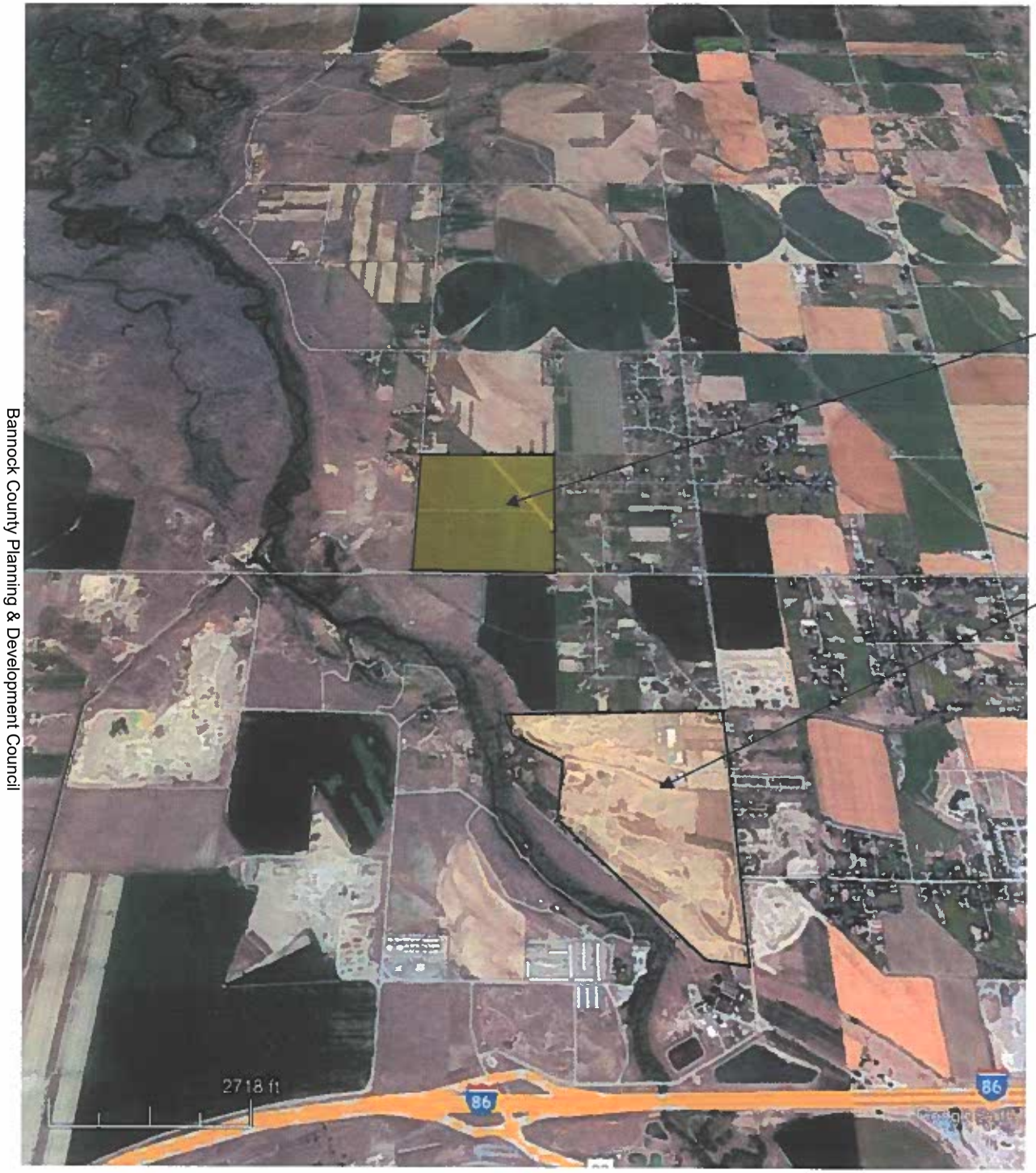
Increased traffic will not occur on Rio Vista as it is currently the primary access to I-86. Increased traffic will occur on Siphon Road as it will become the primary route of access to Rio Vista. Sectional adequacy appears to be in-place and is corroborated by Bannock County Road and Bridge. At this time there is no planned development associated with the gravel pit that will increase traffic on Rio Vista or Siphon Road.

CONCLUSIONS AND RECOMMENDATIONS

As indicated, we are in agreement with Bannock County Road and Bridge that adequate road sections are in-place on Rio Vista and Siphon. If further verification of the road sections is desired the existing section can be cut and the section(s) measured.

APPENDIX

Aerial Site Photo/Plan
Flexible Pavement Design Max Traffic
Flexible Pavement Design Avg Traffic
Bannock County Testimony from July 12, 2023


Proposed Gravel Pit Location
Existing Gravel Pit Location
2718 ft
86
86

ITD Flexible Pavement Design

Project:	IMC Siphon Gravel Pit
Date:	October 31, 2023
Engineer:	JPB

Vehicle Type	Enter ADT	EAL 20 Yr Const		Total 20 yr Constant
Automobile	1000	1.38		1380
2-Axle Truck	100	1380		138000
3-Axle Truck	200	3680		736000
4-Axle Truck	200	5880		1176000
5+-Axle Truck	0	13780		0
All Trucks=18 kip axle			**TOTAL EAL =**	2050000

Traffic Index (TI) = 9.0(EAL/1,720,000)^0.119	9.2

Enter R-Values:	
3/4 Base Course	80
Subbase	53
Basement Soil	25

Select a Recommended Safety Factor:	**Enter Selected FS Value**
	1.05

GE = .0032(TI)(100-R) * FS	**Calc GE Thickness (feet)**	**Equivalent Thickness Ratio (Value:1)**	**Actual Required Thickness (feet)**	**Design Section (Inches)**
GE for AC = .0032(TI)(100-RCRABS) *FS =	0.62	2.2	0.28	3.37
GE for CRABS = .0032(TI)(100-Rbase) *FS-Pavement =	0.83	1.67	0.50	5.99
GE for Base = .0032(TI)(100-Rsoil)*FS-Pavement -CRABS =	0.86	1	0.86	10.38

ITD Flexible Pavement Design

Project:	IMC Siphon Gravel Pit
Date:	October 31, 2023
Engineer:	JPB

Vehicle Type	Enter ADT	EAL 20 Yr Const		Total 20 yr Constant
Automobile	1000	1.38		1380
2-Axle Truck	50	1380		69000
3-Axle Truck	75	3680		276000
4-Axle Truck	75	5880		441000
5+-Axle Truck	0	13780		0
All Trucks=18 kip axle			**TOTAL EAL =**	786000

Traffic Index (TI) = 9.0(EAL/1,720,000)^0.119	8.2

Enter R-Values:	
3/4 Base Course	80
Subbase	53
Basement Soil	25

Select a Recommended Safety Factor:	**Enter Selected FS Value**
	1.05

GE = .0032(TI)(100-R) * FS	**Calc GE Thickness (feet)**	**Equivalent Thickness Ratio (Value:1)**	**Actual Required Thickness (feet)**	**Design Section (Inches)**
GE for AC = .0032(TI)(100-RCRABS) *FS =	0.55	2.2	0.25	3.01
GE for CRABS = .0032(TI)(100-Rbase) *FS-Pavement =	0.74	1.67	0.45	5.34
GE for Base = .0032(TI)(100-Rsoil)*FS-Pavement -CRABS =	0.77	1	0.77	9.26

7/12/23 Hearing Transcript - Kiel Burmester Bannock County Public Works

1 message

Wilkes, John (Idaho Materials) <john.wilkes@idahomaterials.com> Tue, Oct 31, 2023 at 11:56 AM
To: Paul Bastian <paul@xcelleng.com>

Councilmember Ward: I have a question – Kiel is here. Can you hear me now? Okay. Question for you. Kiel. Does this operation from a Road and Bridge standpoint, that section of road of Siphon, with that many heavy trucks on that road, from a Road and Bridge maintenance standpoint, does that cause you any concern?

Kiel Burmester: No, the – Kiel Burmester, Bannock County Public Works. That road is built to handle that kind of load. We have regulations and specifications for widths and easements. That road through there is a collector road, so it's already built to their standards.

Councilmember Ward: Okay, sorry, one more question for Kiel. Turning radiuses for these bigger trucks, these longer trucks at Siphon and Rio Vista, assuming that that's where the traffic's going to go is east to Rio Vista and south, that's a pretty small intersection there. Turning radiuses, I think, would be a concern. From that standpoint, do you have any concerns there that that would need to be improved?

Kiel Burmester: With something of this amount of traffic flow that it would create, we would – in part of the permitting, we would have them do a Traffic Impact Study that would go along with this, where it's engineered – an engineering firm will come in and look at what kind of impacts that traffic would be, if the road needs widened, if there needs to be different signage, or street lights, or anything of that nature. That would be looked at in that study.

Councilmember Ward: And from your standpoint, that would come with a whole basically building permit or another permit outside of the CUP, correct?

Kiel Burmester:	Yes.
Chair Ulrich:	I got two questions. One for Hal and one for Stewart. Average household, how many trips a day?
Hal Jensen:	Average household?
Chair Ulrich:	Yeah, what do you guys figure in your equation when you're looking at traffic impact with subdivision?
Hal Jensen:	Basically around 10, for an average-sized household.
Councilmember Ward:	Okay. Stewart, how many houses can fit on 140 acres, 150?
Hal Jensen:	160 acres [inaudible 00:36:41].
Councilmember Ward:	It depends on the zoning.
Chair Ulrich:	But let's just say –
Councilmember Ward:	Let's say they're five-acre parcels. I have to do the math, sorry. Thirty-two. Thirty-two houses on 160 acres, not including roadways.
Chair Ulrich:	That's if it's five acres?
Councilmember Ward:	If it's five acres, correct.
Chair Ulrich:	And if you change the density, that number goes up.
Hal Jensen:	Correct. If you have 32 five-acre parcels on 160 acres, that's 320 trips a day, in and out of a subdivision.
Chair Ulrich:	All right. So any other questions for Hal? Chuck?
Councilmember Heisler:	I don't.

EXHIBIT “F” – Health Consultation Report

Health Consultation

BRIGHAM CITY SAND AND GRAVEL PITS

BRIGHAM CITY, BOX ELDER COUNTY, UTAH

EPA FACILITY ID: UTXCRA07W000

SEPTEMEBR 19, 2006

U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES
Public Health Service
Agency for Toxic Substances and Disease Registry
Division of Health Assessment and Consultation
Atlanta, Georgia 30333

Health Consultation: A Note of Explanation

An ATSDR health consultation is a verbal or written response from ATSDR to a specific request for information about health risks related to a specific site, a chemical release, or the presence of hazardous material. In order to prevent or mitigate exposures, a consultation may lead to specific actions, such as restricting use of or replacing water supplies; intensifying environmental sampling; restricting site access; or removing the contaminated material.

In addition, consultations may recommend additional public health actions, such as conducting health surveillance activities to evaluate exposure or trends in adverse health outcomes; conducting biological indicators of exposure studies to assess exposure; and providing health education for health care providers and community members. This concludes the health consultation process for this site, unless additional information is obtained by ATSDR which, in the Agency's opinion, indicates a need to revise or append the conclusions previously issued.

You May Contact ATSDR Toll Free at
1-800-CDC-INFO
or
Visit our Home Page at: http://www.atsdr.cdc.gov

HEALTH CONSULTATION

BRIGHAM CITY SAND AND GRAVEL PITS

BRIGHAM CITY, BOX ELDER COUNTY, UTAH

EPA FACILITY ID: UTXCRA07W000

Prepared by:

Environmental Epidemiology Program
Office of Epidemiology
Utah Department of Health
Under Cooperative Agreement with the
Agency for Toxic Substances and Disease Registry

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SUMMARY

Three sand, gravel, and asphalt operations are located near residential areas in Brigham City, Box Elder County, Utah. Residents of Brigham City have expressed concern about health effects related to dust and asphalt odors from the sand and gravel pits since 1997. In September 2003, the Utah Department of Health received a petition letter from the Brigham City Council requesting that the Utah Department of Health conduct a public health assessment aimed at evaluating the possible health effects associated with the sand, gravel and asphalt operations located in Brigham City.

In response to citizen complaints, the Utah Department of Environmental Quality's (UDEQ) Division of Air Quality (DAQ) performed air sampling in 1997, 1998 and 1999. In response to the petition letter from the Brigham City Council, the Division of Air Quality again performed air sampling during the summer of 2004.

Since citizen complaints were primarily directed towards dust exposure, sampling was limited to particulate matter (PM_{10}) and total suspended particulates (TSP). PM_{10}, refers to particulate matter with an aerodynamic diameter of 10 microns or less. These respirable particulates are of health concern since they can evade the body's natural defenses (nose, mouth, trachea) and accumulate in the lungs causing respiratory problems. Total suspended particulates (TSP) or fugitive dust, refers to the particulate concentration of particles of all sizes. The larger particles are filtered out by the body's respiratory system before they can enter the lungs. These particulates are a nuisance, but do not pose the health concern as the previously discussed smaller sized particles such as PM_{10}.

Sampling performed for PM_{10} was compared to EPA standards and the total respirable dust (PM_{10}) sample concentrations were well below the health-based EPA guidelines. None of the sampling conducted for PM_{10} in Brigham City was in violation of EPA standards and there is no indication of a threat to public health.

Sampling by DAQ indicates that the dust emitted from the sand, gravel, and asphalt operations is principally TSP of larger particle size. The EPA no longer regulates TSP; so former TSP standards were used as a comparison. Although a small number of samples exceeded the former standards, these particulates are more of a nuisance and do not pose a health concern.

Based on data available, the concentrations of TSP and respirable dust (PM_{10}) detected in ambient air samples from Brigham City pose no apparent public health hazard to the general population.

Utah's Indicator Based Information System for Public Health (IBIS-PH) was used to evaluate the occurrence of respiratory illness in Brigham City. The query was performed for the smallest area available, Brigham City. However, due to the small area and numbers, no rates could be calculated; therefore, there is no indication of high rates of respiratory illness in Brigham City.

Cancer rates were evaluated in Brigham City to assess if cancer rates are higher in Brigham City compared to the state of Utah. Data for this investigation were obtained from the Utah Cancer Registry using the IBIS-PH. None of the cancers evaluated in Brigham City were significantly elevated when compared to the state of Utah.

The Utah Department of Health's Environmental Epidemiology Program (EEP) recommends additional air sampling for air pollutants associated with asphalt production and diesel exhaust be conducted in Brigham City in residential areas near the asphalt production facilities during the summer months. The EEP recommends that sampling at this time be limited to particulates ($PM_{2.5}$, PM_{10} and TSP), VOCs and semi-volatiles. Since previous sampling was conducted at a height of 10 feet, additional sampling for particulates should be conducted at a low height closer to the breathing zone of children and adults. In addition, since no analysis of the dust for crystalline silica was conducted, the EEP also recommends that an analysis for crystalline silica (total and respirable) in the dust be performed.

PURPOSE AND HEALTH ISSUES

The purpose of this health consultation is to determine if residents of Brigham City, Box Elder County, Utah, are being exposed to fugitive and respirable dust at levels of public health concern. The Brigham City community is adjacent to three sand, gravel and asphalt production sites.

Since 1997, many residents of the Brigham City community have expressed concern over dust and asphalt odors in their community. In September of 2003, the Brigham City Council requested that the Utah Department of Health's (UDOH) Environmental Epidemiology Program (EEP) investigate the possible health risks as a result of dust exposure from these sand, gravel and asphalt operations. The discussion of possible health effects will be limited to those that may result from exposure to particulate matter (dust) for which the Environmental Protection Agency (EPA) and the DAQ have regulations. No sampling was conducted for airborne silica, volatile organic compounds (VOCs) or polycyclic aromatic hydrocarbons (PAHs), air contaminants that are also found at asphalt production sites.

BACKGROUND

The UDOH has a cooperative agreement with ATSDR to address environmental health issues related to exposure from hazardous waste sites and other facilities in Utah. In an effort to respond to a petition letter resulting from growing number of air quality complaints from residents living adjacent to sand, gravel, and asphalt production facilities in Brigham City, the UDOH began a health assessment on the area in October of 2003 (Appendix A).

In September 2003, UDOH received a petition letter from the Brigham City Council expressing concerns about health affects associated with sand, gravel, and asphalt operations located in residential areas of Brigham City, Box Elder County, Utah. Residents in the community issued twenty-eight complaints against the two main operating pits that same summer, compared to eleven complaints received during the previous four years (1998 – 2002). Residents complained of dust, noise, and odor emanating from the nearby gravel pits, asphalt burners, and trucks. In

addition, residents reported health concerns including asthma, allergies, respiratory illness, eye & nose irritation, and a perceived increase in cancers. No specific cancer types were reported by the residents.

Brigham City is a small community located in Box Elder County, Utah with approximately 5,838 homes and approximately 17,411 people. Nonresidential buildings located near the sand and gravel pits include an elementary school, a junior high school, and two church houses. In addition, near the sand and gravel pits are a community golf course and a community park. Developers are actively constructing new homes along the border of the sand and gravel pits. The areas that are currently being developed for housing are along the north side of the largest pit and have had longstanding designations as residential properties. The community is bound by mountains of the Cache National Forest to the east and by active agricultural fields to the north, south, and west.

Mining of sand and gravel in Brigham City began in the late 1800's to early 1900's. At that time the population of Brigham City consisted of 4,000 people. Currently, the community of Brigham City has expanded around the gravel pits and many homes border the fence lines of the pits. In addition, the main access routes for the gravel pits run through residential areas. Zoning regulations on these residential areas were made at a time when the sand and gravel pit operations were smaller and less intensive than they currently are.

Mining of sand and gravel in Brigham City began in the late 1800's. Currently, there are three sand, gravel, and asphalt operations in Brigham City. The largest pit belongs to the Staker Parsons Company and is located at 33 south and 900 east along the eastern edge of Brigham City. Staker Parsons purchased the land in 1959 and now produces rock products, ready mix concrete, asphalt, and paving products on site. A neighboring pit belongs to Brigham City Sand and Gravel and is located on the east extremity of the Staker-Parsons pit. And a third pit, Fife Rock Products, is located just south of these at approximately 600 east and 500 south. Fife Rock Products has been in operation for 59 years and also produces rock products, ready mix concrete, and has an asphalt facility that has not been in use for several years.

The largest and most extensively sampled pit, Staker Parsons, is approximately 400 feet from the closest dwellings in the residential area. The nearest residential home from the Fife Rock Products location is approximately 500-600 feet. The gravel pits are bound by the mountains of the Cache National Forest to the east and are surrounded by residential areas of Brigham City to the north, south and west. Highway 90 divides the Staker Parsons and Brigham City Sand and Gravel Pits from the Fife Rock Products pit.

The Staker Parsons aggregate plant runs 2 million tons/year with an increase in production rate to 1200 tons/hr. The actual amount of aggregate produced in 2004 was 1,562,094 tons. The air quality permit restricts crushing to 6am – 10pm, however maintenance and hauling do occur at night. The Staker Parsons asphalt operation is permitted 200,000 tons/year and produces 100-200 tons of asphalt per hour (tph) during a 16 hour per day limit without specific start/stop times to accommodate schedules mandated by the Utah Department of Transportation. In 2004, the actual amount of asphalt produced by Staker Parsons was 104,133 tons. The asphalt-operating

season is approximately from April through November, weather permitting. In addition, Staker Parsons will also have a concrete plant included in their permit for the first time. The plant will be permitted 180,000 cubic yards per year with and hourly limitation similar to the asphalt plant. The concrete plant has voluntarily included a bag house, which will eliminate the grandfathered status of the plant. This new permit will go to public comment prior to issuance.

At the Fife Rock Products site, sand, and gravel is extracted onsite and trucked to Ogden. The pit has a crusher onsite as well as a ready-mix batch concrete plant. They also have an asphalt plant, but it is rarely used. The land owned by Fife Rock Products is 110 acres, but only a small area is mined and much of the area is comprised of offices and shops. Fife is permitted to operate between 5 am – 9 pm, but usually run 8-10 hours a day for five days a week seasonally.

All the sand and gravel pits use wet suppression methods (water sprays and water truck) to control fugitive dust emissions and the Staker-Parsons pit has installed a bag house to control asphalt plant emissions. In addition, berms were constructed along the fence lines.

METHODS

Environmental Sample Collection

Individual citizens of Brigham City contacted DAQ in 1997, 1998, and 1999. Each year DAQ responded by conducting air sampling at requested locations. Because the complaints DAQ received were directly against the fugitive dust generated by the sand and gravel operations, sampling was conducted to measure both fine and course particulates (PM_{10} and TSPs). No samples were found to be in violation of national ambient air standards. In response to a petition letter from the Brigham City Council and further complaints by residents, DAQ conducted additional particulate sampling during the summer of 2004.

Sampling for additional air pollutants, such as those associated with asphalt production and diesel exhaust, (VOCs, PAHs, semi-volatiles, carbon monoxide, nitrogen oxides, sulfur dioxides) has not been conducted. Also, analysis of the crystalline silica (total and respirable) in the dust has not been determined.

Limited sampling was performed and samples were analyzed for: (1) TSPs and (2) respirable particulates (PM_{10}). The airborne particulates were collected using Minivol portable samplers. Each sampler was hung from a support structure at a height of 10 feet from the ground. Samplers were equipped with a pump, programmable timer to start and stop the pump, an elapsed timer to track how much time the sampler operated, a 12-volt rechargeable battery, and a filter assembly containing a pre-weighed filter. The pump draws air through a tube connected to the specific collection device. The total suspended particulates were collected directly on the pre-weighed filter. A pre-weighed filter also collects the "respirable" particles and particulate measurements were made by weighing the filters (NIOSH[1] 0500). Analytical results were compared to health and safety guidelines. Sampling information and results are summarized in Table 1.

[1]NIOSH: The National Institute for Occupational Safety and Health is the federal agency responsible for conducting research and making recommendations for the prevention of work-related disease and injury.

Respiratory Illness Evaluation

Utah's Indicator Based Information System for Public Health (IBIS-PH) was used to evaluate the occurrence of respiratory illness in Brigham City. IBIS-PH is public health data resource maintained by UDOH's Center for Health Data. This tool provides health status information on Utahans, the status of the health care system, and Utah Public Health activities.

To examine respiratory illness rates in Brigham City, custom queries were performed using International Classification of Disease (ICD-9) codes relevant to respiratory illness possible from exposure to airborne contaminants related to sand, gravel and asphalt operations. The ICD-9 codes used included asthma, and lung diseases due to external agents and pertinent acute respiratory infections. A list of the ICD-9 codes used are listed below:

460 – Acute nasopharyngitis
461 – Acute sinusitis
462 – Acute pharyngitis
464 – Acute laryngitis
466 – Acute bronchitis and bronchiolitis
472 – Chronic pharyngitis/nasopharyngitis
473 – Chronic sinusitis
476 – Chronic laryngitis and laryngotracheitis
477 – Allergic rhinitis
493 - Asthma
495 – Extrinsic Allergic Alveolitis
502 – Pneumoconiosis due to silica or silicates
503 – Pneumoconiosis due to other inorganic dust
504 – Pneumonopathy due to other dust
465 – Acute upper respiratory infections of multiple of unspecified sites
508 – Respiratory conditions due to other and unspecified external agents

The query was conducted for the smallest area available, Brigham City. However, due to the small area and numbers, no rates could be calculated for the illnesses and diseases listed above.

Cancer Rates

Cancer rates were evaluated in Brigham City to assess if cancer rates are higher in Brigham City compared to the state of Utah rates. Data for this investigation were obtained from the Utah Cancer Registry using IBIS-PH. The Utah Cancer Registry receives reports on each newly diagnosed case of cancer in Utah from hospitals, radiation therapy facilities, pathology laboratories, nursing homes, and physicians. Each newly diagnosed case is assigned to the census tract of residence at the time of diagnosis. The data for the study area (2000 census tract 9607.02) and the state of Utah was categorized by cancer site/type, sex, age group, and year of diagnosis, and covered the years from 1992 – 2001. The year 2001 was the most recent year for which complete data were available from the Utah Cancer Registry. The 2000 census tract 9607.02 was selected for this study by the correspondence of the tract boundaries to the area of concern surrounding the gravel pits.

The population demographics for the study area (2000 census tract 9607.02) and the state of Utah were obtained from the 1990, and 2000 U.S. Census Data, provided electronically by Geolytics CensusCD products. The intercensal populations were estimated linearly on the basis of the 1990 and 2000 populations. The populations were estimated on the basis of a constant rate of growth.

A comparison population was selected in order to evaluate whether the observed cases in the study population is statistically different from that which would be expected if the population had not been at any special risk. The state of Utah was used as the comparison population for this investigation. For the purpose of analysis, from this point after census tracts 9607.02 will be referred to as *Brigham City* and the state of Utah will be referred to as *Utah*, unless otherwise specified. Brigham City has similar demographic characteristics to Utah. In the 2000 U.S. Census, the median age of Brigham City is 28.8 years; Utah's median age is 27.1 years. Brigham City's population was 91.3% White in 2000; the state of Utah was 89.2% White.

Standardized Incidence Ratios (SIR) was used for the quantitative analysis of cancer incidence in the area under evaluation (Kelsey, et al 1986, Aldrich and Griffith 1993). A SIR was calculated for each period and used to determine if there is a greater risk or a lower risk of developing cancer as compared to the comparison population. The SIR was calculated by dividing the crude observed count by the expected count. The ratio of observed to expected was then used to determine if there was a greater risk or a lower risk of developing cancer as compared to the comparison population. The expected count was calculated by multiplying the age-specific comparison rate (Utah) by the age-specific population of the study population (Brigham City), and summing the results. A SIR of one (1.0) indicates rates are equal and there is no increased risk. A SIR greater than one (1.0) indicates an increased risk for the study group, while a SIR less than one (1.0) indicates a decreased risk for the study group. Random fluctuations may account for some SIR deviations from 1.0. A more detailed description of the standardization of the data is presented in Appendix B.

The statistical significance of deviations from a SIR of 1.0 was evaluated using a 95 percent confidence interval. The confidence interval for the SIR is the range within which the true SIR value has a specified probability of being included. The specified probability is called the confidence level, and the endpoints of the confidence interval are called the confidence limits. The confidence limits were calculated using the method of Frumkin and Kantrowitz (Frumkin and Kantrowitz 1987). By assessing the confidence interval, information about the variability of the data and the statistical significance of the SIR was obtained. The differences between the observed versus the expected (or SIR) were considered significant (not a random occurrence or due to chance alone) if the confidence interval applied to the SIRs did not include one (1.0). Important note: statistical significance does *not* mean causally associated. It does mean that the recognized association has stability and may need further evaluation. A more detailed description of the confidence interval calculation is presented in Appendix B.

The variation of the incidence of cancer overtime was evaluated. Rates, SIRs, and confidence intervals were calculated for iterative 5-year periods incremented one year at a time for each cancer covering a period of 10-years (1992 – 2001). The iterative 5-year period calculations were computed beginning with period 1992 – 1996 and ending with period 1997 –2001. Therefore, a total of six overlapping five-year periods were evaluated. For comparison purposes, five-year running incidence rates were also calculated for Utah.

Age-Adjusted Rates

Age-adjusted rates of morbidity (per 100,000 person-years) were calculated through direct standardization and adjusted to the 2000 U.S. Standard Population. This adjustment provides a basis for comparison across populations by reducing the effects of differences in the age distributions of the population being compared. It is computed by using the weighted age-specific rates in the population of interest and the proportions of the persons in the corresponding age groups within a standard population.

Cancers Evaluated

The Agency for Toxic Substances and Disease Registry (ATSDR) recommends against performing statistical analysis whenever there are fewer than three cases of the same type of cancer in a population (ATSDR, 1993). Only those cancers occurring three or more times in at least one of the time periods evaluated in the study area between 1992 and 2001 were included in this analysis. The cancer sites that occurred three or more times are as follows:

All sites
Prostate
Colon excluding rectum
Urinary bladder
Lung and bronchus
Female breast

DISCUSSION

Exposure Pathway Analysis

To determine whether nearby residents are being exposed to high levels of PM_{10} and fugitive dust at this site, EEP and ATSDR evaluate the environmental and human components that make up a human exposure pathway. An exposure pathway consists of five elements (ATSDR 1992b):

(1) a source of contamination;
(2) transport through an environmental medium;
(3) a point of exposure
(4) a route of human exposure; and
(5) a receptor population.

ATSDR categorizes an exposure pathway as either *completed*, *potential* or *eliminated*. In *completed* exposure pathways, all five elements exist to indicate that exposure to a contaminant has occurred in the past, is occurring, or will occur in the future. In *potential* exposure pathways, at least one of the five elements has not been confirmed, but may exist. Exposure to a contaminant could have occurred in the past, could be occurring, or could occur in the future. An exposure pathway can be *eliminated* if at least one of the five elements is missing and will never be present (ATSDR 2005).

There is one completed exposure pathway for residents living near the Brigham City Sand and Gravel pits sites: respirable dust inhalation. Elements of the completed exposure pathway are

described below.

Completed Exposure Pathway: respirable dust inhalation

Exposure element

1) a source of contamination.....dust released from sand and gravel pit operations
2) transport through environmental medium.....airborne dust
3) a point of exposure.....contact with airborne dust
4) a route of human exposure.....inhalation
5) a receptor population.....residents of Brigham City

A completed pathway of exposure to airborne respirable dust is found due to the proximity of residential homes to the sand, gravel and asphalt operations in Brigham City. Air Monitoring data indicates low levels of airborne respirable dust (PM_{10}) and moderate levels of TSP in the residential areas near the sand and gravel pits of Brigham City. Examples of this exposure pathway include children playing outside or a resident working in their yard. The dust inhalation pathway existed in the past and because the site is residential and the since the sand and gravel operations plan to continue for the foreseeable future, it is also a current and future exposure pathway.

Respirable Particulates (PM_{10})

Respirable particulates or PM_{10}, refers to particulate matter with an aerodynamic diameter of 10 microns or less. These respirable particulates are of health concern since they can evade the body's natural defenses (nose, mouth, trachea) and accumulate in the lungs causing respiratory problems. Health effects shown by epidemiology studies to be statistically related to ambient PM_{10} exposures include increased mortality (especially for the elderly and those with preexisting cardiopulmonary conditions), increased hospital admissions, respiratory symptom rates and decrements in lung function [Harris, 2000]. Possible health effects in humans and animals related to PM_{10} include respiratory symptoms, inflammation, changes in mucociliary clearance of particles, decrement in lung function, and morphologic changes in lung tissue. These effects could contribute to pulmonary or cardiopulmonary events that could result in PM_{10} associated mortality [Rom, 1998].

Ambient (outdoor) levels of PM_{10} are regulated by the EPA. The 24-hour ambient air standard is 150 micrograms per cubic meter of air sampled (150 $\mu g/m^3$) and the annual standard is set at 50 $\mu g/m^3$. Sampling for respirable particulates was done in 1997, 1998, 1999, and recently in 2004.

In 1997, air monitors were set up for sampling of PM_{10} at two sites in the vicinity of the sand and gravel pits. The sites were selected based upon citizen complaints and proximity to the main haul roads. A total of eight PM_{10} samples were collected from July 26th to August 6th. The average 24-hour concentration of these samples was 14 ug/m^3, which is less than one-tenth of the EPA ambient standards of 150 $\mu g/m^3$. The highest recorded 24-hour sample of PM_{10} in 1997 was 21 $\mu g/m^3$.

In 1998 sampling for PM_{10} was performed at a single site located near Box Elder Junior High School. Thirteen PM_{10} samples were collected September 4th through November 4th, with an average 24-hour concentration of 14 $\mu g/m^3$ and a highest 24-hour recorded sample of 32 $\mu g/m^3$. None of the samples taken violated EPA standards or appeared to pose a threat to public health.

In 1999 three sites were chosen for PM_{10} sampling. Again these sites were selected due to citizen complaints on locations of heavy fugitive dust and proximity to the major truck haul roads. A total of 28 PM_{10} samples were collected during September 21st through October 23rd of 1999. The average 24-hour concentration was 32 $\mu g/m^3$ and the highest recorded 24-hour sample was 63 $\mu g/m^3$. Sampling did not violate EPA standards or appear to pose a threat to public health.

The most recent sampling was conducted in the summer of 2004 in response to a petition letter from the Brigham City Council. Sampling for PM_{10} was conducted at a single site located at 765 Eliason Ave. (50 north) from July 7th to September 29th. This site was located to measure representative dust exposures of citizens living near the Staker Parson and Brigham City pits. A total of 16 PM_{10} samples were collected. The average 24-hour concentration was 27 $\mu g/m^3$ and a highest recorded 24-hour sample was 68 $\mu g/m^3$. None of the samples showed concentrations in violation of federal ambient air standards. The gravel pits did not appear to emit high enough levels of inhalable particulates to pose a threat to general public health in the area. Complete sampling results are summarized in Appendix C, Tables 1-5.

Monitoring and sampling data showed that average and high concentrations of PM_{10} were well below EPA's 24-hour average ambient air standard of 150 $\mu g/m^3$. However, this guideline may not completely protect sensitive populations such as those with asthma or bronchitis from exposures to short-term peak levels that could cause respiratory difficulty.

The total respirable dust concentrations are below the health-based EPA guidelines. None of the samples collected for PM_{10} in Brigham City were in violation of EPA standards and there is no indication of a threat to public health.

Total Suspended Particulates (TSP)

Total suspended particulates (TSP) or fugitive dust, refers to the particulate concentration of particles of all sizes, but generally consists of particles whose average aerodynamic diameter is about 40 microns. These larger particles are filtered out by the body's respiratory system before they can enter the lungs. These particulates are a nuisance, but do not pose the health concern as the previously discussed smaller sized particles such as PM_{10}. Until 1987, EPA had regulations for TSP of 260 $\mu g/m^3$ for 24-hour averages and 75 $\mu g/m^3$ for annual averages. In 1987, the EPA developed more specific guidelines based on PM_{10}. Due to the more protective regulation of PM_{10}, TSP is no longer regulated by the EPA and the former standards to regulate TSP are no longer enforceable. However, for this assessment, the former EPA standard of 260 $\mu g/m^3$ is used as a comparison and guideline in evaluating TSP monitoring results. Similar to the PM_{10}, sampling for TSP was conducted in 1997, 1998, 1999, and 2004.

In 1997 sampling for TSP was done at three different sites in the vicinity of the sand and gravel pits. Locations were specifically chosen due to citizen complaints and proximity to truck haul roads. A total of 33 TSP samples were collected from August 8th to October 1st. The average 24-hour concentration of these samples was 56 $\mu g/m^3$ and the highest 24-hour recorded sample was 349 $\mu g/m^3$. Moderate to high levels of TSP were observed in a few of the samples collected. One TSP exceedance of the former TSP benchmark was observed.

In 1998 four sites were chosen for TSP sampling. These sites were chosen to show levels of fugitive dust exposure of those nearest to the source and to sample levels along major truck haul routes. A total of 48 samples were collected from September 4th to November 4th. The average 24-hour TSP concentration was 65 $\mu g/m^3$ and the highest 24-hour recorded sample was 232 $\mu g/m^3$. Moderate levels of TSP were found near the truck access to the Parson pit, but lower levels were observed at the other sites. There were no exceedances of the former TSP benchmark in 1998.

In 1999 three sites were selected for TSP sampling. City officials assisted DAQ in selecting sampling sites of heavy truck traffic and locations of heavy fugitive dust. A total of 44 samples were collected in August 17th through November 19th. The average 24-hour TSP concentration was 105 $\mu g/m^3$ and the highest 24-hour sample was recorded at 238 $\mu g/m^3$. Sampling indicated moderate to high levels of TSP near the entrance to the Parson pit and low to moderate levels along routes of truck hauling sand and gravel. There were no exceedances to the previous EPA standards.

In response to further complaints by the residents of Brigham City and a petition from the Brigham City Council, further TSP sampling was conducted during the summer of 2004. Five sites, including one indoor site, were selected based upon complaints of heavy dust and proximity to the sand and gravel operations. A total of 108 samples were collected from May 18th through September 29th. The average 24-hour TSP concentration was 64 $\mu g/m^3$ and the highest 24-hour recorded sample was 329 $\mu g/m^3$. Two exceedances of the TSP benchmark standards were observed.

Sampling by DAQ indicates that the dust emitted from the sand, gravel, and asphalt operations is principally TSP (as determined by comparing TSP and PM_{10} results). The potential for high TSP remains due to occasional strong winds characteristic of the area. Although TSP should pose no health risk to the general population, sensitive populations such as those with preexisting respiratory disease may be affected. The analytical results are presented in Appendix C, Graph 1.

Sampling results show that fugitive dust poses more of a problem in Brigham City than finer particulates. Rarely did the sampling for TSP rise above former EPA standards, however the potential for high TSP exposure to residents exists due to high winds (>20 mph). More testing is needed to determine if respirable silica (i.e., quartz, crystobalite, tridymite) is at safe levels.

Sensitive Groups

Although there does not appear to be a threat to the general population, certain populations may be more sensitive to PM_{10} and TSP levels. These sensitive groups include the elderly, individuals with cardiopulmonary diseases such as asthma and children [Harris, 2000]. However, the Clean Air Act and National Ambient Air Quality Standards (NAAQS) requires consideration of sensitive population groups, in this case citizens with bronchial asthma or emphysema who are exposed to the ambient environment through daily activity [Rom, 1998]. So the EPA standards set for PM_{10} are set to be protective of those sensitive populations as well as the general public.

Respiratory Illness Evaluation

Utah's IBIS-PH was used to evaluate the occurrence of respiratory illness in Brigham City. The query was performed for the smallest area available, Brigham City. However, due to the small area and numbers, no rates could be calculated; therefore, there is no indication of high rates of respiratory illness in Brigham City.

Cancer Rates

None of the cancers evaluated in Brigham City were significantly elevated when compared to the state of Utah. Standardized incidence ratios and incidence rates for the cancers evaluated are presented in Appendix D.

Cancer Risk Factors

Cancer is a name applied to many diseases with many different causes. Cancers are very common. Nearly half of all men and one-third of all women in the U.S. population will develop cancer at some point in their lives and 22 percent of the population will eventually die of cancer (ACS 2004). Statistically, it is normal for cancer rates to fluctuate in smaller communities. Some years the rates are higher, other years lower, eventually the rates tend to balance out over time.

When a subset of the population is found to have an increased rate of cancer, there are no definitive tests to determine which of the cancer cases are due to the unique risk factors present in that population and which cases are due to the background risk factors or genetic factors present in the general population. Therefore, if the expected rate of a particular cancer in the general population is 100 cases and a particular occupational group is found to have 120 cases, no test currently can determine which 20 individuals developed the disease due to the specific risks associated with their profession (or environmental exposures) and which 100 would have occurred anyway. Characterizing types of cancers, cancer rates, and determining causal relationships to environmental exposures without exposure measurements or data is difficult because people live and work in many environments and are exposed to complex mixtures of toxic pollutants at home, at work, and in the ambient environment.

Lung & Bronchial

Smoking is by far the leading risk factor of lung cancer. Passive smoking is also a risk factor. Exposure to radon and asbestos are factors leading to lung cancer, however, smoking in addition to these exposures greatly increases the cancer causing effects of asbestos and radon. Cancers of the lung are elevated after radiotherapy for Hodgkin's disease. Excess lung cancers of all types have been reported from military exposures to atomic and thermonuclear weapons. Smoking and radiation exposure also appear to have an additive effect on lung cancer. Occupational lung cancer may result from exposure to inorganic arsenic compounds (insecticides, pesticides, smelter workers, tin miners). The risk of lung cancer, mesothelioma, and asbestosis is increased in various asbestos industries, including mining, milling, textile, gas mask, friction products, insulation, shipyard, and cement workers. A high risk of lung cancer was reported in workers exposed to bis(chloromethyl)ether (BCME). Risk appears to decrease following cessation of exposure, suggesting that the chemical may affect late as well as early stages of carcinogenesis (Schottenfeld & Fraumeni, 1996). An excess of lung cancer has been reported among persons with high dietary intake of foods rich in fat and cholesterol. Other risk factors implicated in lung and bronchus cancer are exposure to asbestos, coal gas, nickel, polycyclic hydrocarbons, chromium, arsenic (Shottenfeld and Fraumeni 1996), chlormethyl ethers (Gowers et al 1993), radon (Archer et al 1973), miners (arsenic, asbestos and coal) (Ames et al 1983, McDonald and McDonald 1987, Taylor et al 1989) and uranium (UCR 2000). Risk increases when exposure to these contaminants occurs in conjunction with cigarette smoking. Tuberculosis has also been identified as a risk factor for lung and bronchus cancer (Zheng et al 1987). Lung cancer may also be connected with breathing vinyl chloride over long periods (ATSDR 1997). In a study of workers exposed to dry cleaning solvents (carbon tetrachloride, TCE, and PCE) an excess of lung cancer was observed (Blair et al 1979). Some studies have suggested a possible association between respiratory cancer with TCDD exposures (NTP 2001).

More than 2 percent of the population in Utah will be affected with lung and bronchial cancer in their lifetime (UCR 1996).

Urinary Bladder

Bladder cancer has been associated with lifestyle factors, medical procedures, and occupational exposures. Cigarette smoking is well established as a cause of bladder cancer. Overall, smokers appear to have two to three times the risk of nonsmokers.

Ionizing radiation causes bladder cancer. Women receiving pelvic radiation and radioactive iodine experienced a higher risk of bladder cancer. Consumption of chlorinated drinking water is also associated with increased risk for bladder cancer compared to drinking non-chlorinated ground water (Schottenfeld & Fraumeni, 1996).

Occupational risk factors for bladder cancer have been associated with dyestuffs workers, dye users, aromatic amine manufacturing workers, rubber workers, leather workers, painters, truck drivers, aluminum workers, and increased risk has also been reported for many other

occupational groups. Dye workers and aromatic amine manufacturing workers are exposed to 2-naphthalamine and benzidine. A positive trend in bladder cancer mortality was seen with increasing duration of employment. Rubber workers are also exposed to 2-naphthalamine either during manufacturing or as a product of metabolization of phenyl-B-naphthalamine. Specific exposures to leather workers and truck drivers were not identified. Painters may be exposed to benzidine, polychlorinated biphenyls, formaldehyde, asbestos, benzene, dioxin, and methylene chloride. Coal tar-pitch volatiles emitted from the anodes in the Soderberg electrolytic reduction process may be responsible for the observed bladder cancer excess (Schottenfeld & Fraumeni, 1996).

Colorectal Cancer

The factors involved in the etiology of colorectal cancer are genetics (familial history), polyps in the colon, ulcerative colitis, a history of inflammatory bowel disease and a diet high in fat and low in fiber has been considered the most important environmental risk factors (ACS, 1991). Rates are consistently higher in males than in females, for unknown reasons. Currently more than 3 percent of Utahns will be affected in their lifetime (UCR, 1996).

Prostate

In examining prostate cancer, we find that age is a major risk factor. This form of cancer is frequent among older men and its occurrence increases with age. The highest rates in prostate cancer have been recorded among the black population in the United States. Only in Utah do rates for this largely white population exceed those for a U.S. black population; reasons are unknown (Shottenfeld and Fraumeni, 1996). Prostate cancer is the most common cancer in Utah males. Currently nearly 6 percent will develop prostate cancer in their lifetimes. Other than age and race, the definitive etiology of prostate cancer remains elusive (UCR, 1996).

Breast Cancer

Breast cancer is the most common site of cancer among females (incidence and death) in the state of Utah. Currently more than 10 percent of Utah females will be affected in their lifetime (UCR, 1996). The most important demographic risk factor for female breast cancer is age. Hormones are also a factor in the female breast cancer etiology. Epidemiologic and experimental evidence suggests that estrogen makes an essential contribution to the development of breast cancer (Shottenfeld and Fraumeni, 1996). The risk of an American woman developing breast cancer during her lifetime is approximately 11%, with approximately 3-4% dying of the disease. Several factors appear to increase the risk of developing breast cancer, including family history, reproductive history, diet, hormone usage, and radiation exposure. Despite the recognition of these risk factors, approximately 70% of the women who develop breast carcinomas do not have any of these identifiable risk factors (Shottenfeld and Fraumeni, 1996, and Armstrong et al., 2000).

Breast cancer is presently the most common type of malignancy diagnosed among women in Utah and the United States. However, incidence rates for breast cancer among women in Utah

are approximately 10-15 percent lower than comparable nationwide rates (UCR 2000). It is also interesting to note that Utah women are less likely than women nationwide to have had a mammogram. In 1999, for example, approximately 67 percent of women 40 years of age and older reported ever having had a mammogram, compared with 74 percent of women nationwide (UCR 2000).

Study Limitations

The main area of study and sampling was conducted around the largest sand and gravel pit, Staker Parsons. A second operation, Brigham Sand and Gravel, is located on the east extremity of Staker Parsons and may be included in the sampling. Air sampling for Fife Rock Products was limited. Also, composition of the particulate matter collected was not analyzed for crystalline silica or heavy metals. In addition, sampling for VOCs and PAHs were not conducted. VOCs and PAHs can be released from asphalt production facilities and may lead to adverse health effects. $PM_{2.5}$ values were not measured; these "fine particles" can penetrate deeper into the lung and may lead to adverse health effects.

Utah's IBIS-PH was used to evaluate the occurrence of respiratory illness in Brigham City. The query was performed for the smallest area available, Brigham City. However, due to the small area and numbers, no rates for respiratory illness could be calculated.

CHILDREN'S HEALTH CONSIDERATIONS

ATSDR and the EEP recognize the unique vulnerabilities of infants and children. Children are at greater risk than adults from some environmental hazards. Children are more likely to be exposed to contaminants because they play outdoors, often bring food into contaminated areas, and are more likely to come into contact with dust and soil. Also, because their bodies are still developing, children can sustain permanent damage if toxic exposures to some contaminants occur during critical growth stages. Children's health was considered as part of this health consultation.

Although vapors released from the production of asphalt were not analyzed, children living near the asphalt operations in Brigham City may be exposed to airborne contaminants released by the asphalt production plant. Children may be more sensitive to the development of adverse health outcomes from this exposure. Children are still in their development phase and may not have developed some of the protective physiological mechanisms present in adults and may be more sensitive to the toxic effects of some of the compounds. In addition, children, who are smaller and have a higher rate of respiration, will receive higher doses of airborne contaminants relative to their body weight as compared to an adult exposed to the same concentration.

CONCLUSIONS

Residents of Brigham City who live near the Brigham City Sand and Gravel operations sites are exposed to airborne dust emissions.

Based on the data available, concentrations of Total Suspended Particulates (TSP) and respirable dust (PM_{10}) detected in ambient air samples from Brigham City pose no apparent public health hazard to the general population.

None of the cancers evaluated in Brigham City were significantly elevated when compared to the state of Utah. Due to the small area and numbers of cases, no rates for respiratory illness could be calculated.

RECOMMENDATIONS

UDOH recommends additional air sampling be conducted in Brigham City in residential areas near the asphalt production facilities during the summer months at a low height closer to the breathing zone of children and adults. EEP recommends that sampling should be done for VOCs, PAHs, semi-volatiles, carbon monoxide, nitrogen oxides and sulfur dioxides in Brigham City. In addition, since no analysis of the dust for crystalline silica was conducted, the EEP also recommends that an analysis for crystalline silica (total and respirable) in the dust be performed.

PUBLIC HEALTH ACTION PLAN

The UDOH will collaborate with DAQ to identify and obtain available resources to conduct additional air sampling and analysis of the samples. UDOH will evaluate the public health implications of any additional air sampling data.

The UDOH will continue to monitor cancer rates in Brigham City to assess if rates are increasing in residents living near gravel and asphalt production sites.

The UDOH will provide copies of this health consultation to residents living near the sites, and will provide residents with results of any additional investigations conducted by the UDOH.

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CERTIFICATION

This Health Consultation, **Brigham City Sand and Gravel Pits, Brigham City, Box Elder County, Utah**, was prepared by the Utah Department of Health, Environmental Epidemiology Program under a cooperative agreement with the Agency for Toxic Substances and Disease Registry (ATSDR). It is in accordance with approved methodology and procedures existing at the time the health consultation was begun. Editorial review was completed by cooperative agreement partner.

Charisse J. Walcott

Charisse Walcott
Technical Project Officer, DHAC, ATSDR

The Division of Health Assessment and Consultation, ATSDR, has reviewed this Health Consultation and concurs with its findings.

Greg V. Ulmer for AY

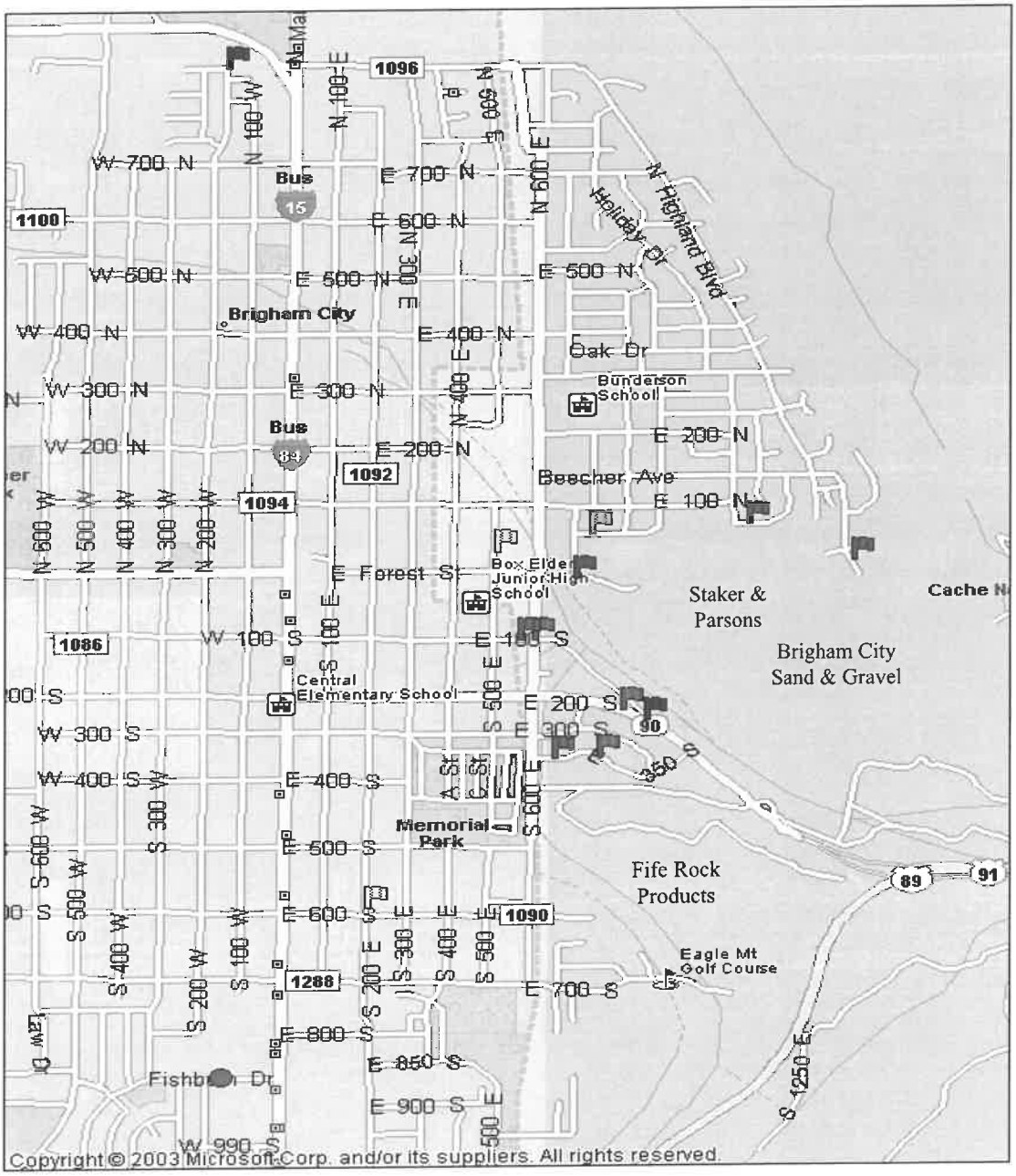
Alan Yarbrough
Cooperative Agreement Team Leader, DHAC, ATSDR

APPENDICES

Appendix A - Maps

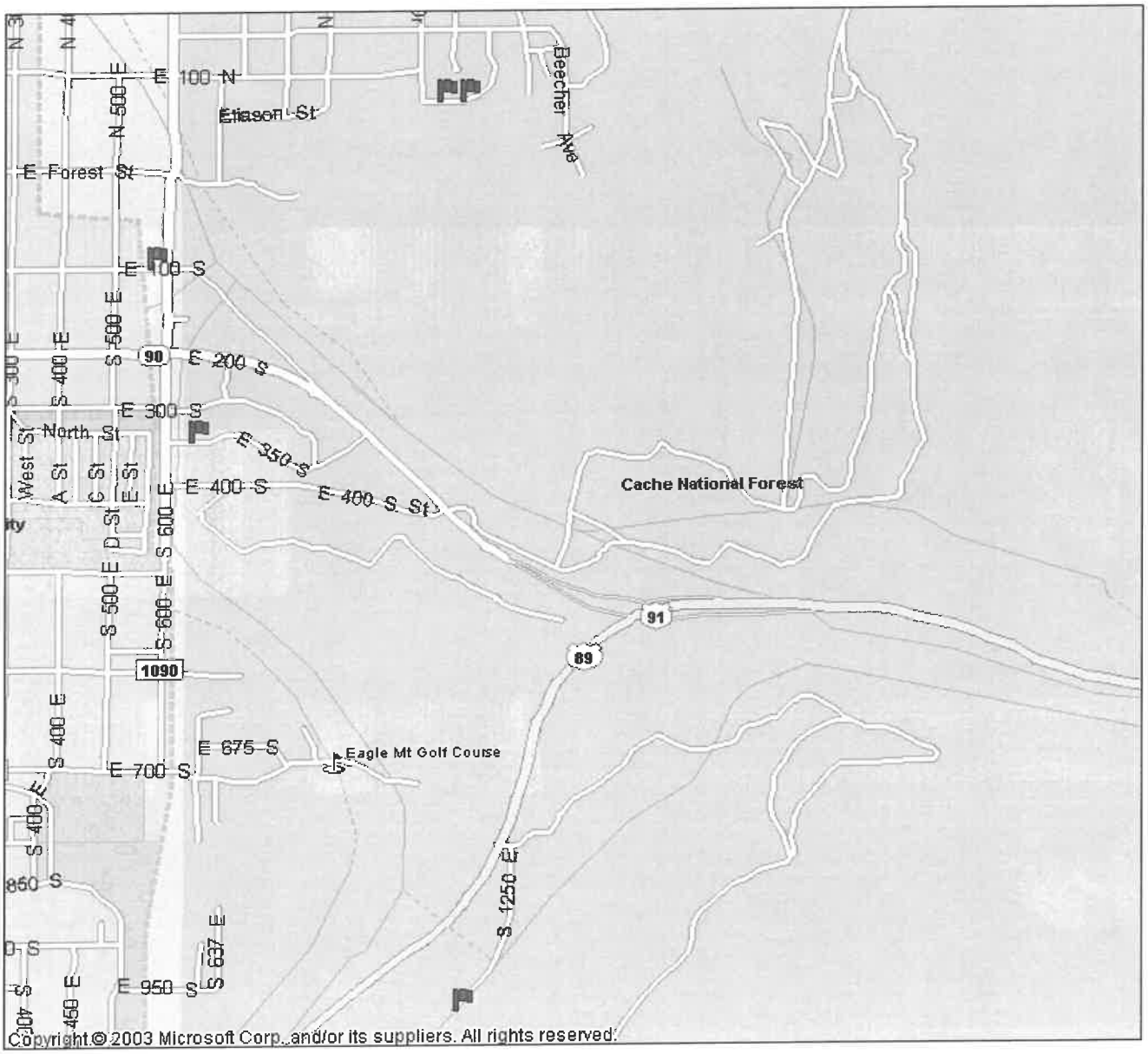
Figure 1.Aerial view of Brigham City and Sand and Gravel Pits

Figure 2.Air Sampling Locations in Brigham City, Box Elder County, Utah. 1997, 1998, 1999 & 2004



Sampling Site Locations
Red flag = 2004 sampling site
Dark Blue flag = 1999 sampling site
Purple flag = 1998 & 1999 sampling sites
Light blue flag = 1998 & 2004 sampling site
Yellow flag = 1998 sampling site
Green flag = 1997 sampling site
Red dot = wind monitoring station

Locations of Air Monitoring Sites
Brigham City, UT
May – September, 2004



Red Flag = 2004 Sampling Site Locations

Appendix B - Statistical Calculations

STATISTICAL CALCULATIONS

Age-Adjustment Method (Standardized Incidence Ratios)

Standardized Incidence Ratios (SIR) were calculated using a statistical method applicable to both the direct and indirect age-adjustment or standardization methods. This method uses the age distribution of each population group and the age-specific rates for the standard population (state of Utah) to calculate the expected number of cancer cases if the rates of disease were constant as in the standard population. The observed number of incidences is then compared (divided) with the expected number of incidences in the study population (census tract 9607.02) and a ratio is derived, referred to as the SIR.
The formula for this ratio = $\Sigma p_{ia} n_{ia} / \Sigma p_{is} n_{ia}$

Where: a = area chosen as the study area (census tract 9607.02)
s = area chosen as a reference standard (state of Utah)
n_{ia} = number of individuals in ith class of study area
n_{is} = number of individuals in ith class of reference standard area
x_{ia} = number of cases in ith age class of area a (similarly for s)
$p_{ia} = x_{ia}/n_{ia}$ = incidence rate in ith age class of area a (similarly for s)

(Harold A. Kahn and Christopher T. Sempos, "Statistical Methods in Epidemiology", Oxford University Press, 1989, pp 85-136.)

The confidence interval for the SIR is the range of values for a calculated SIR with a specified probability (95%) of including the true SIR value:

$$\frac{\left[\sqrt{n} \pm (1.96 \times 0.5)\right]^2}{x}$$

Where n is the Number of Observed.
x is the Number of Expected.

(Frumkin, H., Kantrowitz, W. (1987) Cancer Clusters in the Workplace: An Approach to Investigation. *Journal of Occupational Medicine,* Vol. 29 (No. 12):949-952.)

The confidence interval is used as a surrogate test of statistical significance (p-value). Both the p-value function and the spread of the function can be determined from the confidence interval. The difference between the observed versus the expected is considered significant if the confidence interval for the SIR does not include one (1.0) and if the SIR is greater than one (1.0).

(Rothman KJ. Greenland S, 1998. Modern Epidemiology. Lipincott-Raven Publishers. pp. 189-191)

Appendix C - Air Sampling Data

Table 1. Four-Year Air Sampling Comparison in Brigham City, Box Elder County, Utah: 1997, 1998, 1999 & 2004

	1997	1998	1999	2004
No. Sample Sites	3	4	3	5
No. PM_{10} Samples	8	13	28	16
Mean PM_{10} Conc. (24-hr)	14 $\mu g/m^3$	14 $\mu g/m^3$	32 $\mu g/m^3$	27 $\mu g/m^3$
Highest PM_{10} Conc. (24-hr)	21 $\mu g/m^3$	32 $\mu g/m^3$	63 $\mu g/m^3$	68 $\mu g/m^3$
No. PM_{10} violations	0	0	0	0
No. TSP samples	33	48	44	108
Average TPS Conc. (24-hr)	56 $\mu g/m^3$	65 $\mu g/m^3$	105 $\mu g/m^3$	64 $\mu g/m^3$
Highest TSP Conc. (24-hr)	349 $\mu g/m^3$	232 $\mu g/m^3$	238 $\mu g/m^3$	329 $\mu g/m^3$
No. TSP Exceedances	1	0	0	2
EPA Comparison Values: PM10 -The 24-hour ambient air standard is 150 $\mu g/m^3$ TSP- The former 24-hour ambient air standard was 260 $\mu g/m3$				

Table 2. Total Suspended Particulates (TSP) and Respirable Particulates (PM_{10}) Detected During Sampling Events in Brigham City, Box Elder County, May-Sept. 2004.

Date	Max. 1-hr. wind gust (mph)	Prevailing Wind Direction	Sampling Locations: TSP Level Detected (µg/m3)					PM_{10} Level Detected (µg/m3)
			765 E. Eliason	1118 E. Eliason	20 No. 1250 East	350 So. 738 E.	100 So. 525 E.	765 E. Eliason
18-May-04	18.8	0	59	74	Not set up	Not set up	Not set up	
20-May-04	17.4	0	58	53	37	38	Not set up	
26-May-04	13.7	3	Void-battery	29	14	Filter torn	16	
02-Jun-04	13.1	1	3	Not accessible	10	12	Void-battery	
04-Jun-04	15.3	0	87	Not accessible	59	215	110	
08-Jun-04	21.6	0	**329**	114	**294**	90	Void-battery	
15-Jun-04	15.2	1	32	Not accessible	24	235	176	
23-Jun-04	8.3	0	61	23	46	20	41	
25-Jun-04	10.2	0	56	39	44	139	62	
28-Jun-04	22.4	3	40	39	41	Void-battery	130	
07-Jul-04	18.0	4	98	117	Sampler Removed	63	24	33
13-Jul-04	12.4	3	120	Not accessible		55	136	18
15-Jul-04	14.9	0	69	14		35	116	Void-battery
20-Jul-04	14.3	3	15	18		227	37	20
27-Jul-04	10.1	0	165	33		54	57	68
29-Jul-04	10.7	0	160	51		32	60	42
04-Aug-04	14.3	3	108	18		9	38	27
10-Aug-04	5.9	3	208	22		57	54	58
12-Aug-04	12.9	0	43	28		51	72	Filter torn
25-Aug-04	16.0	3	39	40		95	52	9
31-Aug-04	10.2	3	84	20		31	19	26
02-Sep-04	15.2	1	95	44		164	37	32
08-Sep-04	9.1	3	90	55		33	16	40
14-Sep-04	12.0	3	11	17		29	23	10
23-Sep-04	6.7	0	31	Not accessible		10	18	5
25-Sep-04	7.7	0	44	32		11	20	8
27-Sep-04	14.1	0	34	22		48	73	12
29-Sep-04	9.3	1	41	29		17	28	17

Entries in **bold** indicate levels that exceed the corresponding CV.

Table 3. Average Dust and Respirable Particulates Detected During Sampling Events in Brigham City, Box Elder County; 1997, 1998, 1999 & 2004.

Dust and Silica	Comparison Value (CV) ($\mu g/m^3$)	CV Source	Average Level Detected ($\mu g/m^3$) Year of Sampling ‡ (approximately 24-hour samples)			
			1997	1998	1999	2004
Average TSP	260	EPA TSP	56	65	105	64
Respirable Dust	150	EPA PM-10 STD	14	14	32	27

‡ During each year of sampling we collected two types of samples: 1) total suspended particulates (TSP), and 2) respirable dust (PM_{10}).
EPA TSP = Former EPA Standard for Total Suspended Particulates [EPA, 1998]
EPA PM-10 STD = EPA Standard for 10 micron Particulates [EPA, 1998]

Table 4. Highest Concentration of Dust and Respirable Particulates Detected During Sampling Events in Brigham City, Box Elder County; 1997, 1998, 1999 & 2004.

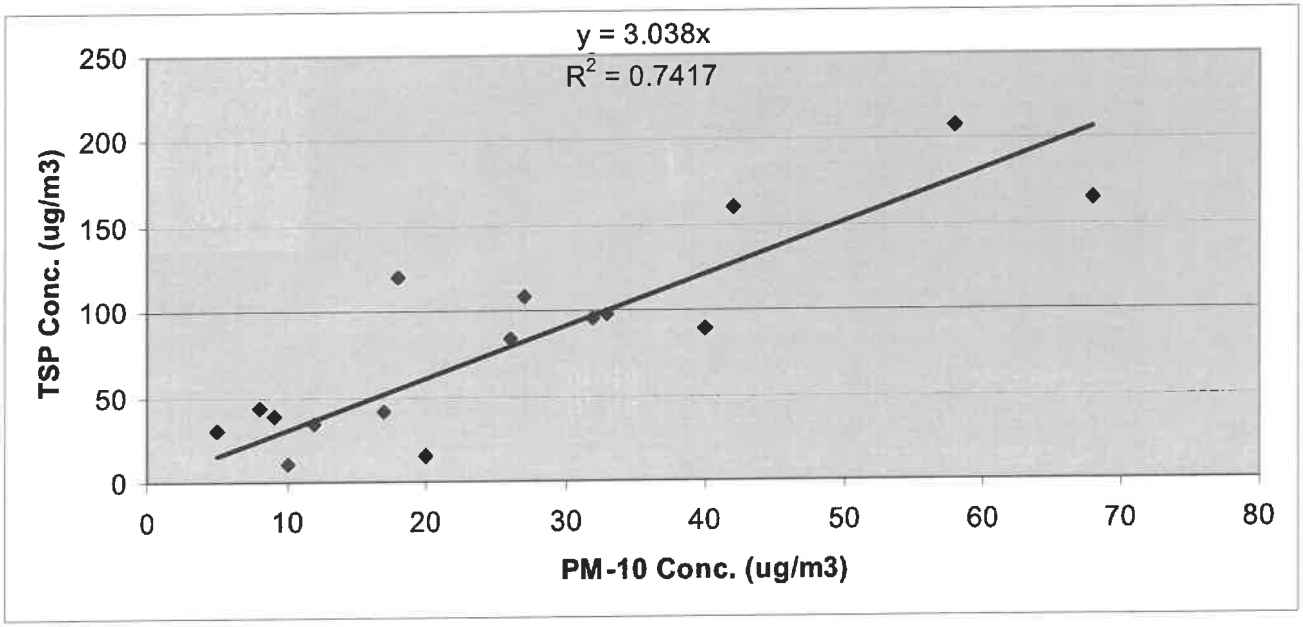
Dust and Silica	Comparison Value (CV) ($\mu g/m^3$)	CV Source	Highest Level Detected ($\mu g/m^3$) Year of Sampling ‡ (approximately 24-hour samples)			
			1997	1998	1999	2004
Average TSP	260	EPA TSP	349	232	238	329
Respirable Dust	150	EPA PM-10 STD	21	32	63	68

‡ During each year of sampling we collected two types of samples: 1) total suspended particulates (TSP), and 2) respirable dust (PM_{10}).
EPA TSP = Former EPA Standard for Total Suspended Particulates [EPA, 1998]
EPA PM-10 STD = EPA Standard for 10 micron Particulates [EPA, 1998]

Table 5. Comparison of Total Suspended Particulates and Respirable Dust at Co-Located at 765 Eliason, Brigham City, Box Elder County, Utah

	PM_{10} ($\mu g/m^3$)	TSP ($\mu g/m^3$)
07-Jul-04	33	98
13-Jul-04	18	120
20-Jul-04	20	15
27-Jul-04	68	165
29-Jul-04	42	160
04-Aug-04	27	108
10-Aug-04	58	208
25-Aug-04	9	39
31-Aug-04	26	84
02-Sept-04	32	95
08-Sept-04	40	90
14-Sept-04	10	11
23-Sept-04	5	31
25-Sept-04	8	44
27-Sept-04	12	34
29-Sept-04	17	41
EPA Comparison Values: PM10 -The 24-hour ambient air standard is 150 $\mu g/m^3$ TSP- The former 24-hour ambient air standard was 260 $\mu g/m3$		

Graph 1. Comparison of TSP vs. PM-10 at Co-Located Site
Brigham City, Box Elder County, Utah
May-Sept. 2004



Appendix D - Cancer Data

Presented are the number of observed cases, the number of expected cases, the Standardized Incidence Ratios, and 95 percent confidence intervals for cancer in census tract 9607.02 (Brigham City - 2000 Census) for each of the periods analyzed. The state of Utah was selected as the comparison population. Cancers presented are: *All sites, colon, breast, prostate, bladder and lung.*

The criteria established for determining a statistical significant difference in observed cases involved two statistical methods:
1. A Standardized Incidence Ratio greater than one (1.0).
2. A 95 percent confidence interval with limits that do not include one.

SIR means a Standardized Incidence Ratio.

Table 1. Five-year running statistical averages for the observed and expected number of cases, Standardized Incidence Ratios (SIR), Confidence Intervals (CI) (upper and lower 95% limits), and incidence rates (study and comparison) are presented for cancer from **All sites** in census tract 9607.02 (Brigham City) and Utah from 1992 – 2001 (2000 Census).

Five Year Periods	Observed Cases	Expected Cases	SIRs	Lower 95% CI	Upper 95% CI	Brigham City Rates	Utah Rates
1992 - 96	27	33	0.83	0.55	1.21	315.69	409.29
1993 - 97	23	32	0.72	0.46	1.08	269.15	405.17
1994 - 98	24	32	0.75	0.48	1.12	283.68	400.53
1995 - 99	31	32	0.96	0.65	1.36	383.07	403.83
1996 - 00	33	32	1.02	0.70	1.43	417.29	403.08
1997 - 01	38	32	1.17	0.83	1.61	482.63	402.48

Data Source: Utah Cancer Registry, 2001.
Incidence rates (study & comp) are the number of cases per 100,000 person years and are age-adjusted to U.S. 2000 standard population.

Table 2. Five-year running statistical averages for the observed and expected number of cases, Standardized Incidence Ratios (SIR), Confidence Intervals (CI) (upper and lower 95% limits), and incidence rates (study and comparison) are presented for **Colon** cancer in census tract 9607.02 (Brigham City) and Utah from 1992 – 2001 (2000 Census).

Five Year Periods	Observed Cases	Expected Cases	SIRs	Lower 95% CI	Upper 95% CI	Brigham City Rates	Utah Rates
1992 - 96	2	2	0.83	0.09	3.00	24.79	30.34
1993 - 97	2	2	0.85	0.10	3.08	24.93	29.69
1994 - 98	2	2	0.82	0.09	2.97	25.74	30.79
1995 - 99	3	2	1.26	0.25	3.67	38.36	30.21
1996 - 00	3	2	1.26	0.25	3.67	38.04	30.28
1997 - 01	3	2	1.29	0.26	3.76	37.72	29.57

Data Source: Utah Cancer Registry, 2001.
Incidence rates (study & comp) are the number of cases per 100,000 person years and are age-adjusted to U.S. 2000 standard population.

Table 3. Five-year running statistical averages for the observed and expected number of cases, Standardized Incidence Ratios (SIR), Confidence Intervals (CI) (upper and lower 95% limits), and incidence rates (study and comparison) are presented for **Lung** cancer in census tract 9607.02 (Brigham City) and Utah from 1992 – 2001 (2000 Census).

Five Year Periods	Observed Cases	Expected Cases	SIRs	Lower 95% CI	Upper 95% CI	Brigham City Rates	Utah Rates
1992 - 96	1	3	0.38	0.00	2.13	10.58	32.81
1993 - 97	1	3	0.39	0.01	215	12.88	32.56
1994 - 98	1	3	0.39	0.01	2.17	11.21	32.34
1995 - 99	1	3	0.39	0.01	2.17	11.50	32.43
1996 - 00	2	2	0.81	0.09	2.92	25.47	31.36
1997 - 01	3	2	1.24	0.25	3.62	37.07	30.83

Data Source: Utah Cancer Registry, 2001.
Incidence rates (study & comp) are the number of cases per 100,000 person years and are age-adjusted to U.S. 2000 standard population.

Table 4. Five-year running statistical averages for the observed and expected number of cases, Standardized Incidence Ratios (SIR), Confidence Intervals (CI) (upper and lower 95% limits), and incidence rates (study and comparison) are presented for **Breast** cancer in census tract 9607.02 (Brigham City) and Utah from 1992 – 2001 (2000 Census).

Five Year Periods	Observed Cases	Expected Cases	SIRs	Lower 95% CI	Upper 95% CI	Brigham City Rates	Utah Rates
1992 - 96	1	5	0.21	0.00	1.19	13.06	61.23
1993 - 97	1	5	0.21	0.00	1.18	13.01	61.57
1994 - 98	2	5	0.41	0.05	1.50	24.08	62.68
1995 - 99	5	5	1.02	0.33	2.38	65.80	63.07
1996 - 00	6	5	1.22	0.45	2.66	77.1	63.24
1997 - 01	5	5	1.00	0.32	2.34	64.38	63.95

Data Source: Utah Cancer Registry, 2001.
Incidence rates (study & comp) are the number of cases per 100,000 person years and are age-adjusted to U.S. 2000 standard population.

Table 5. Five-year running statistical averages for the observed and expected number of cases, Standardized Incidence Ratios (SIR), Confidence Intervals (CI) (upper and lower 95% limits), and incidence rates (study and comparison) are presented for **Prostate** cancer in census tract 9607.02 (Brigham City) and Utah from 1992 – 2001 (2000 Census).

Five Year Periods	Observed Cases	Expected Cases	SIRs	Lower 95% CI	Upper 95% CI	Brigham City Rates	Utah Rates
1992 - 96	7	7	0.95	0.38	1.96	83.81	90.09
1993 - 97	6	7	0.89	0.32	1.93	68.45	83.64
1994 - 98	6	6	0.94	0.34	2.05	69.95	79.63
1995 - 99	6	6	0.94	0.34	2.04	71.26	80.47
1996 - 00	7	6	1.09	0.44	2.25	89.07	81.06
1997 - 01	7	6	1.09	0.44	2.25	92.24	81.48

Data Source: Utah Cancer Registry, 2001.
Incidence rates (study & comp) are the number of cases per 100,000 person years and are age-adjusted to U.S. 2000 standard population.

Table 6. Five-year running statistical averages for the observed and expected number of cases, Standardized Incidence Ratios (SIR), Confidence Intervals (CI) (upper and lower 95% limits), and incidence rates (study and comparison) are presented for **Bladder** cancer in census tract 9607.02 (Brigham City) and Utah from 1992 – 2001 (2000 Census).

Five Year Periods	Observed Cases	Expected Cases	SIRs	Lower 95% CI	Upper 95% CI	Brigham City Rates	Utah Rates
1992 - 96	0	1	0.00	0	2.72	0.00	14.63
1993 - 97	1	1	0.75	0.01	4.16	10.88	16.78
1994 - 98	1	1	1.73	0.01	4.04	11.21	17.29
1995 - 99	2	1	1.40	1.16	5.06	27.44	17.91
1996 - 00	2	1	1.41	0.16	5.10	27.21	17.84
1997 - 01	3	1	2.13	0.43	6.24	39.54	17.74

Data Source: Utah Cancer Registry, 2001.
Incidence rates (study & comp) are the number of cases per 100,000 person years and are age-adjusted to U.S. 2000 standard population.

EXHIBIT "G" – Evaluation of the Impacts to Groundwater Quality

TECHNICAL MEMORANDUM

To: John Wilkes
Idaho Materials and Construction Inc.

cc: Kristin Moore
RMEA

From: Patrick Naylor, P.E., P.G.
Rocky Mtn. Environmental Assoc.

Date: June 3, 2024

RMEA Project No.: 24-0074

Subject: Preliminary Evaluation of Impacts to Groundwater Quality, Proposed Aggregate Pit, Siphon Road, Chubbuck, Idaho

Introduction

Rocky Mountain Environmental Associates (RMEA) performed a preliminary evaluation of the potential for groundwater quality impacts associated with a proposed aggregate source pit (herein, gravel pit) west of Chubbuck, Idaho. The proposed gravel pit would be part of an aggregate source material operation on behalf of Idaho Materials and Constuction (IMC). The proposed pit is located in the SW ¼ of Section 31, Township 5S, Range 35E, immediately northeast of the intersection of N. Laughlan Road and Siphon Road (Subject Property) as shown in Figure 1. The intent of this preliminary evaluation was to determine whether groundwater users from wells in the near vicinity of the proposed gravel pit would be significantly impacted by excavation of the pit during aggregate excavation. Specifically, the potential for quantitative or qualitative impacts was considered in this evaluation.

Sources of information used in this evaluation have included review of well driller reports (well logs) in the vicinity of the proposed pits as obtained from the Idaho Department of Water Resources (IDWR) online database (*https://idwr.idaho.gov/wells/find-a-well-map/*); groundwater flow modeling from the IDWR groundwater model titled Eastern Snake Plain Aquifer Model, version 2 (ESPAM2); information obtained from the Natural Resources Conservation Service (NRCS) online Web Soil Survey (*https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx*); and site location and boundary information provided by IMC. Other sources for general geologic conditions are noted in the Sources section at the end of this document.

Proposed Project Description

IMC proposes to excavate one gravel pit on the Subject Property. The pit would be used as sources of aggregate for construction. As a result of concerns about potential impacts to groundwater quality in wells used by local landowners in the vicinity of the Subject Property, IMC has requested that RMEA perform a preliminary evaluation of potential impacts to wells near the site as a result of proposed operations.

Geography

The Subject Property is located in the Snake River Plain, a flat depression underlain by volcanic rocks, approximately 30 to 60 miles wide, that cuts an arcuate swath across southern Idaho (Christiansen, 2001). The volcanic province, of which the Snake River Plain is a part, extends from the vicinity of Payette, Idaho, near the Oregon border, approximately 150 miles southeast to the vicinity of Twin Falls, and then approximately 190 miles northeast to the vicinity of Ashton, Idaho (located about 50 miles south of West Yellowstone, Montana). The Eastern Snake River Plain is bounded on the southeast by mountains of the Basin and Range province. These mountains consist of upper Precambrian through lower Mesozoic sedimentary rocks; these units were uplifted along normal faults during Neogene and Quaternary tectonism (Kuntz, 1992).

Geology

In the vicinity of the Subject Property, the surface soils are underlain by Michaud Gravel (late Pleistocene age). This geologic unit is comprised of gravel and sand with more sand in the channeled-flow pathways (Othberg, 2002). Based on a review of the cross section included in the Michaud and Pocatello North Quadrangle Geologic Map, basalt bedrock lies at depth near the Subject Property area between approximately 400 and 600 feet below ground surface (bgs).

Hydrology and Hydrogeology

The Portneuf River is located approximately one mile west of the Subject Property with the American Falls Reservoir approximately 2.5 miles north of the Subject Property. It is likely that the Portneuf River in the vicinity of the Subject Property is a gaining stream, at least most of the time, with groundwater underlying the Subject Property flowing toward the Portneuf River.

Site Evaluation

Pit Configuration. Based on information provided by IMC, RMEA understands that the pit will occupy a portion of the SW ¼ of Section 31, T05S, R35E. The proposed pit is anticipated to have a maximum depth of approximately 50 ft.

Soils Conditions. The NRCS Web Soil Survey (NRCS, 2024) soils map for this part of Bannock County indicates that almost the entire quarter-section is covered by Bahem silt loam. This soil is described as a silt loam (sandy silt) to a depth of approximately four feet, underlain by extremely cobbly sand. The soil is well drained and, below the sandy silt layer, has a high permeability. The water table is far below the surface soils at all times, and shallow soils below the sandy silt layer do not retain moisture for very long. A custom soils report for the Subject Property and immediate vicinity is provided in Appendix A.

Subsurface Conditions. Based on information obtained from review of well driller reports (aka well logs) available from IDWR's online database, RMEA identified 22 wells within approximately ½ mile of the Subject Property. The estimated locations of these wells are

shown in Figure 2. Note that some well locations provided by IDWR represent multiple wells, which may not be at the exact locations shown in Figure 2. Also, locations of wells in Figure 2 are based on well locations shown on IDWR's website, which are not precise but rather approximations. A summary of selected relevant information about these wells, based on well log information, is provided in Table 1, with numbers shown for each well or group of wells in Figure 2 corresponding to numbers shown in Table 1. Well logs are also provided in Appendix B.

It should be noted that well logs are prepared by the drillers who drilled and constructed the wells. Drillers are not trained geologists or engineers and therefore are providing generalized descriptions of subsurface conditions on the basis of their understanding and experience, which may or may not accurately describe the conditions. Often the driller is focused on the objectives of the well construction, typically meeting the water production needs of the intended well user, and he may not record conditions which are not perceived to be relevant to those needs. Therefore, caution is required in interpretation of well log data. Nonetheless, well logs can provide useful information in understanding subsurface conditions, especially when considered collectively.

The data extracted from the well logs were used to assess information about each well, including the depth of well production (screened or perforated interval, or depth of borehole below blank casing bottom); the static water level in each well (as recorded on the well log on the date of completed construction); and the depth of the first significant confining layer below the anticipated maximum depth of pit excavation. The proposed maximum pit depth is understood to be no greater than 50 feet. Significant confining layers (layers of low permeability) generally consist of clay or some mixture of clay and sand or silt. A confining layer was considered significant if it is at least four feet thick below the maximum anticipated pit depth of 50 feet. In several instances, the top of the confining layer is less than 50 feet but extends to a depth of at least 54 feet or more, in which case Table 1 indicates the top of the confining layer to be 50 feet because of proposed maximum pit excavation to that depth. The significance of this layer is that it represents a probable hydraulic barrier between the pit excavation, and a lower water bearing zone or zones from which wells are producing water.

As shown in Table 1, seven of the 22 identified wells indicate static water levels (SWL) above 55 feet. However, five of these wells are identified as artesian wells that are open to an aquifer that is hydraulically separated from upper layers. That is to say, the SWLs in these wells do not represent the water table, but rather the elevation to which water level rises in the well as a result of pressurized conditions in the aquifer(s) from which these wells are producing. In fact, all but three of the 22 wells identified within ½ mile of the Subject Property are demonstrably artesian and producing from aquifers that are hydraulically separated from the shallow subsurface by one or more clay layers greater than four feet in thickness. Of the three remaining wells that are not identified as artesian, one well log (Well 19) contains little information about subsurface conditions and is close to five wells with significant clay layer barriers between the bottom of the proposed pit and the aquifer production zone, suggesting that a confining layer may be present but was not documented by the driller. Further, the static water level in Well 19 is listed as 136 feet below ground surface (bgs), far below the proposed maximum pit depth of 50 feet. The

remaining two wells that are not documented to be artesian or underlain by a significant clay layer are both monitoring wells, drilled to only 60 and 64 feet depth, respectively, and are not used for groundwater pumping.

One well, Well 7 in Table 1, is located within the boundary of the Subject Property. This well log indicates a SWL of 63 feet and a clay layer from 64 to 92 feet bgs. Because the maximum depth of excavation is anticipated to be no greater than 50 feet bgs, IMC does not anticipate that groundwater will be encountered in the pit and does not expect to need to dewater the pit as a result of groundwater seepage. Therefore no impacts on groundwater quantity or flow direction should occur as a result of pit dewatering.

Groundwater Flow Direction

The Idaho Department of Water Resources and the Idaho Water Resource Board use a regional aquifer model designated the Eastern Snake Plain Aquifer Model, Version 2 (ESPAM2). RMEA reviewed the regional groundwater flow direction for the Eastern Snake River Plain Aquifer as presented in the groundwater model provided by IDWR. The ESPAM2 model shows groundwater surface contours in the Eastern Snake River Plain Aquifer that can be used to approximate the direction of groundwater flow. A groundwater surface contour map, prepared using data from the ESPAM2 model data, is provided in Figure 3. The regional groundwater flow direction projected for the vicinity of the Subject Property is west to southwest. Two wells, Well 7 and Well 20, are potentially in the downgradient flow direction of the proposed gravel pit. It is anticipated that Well 7 will be abandoned as part of the proposed operations. Well 20 is isolated from the shallow zone affected by excavation by a clay layer from 65 to 79 feet deep, and the well is artesian. It is unlikely that water quality for groundwater produced from Well 20 would be affected by the proposed gravel pit operations. None of the other wells identified within ½ mile of the Subject Property are downgradient or within the estimated downstream groundwater flow direction of the proposed gravel pit.

Best Management Practices

RMEA has been informed that IMC is preparing a Plan of Operation and a Reclamation Plan for the proposed aggregate mining operations. These plans will contain Best Management Practices (BMPs) that will include requirements for protection against spills, releases, and flushing of sediments that could reach shallow groundwater. RMEA has not reviewed the Plan of Operations or the Reclamation Plan, or the proposed BMPs, and therefore cannot provide an opinion as to the efficacy of the BMPs in protecting groundwater quality.

Conclusions

Because all but three of the wells evaluated are known to be producing from hydraulically-separate zones (which appear to be separated from the shallow water table aquifer by a confining layer, and are artesian) below the depth of maximum projected excavation, it appears unlikely that these wells would be significantly affected by proposed gravel pit excavation at the Subject Property. One of the three remaining wells is believed to be protected by a hydraulic barrier of clay, based on nearbly well logs, and is in any event producing from a

hydraulically separate aquifer at greater depth. The remaining two wells are shallow monitoring wells that are not used for groundwater consumption. Further, the maximum anticipated pit depth of 50 feet is unlikely to encounter groundwater, based on the well logs. Therefore, it appears that no wells used for drinking water within ½ mile of the proposed operations are likely to be affected quantitatively or qualitatively. This is further supported by the artesian conditions which have an upward hydraulic gradient. In addition, the projected groundwater flow direction is to the west or southwest, away from all but two wells, one of which will be abandoned during operations and the other being protected by a clay confining layer between the pit bottom and the well production interval.

RMEA has not evaluated Best Management Practices and cannot render an opinion as to the efficacy of these BMPs in protecting groundwater quality. RMEA recommends that IMC give consideration to groundwater protection in development of its BMPs as part of its Reclamation Plan and any Plans of Operation.

Limitations

This Preliminary Evaluation has been completed with only limited data from the Subject Property and general information from well logs and regional reports. Without extensive, expensive, intrusive characterization of hydrogeologic conditions, which was beyond the scope of this assessment, no statement of greater scientific certainty can be made regarding latent subsurface hydrologic conditions on the Subject Property. The findings and conclusions of this report are not scientific certainties; rather, they are probabilities based on professional judgment concerning the significance of the data gathered during the course of this Evaluation and should not be used in whole or in part for anything other than the purposes stated herein.

Sources:

Christiansen, R. L., 2001. The Quaternary and Pliocene Yellowstone Plateau Volcanic Field of Wyoming, Idaho, and Montana. USGS Professional Paper 729-G. Geology of Yellowstone National Park.

Idaho Department of Water Resources, 2012. Eastern Snake Plain Aquifer Model, version 2 (ESPAM2).

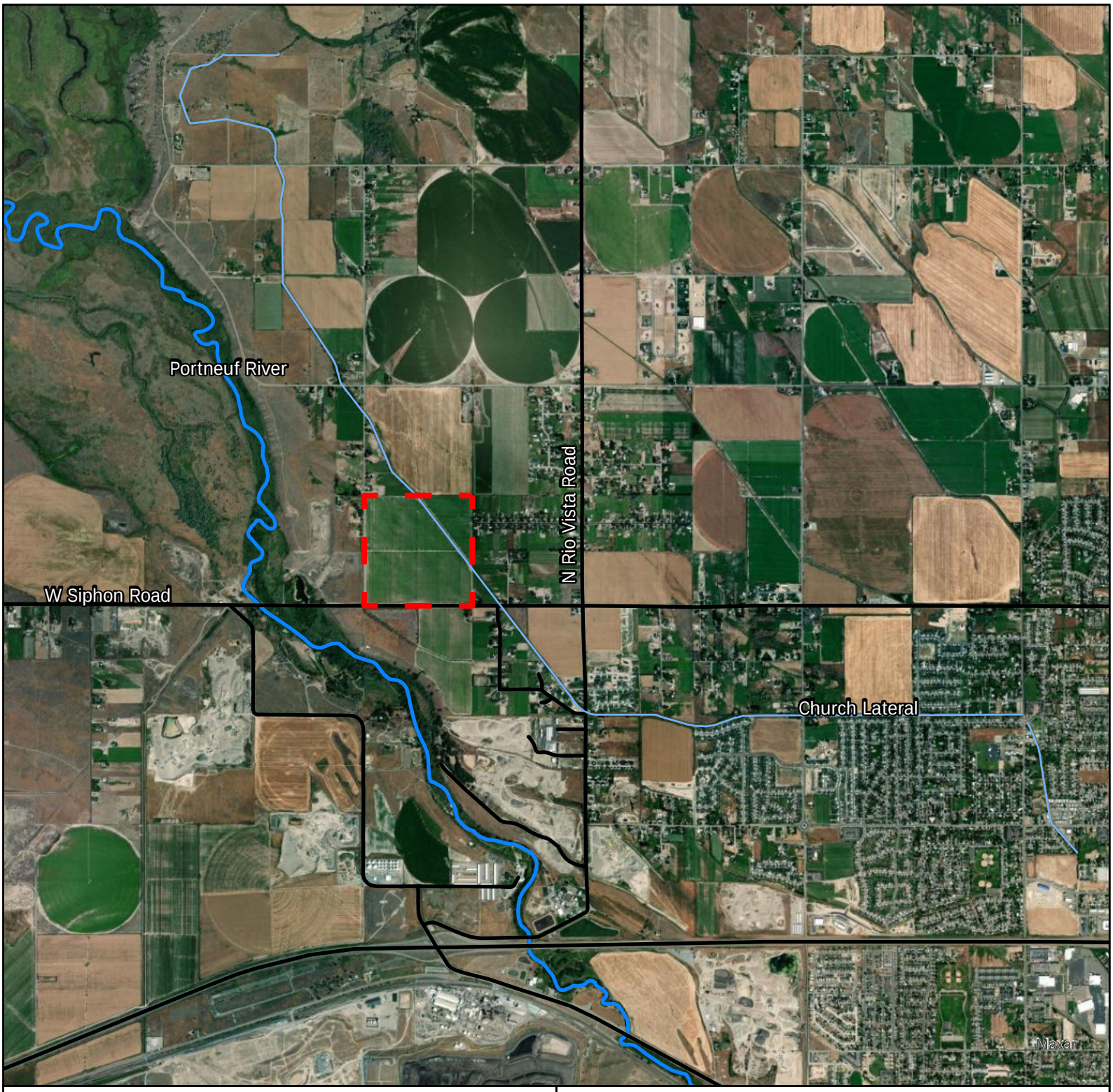
Kuntz, M. A., Covington, H. R. and Schorr, L. J., 1992. An overview of basaltic volcanism of the eastern Snake River Plain, Idaho *in* Regional Geology of Eastern Idaho and Western Wyoming, Link, P. K. *et al.*, ed., Geol. Soc. Am. Memoir 179, p. 227-267.

Natural Resources Conservation Service, 2024. Custom Soil Resource Report for Bannock County Area, Idaho, Parts of Bannock and Power Counties; and Fort Hall Area, Idaho, Parts of Bannock, Bingham, Caribou, and Power Counties. Web Soil Survey online database. https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Othberg, K. L., 2002, Surficial geologic map of the Michaud and Pocatello north quadrangles, Bannock and Power counties, Idaho: Idaho Geological Survey, Surficial Geologic Map SGM-14, scale 1:24,000

Table 1
Idaho Materials and Construction
Data from Wells Within 1/2 Mile of Proposed Gravel Pit

Location ID	Owner	Well ID	Casing Depth (ft bgs)	Total Depth (ft bgs)	Top of Interval	Bottom of Interval	SWL (Static Water Level)	Depth to Top of 4+ ft Thick Confining Layer Below Max. Excavation (Min. 50 ft bgs)	Confining Layer Notes	Artesian	Notes
1	Nolan Hansen	N/A	140	146	146	146	95	50	Clay with sand, gravel 45-110 ft	X	
2	Greggory Lee Binggeli	N/A	140	140	140	140	58	68	Clay 68-110 ft	X	
3	Fred Hofmeister	N/A	130	130	126	130	65	50	Clay 48-62 ft	X	
4	Brett Rowe	D0011767	97	98	97	97	51	50	Clay 35 - 64 ft	X	
5	Tim Swallow	D0021853	96	100	96	96	52	53	Clay 53-87 ft	X	
6	Dean Hazen	D0024761	160	180	160	180	70	50	Clay 50-90 ft	X	
7	Laramie Ankrum	N/A	140	140	140	140	63	64	Clay 64-92 ft	X	Onsite
8	Larry Labbee	N/A	180	180	180	180	37	50	Clay/gravel 18-82 ft, clay 82-103 ft	X	
9	Vernil Jackson	N/A	130	130	130	130	68	60	Clay 60-90 ft	X	
10	Floyd Elgon	N/A	143	143	105?	143?	90	62	Clay 62-105 ft	X	
11	Roy O Carlson	N/A	141	141	141	141	68	62	Clay 62-88 ft	X	Casing depth not indicated on log; alluvial matrix would require casing
12	Bill Larson	N/A	150	160	150	160	88	53	Clay with rock 53-77 ft, 92-104 ft	X	
13	Jr Simplot Co	D0020517	69	79	69	79	49	50	Clay, silt, gravel 49-83 ft	X	Monitoring well
14	Jr Simplot Co	D0020518	47.5	64	47.5	62.5	50	None identified			Monitoring well
15	Jr Simplot Co	D0020519	48	60	48	58	51	None identified			Monitoring well
16	Richard E Neff	D0027947	100	100	94	100	58	50	Clay 50-84 ft	X	
17	Doug Zitterkopf	N/A	230	235	235	235	60	66	Clay 66-88 ft	X	
18	Chris Evans	D0044132	100	100	95	100	70	68	Clay 68-90 ft	X	
19	Bob Gould	N/A	167	180	167	180	136	None identified			Log includes few details; close to wells 2, 8, 9, 11, 12, all with clay layers
20	Gary Purrington	N/A	79	80	79	80	61	65	Clay 65-79 ft	X	
21	Kirby Jensen/Brian Martin	D0057571	143	145	143	145	53	121	Clay and gravel 121-134 ft	X	
22	Loosli Construction	D0073745	150	150	150	150	65	106	Gravel/clay 65-82 ft; clay 106-136 ft	X	



Legend

- Project Location
- Canal
- Roads
- Portneuf River

Miles

0 0.3 0.6 1.2 1.8 2.4

Figure 1: Project Location Map

Pocatello, Idaho

N W E S

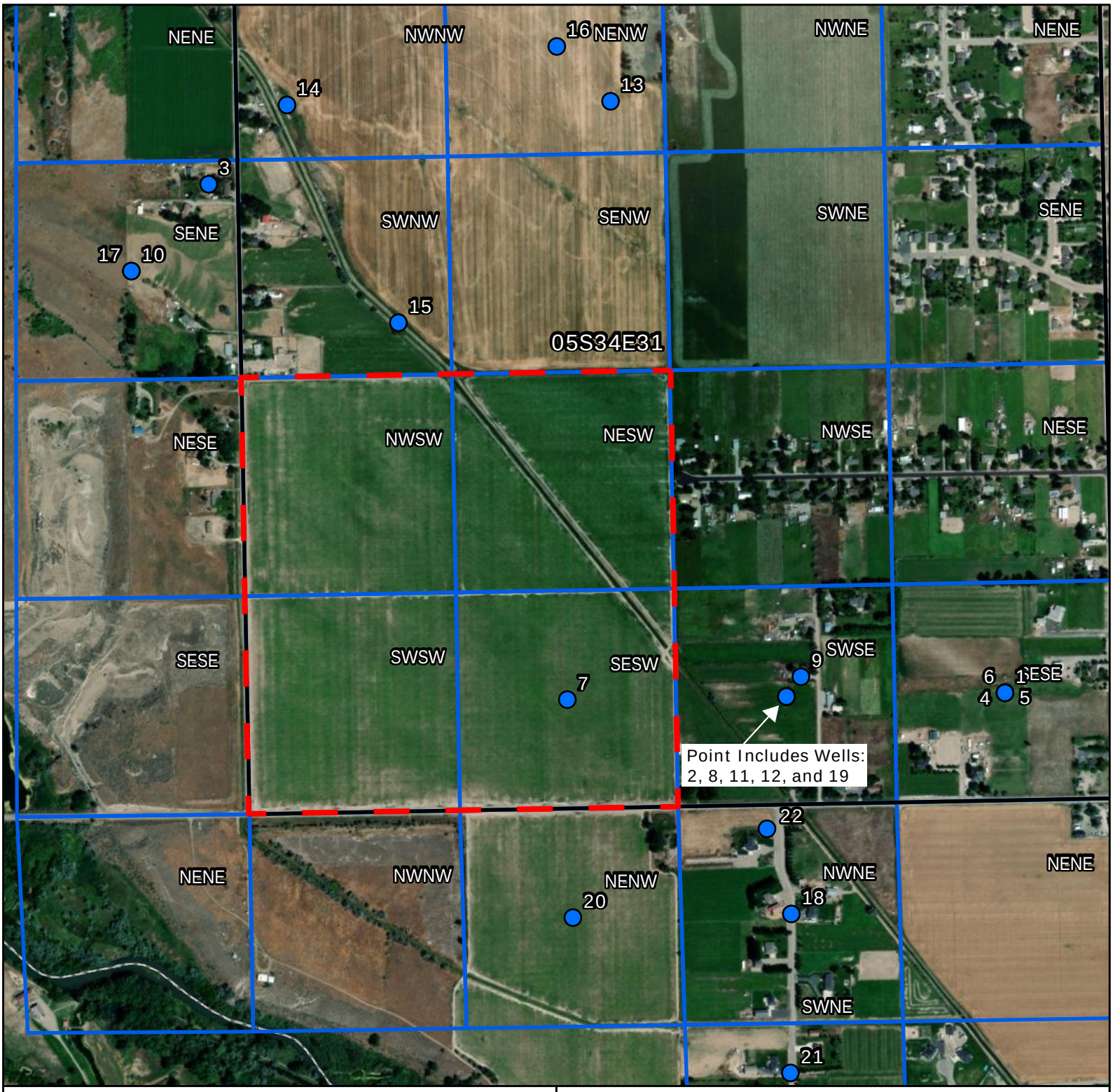
Rocky Mountain ENVIRONMENTAL ASSOCIATES, INC.

IMC **Proposed** Gravel Pit

Date: 5/31/2024

Project #: 24-0074

Drawn by: AG



Legend

- Project Location
- Wells
- PLSS_TRS
- PLSS-QQ

0 315 630 1,260 1,890 2,520 Feet

Figure **2**: Well Locations within a Half Mile of the Project Location

Chubbuck, Idaho

N W E S

Rocky Mountain ENVIRONMENTAL ASSOCIATES, INC.

IMC **Proposed** Gravel Pit

Date: 5/31/2024 2:17 PM

Project #: 24-0074

Drawn by: AG

0 1 2 3 4 Miles

Basemap:
Esri, HERE, Garmin, Earthstar Geographics

- Property
- ESPAM Boundary
- ESPA Groundwater Contours

Figure 3: Proposed IMC Gravel Pit Groundwater Contours

Idaho Materials & Construction

Project #: 24-0074	
Drawn by: TK	
Date: 5/31/2024	

Rocky Mountain ENVIRONMENTAL ASSOCIATES, INC.

APPENDIX A

NRCS CUSTOM SOILS REPORT

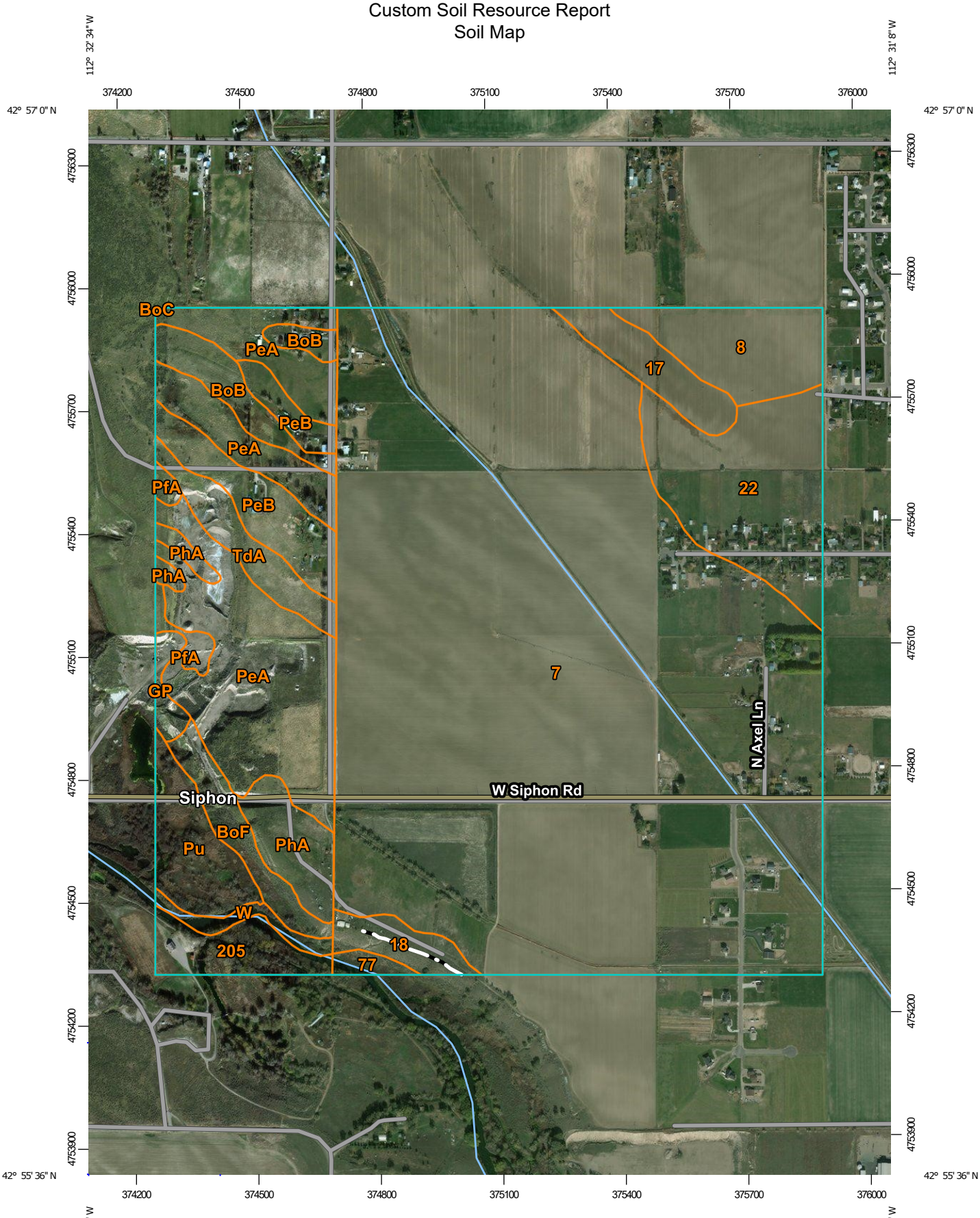
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Bannock County Area, Idaho, Parts of Bannock and Power Counties; and Fort Hall Area, Idaho, Parts of Bannock, Bingham, Caribou, and Power Counties


112° 32' 34" W
112° 31' 8" W
42° 57' 0" N
42° 55' 36" N
374200
374500
374800
375100
375400
375700
376000
4756300
4756000
4755700
4755400
4755100
4754800
4754500
4754200
4753900
BoC
PeA
BoB
BoB
PeB
PeA
PfA
PeB
PhA
TdA
PhA
PfA
PeA
GP
Siphon
BoF
Pu
PhA
W
205
18
77
8
17
22
7
N Axel Ln
W Siphon Rd
Map Scale: 1:12,700 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 150 300 600 900
Feet
0 500 1000 2000 3000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

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: Bannock County Area, Idaho, Parts of Bannock and Power Counties
Survey Area Data: Version 18, Sep 5, 2023

Soil Survey Area: Fort Hall Area, Idaho, Parts of Bannock, Bingham, Caribou, and Power Counties
Survey Area Data: Version 17, Sep 5, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: May 22, 2005—Nov 14, 2016

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Bahem silt loam, 0 to 2 percent slopes	399.8	60.5%
8	Bahem silt loam, 2 to 4 percent slopes	20.4	3.1%
17	Broncho cobbly loam, 1 to 8 percent slopes	11.4	1.7%
18	Broncho cobbly loam, 4 to 20 percent slopes, extremely stony	7.6	1.2%
22	Broxon silt loam, 2 to 4 percent slopes	40.8	6.2%
77	McDole-McDole variant complex, 0 to 2 percent slopes	2.3	0.3%
Subtotals for Soil Survey Area		**482.3**	**73.0%**
Totals for Area of Interest		**660.8**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
205	Snake-Snake high water table-Paawaiyunuyade rarely flooded complex, 0 to 2 percent slopes	11.5	1.7%
BoB	Broncho gravelly loam, 2 to 4 percent slopes	12.1	1.8%
BoC	Broncho gravelly loam, 4 to 10 percent slopes	0.0	0.0%
BoF	Broncho gravelly loam, 20 to 40 percent slopes	10.3	1.6%
GP	Pits, gravel	3.3	0.5%
PeA	Paniogue loam, 0 to 2 percent slopes	72.6	11.0%
PeB	Paniogue loam, 2 to 4 percent slopes	20.2	3.1%
PfA	Paniogue loam, saline-alkali, 0 to 2 percent slopes	3.6	0.5%
PhA	Paniogue gravelly loam, 0 to 2 percent slopes	14.4	2.2%
Pu	Philbon peat, 0 to 1 percent slopes, frequently flooded	15.4	2.3%
TdA	Tickason loam, 0 to 2 percent slopes	11.1	1.7%
W	Water	3.9	0.6%
Subtotals for Soil Survey Area		**178.4**	**27.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Totals for Area of Interest		**660.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Bannock County Area, Idaho, Parts of Bannock and Power Counties

7—Bahem silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2s9m
Elevation: 4,400 to 4,500 feet
Mean annual precipitation: 9 to 11 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 110 to 130 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Bahem and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bahem

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and/or loess

Typical profile

A - 0 to 11 inches: silt loam
Bk - 11 to 49 inches: silt loam
2C - 49 to 60 inches: extremely cobbly sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XA009ID - Loamy 8-12 PZ ARTRT/PSSPS
Hydric soil rating: No

8—Bahem silt loam, 2 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2s9z
Elevation: 4,400 to 4,500 feet
Mean annual precipitation: 9 to 11 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 110 to 130 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Bahem and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bahem

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and/or loess

Typical profile

A - 0 to 11 inches: silt loam
Bk - 11 to 49 inches: silt loam
2C - 49 to 60 inches: extremely cobbly sand

Properties and qualities

Slope: 2 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XA009ID - Loamy 8-12 PZ ARTRT/PSSPS
Hydric soil rating: No

APPENDIX B
WELL DRILLER REPORTS
(WELL LOGS)

Form 238-7
8/90

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

USE TYPEWRITER OR BALL POINT PEN

RECEIVED
FEB 24 1992
Department of Water Resources
Eastern District Office

DWD

1. WELL OWNER

Name Nolan Hanson
Address 13392 North Hawthorne Rd Pocatello
Drilling Permit No. 29-92-E-001
Water Right Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase
☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☒ Rotary ☒ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250" inches	6" inches	+ 1 feet	140' feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation _____ inches by _____ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Diameter ___ Slot size ___ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 45' Material used in seal: ☐ Cement grout
☒ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing
☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location

N / W / E / S

Subdivision Name _____
Lot No. _____ Block No. _____

County Bannock
SE ¼ SE ¼ Sec. 31, T. 5 N ☐ S ☒, R. 34 E ☒ W ☐

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APR 09 1992

7. WATER LEVEL

Static water level 95' feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG

023810

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8"	0	4'	Clay		X
8"	4'	45'	Sand Gravel Boulders		X
6"	45	85'	Clay + Sand		X
6"	85	95'	Clay + Gravel + Sand		X
6"	95'	110'	Clay with Light Gravel + Sand	X	
6"	110	125'	Sand + Clay	X	
6"	125'	139'	Sand Clay Gravel	X	
6"	139	144'	Sand Clay	X	
6"	144	146'	Gravel + Sand	X	

10.

Work started 2-4-92 finished 2-8-92

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Denning Drilling Inc Firm No. 10
Address Box 460 Ucon Id Date 2-8-92
Signed by (Firm Official) Duane Denning
and
(Operator) Dennis Denning

USE ADDITIONAL SHEETS IF NECESSARY FORWARD THE WHITE COPY TO THE DEPARTMENT

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MAY 2 0 1993
Department of Water Resources

Form 238-7
4/92

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER

Name Gregory Lee Binggeli
Address Rt 2 Box 184 Pocatello Id
Drilling Permit No. 29-93-E-022000
Water Right Permit No. 29-93 E 022

2. NATURE OF WORK

☑ New well ☐ Deepened ☐ Replacement
☐ Well diameter increase ☐ Modification
☐ Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)

3. PROPOSED USE

☑ Domestic ☐ Irrigation ☐ Monitor
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☑ Rotary ☐ Air ☐ Auger ☐ Reverse rotary
☐ Cable ☐ Mud ☐ Other _____ (backhoe, hydraulic, etc.)

5. WELL CONSTRUCTION

Casing schedule: ☑ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches	+ 1 feet	140 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☑ Yes ☐ No
Was a packer or seal used? ☐ Yes ☐ No
Perforated? ☐ Yes ☐ No
How perforated? ☐ Factory ☐ Knife ☐ Torch ☐ Gun
Size of perforation? _____ inches by _____ inches

Number		From	To
_____	perforations	_____ feet	_____ feet
_____	perforations	_____ feet	_____ feet
_____	perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☑ No
Manufacturer _____ Type _____
Top Packer or Headpipe _____
Bottom of Tailpipe _____

Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Diameter ____ Slot size ____ Set from ____ feet to ____ feet
Gravel packed? ☐ Yes ☐ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet

Surface seal depth 20 Material used in seal: ☐ Cement grout
☑ Bentonite ☐ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit
☑ Temp. surface casing ☐ Overbore to seal depth
Method of joining casing: ☐ Threaded ☑ Welded
☐ Solvent Weld ☐ Cemented between strata

Describe access port _____

6. LOCATION OF WELL

Sketch map location **must** agree with written location.

N / W / E / S

Subdivision Name _____
Lot No. _____ Block No. _____
County _____
Address of Well Site BANNOCK
(give at least name of road)
SW ¼ SE ¼ Sec. 31, T. 5 N ☐ or S ☑, R. 34 E ☑ or W ☐

7. WATER LEVEL

Static water level 58 feet below land surface.
Flowing? ☐ Yes ☑ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☑ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
35-50	140'	1 hrs.

107186

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	3	Brown Clay		✓
	3	20	Sand & Gravel		✓
6	20	68	" "		✓
	68	110	Brown Clay		✓
	110	129	Gray Clay		✓
	129	131	Brown Clay		✓
	131	140	Sand & Gravel	✓	

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NOV 15 1993
Department of Water Resources
Eastern District Office

JUL 19 1994

10.

Work started 5-6 finished 5-14-93

11. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Lundstrom well drilling Firm No. 118
Address P.O. Box 1416 Date 5-14-93
Signed by Drilling Supervisor _____
and
(Operator) _____ *(If different than the Drilling Supervisor)*

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

Form 238-7
9/82

OCT 17 1983

Department of Water Resources
Eastern District Office

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

F. RAMSEY
OCT 21 1983

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

OCT 21 1983

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

93-

1. WELL OWNER

Name FRED HOFMEISTER

Address 605 NORTHLAND POCATELLO 83201

Owner's Permit No. 29-83-C-0003-000

2. NATURE OF WORK

☑ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE

☑ Domestic ☐ Irrigation ☐ Test ☐ Municipal

☐ Industrial ☑ Stock ☐ Waste Disposal or Injection

☐ Other _____ (specify type)

4. METHOD DRILLED

☑ Rotary ☑ Air ☐ Hydraulic ☐ Reverse rotary

☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☑ Steel ☐ Concrete ☐ Other _____

Thickness		Diameter		From		To	
.250	inches	6	inches +	20"	feet	130	feet
	inches		inches		feet		feet
	inches		inches		feet		feet
	inches		inches		feet		feet

Was casing drive shoe used? ☑ Yes ☐ No

Was a packer or seal used? ☐ Yes ☑ No

Perforated? ☑ Yes ☐ No

How perforated? ☐ Factory ☐ Knife ☑ Torch

Size of perforation 1/8 inches by 2 inches

Number		From		To	
12	perforations	126	feet	130	feet
	perforations		feet		feet
	perforations		feet		feet

Well screen installed? ☐ Yes ☑ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☑ No ☐ Size of gravel _____

Placed from _____ feet to _____ feet

Surface seal depth 17 Material used in seal: ☑ Cement grout

☐ Bentonite ☐ Puddling clay ☑ CUTTINGS

Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☑ Overbore to seal depth

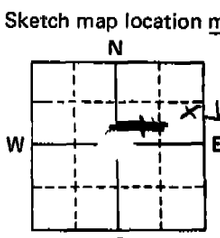
Method of joining casing: ☐ Threaded ☑ Welded ☐ Solvent Weld

☐ Cemented between strata

Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____

Lot No. _____ Block No. _____

County BANNOCK N½NE¼SE¼NE¼

NE¼SE¼NE¼ Sec. 36, T. 5 N/S, R. 33 E/W

7. WATER LEVEL

Static water level 65 feet below land surface.

Flowing? ☐ Yes ☑ No G.P.M. flow _____

Artesian closed-in pressure _____ p.s.i.

Controlled by: ☐ Valve ☐ Cap ☐ Plug

Temperature ____ °F. Quality _____

Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☐ Bailer ☑ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
40		15

9. LITHOLOGIC LOG

71954

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
9	0	20	TOPSOIL CLAY & ROCK		✓
6	20	26	ROCK		✓
	26	48	GRAVEL & SAND		✓
	48	62	BROWN CLAY		✓
	62	88	SAND 26 GPM.	✓	
	88	115	BROWN CLAY		✓
	115	125	SAND	✓	
	125	130	GRAVEL	✓	

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JUL 2 1984
Department of Water Resources

MICROFILMED

10.

Work started 8/27/83 finished 8/30/83

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name DUBBE DRILLING Firm No. 148

Address P.O. BOX 4465 POCATELLO Date 8/30/83

Signed by (Firm Official) W. H. Dubbe

and

(Operator) W. H. Dubbe

USE ADDITIONAL SHEETS IF NECESSARY. FORWARD THE WHITE COPY TO THE DEPARTMENT

Form 238-7
11/97

DMD

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Inspected by _____
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0011767
DRILLING PERMIT NO. 76-3772
Other IDWR No. _____

2. OWNER:
Name Brett Rowe
Address 12050 North
City Pocatello State ID Zip _____

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S — X

Twp. 5 North ☐ or South ■
Rge. 34 East ■ or West ☐
Sec. 31, ____ 1/4 (10 acres) SE 1/4 (40 acres) SE 1/4 (160 acres)
Gov't Lot ____ County Bannock
Lat: : : Long: : :
Address of Well Site Siphon & Rio Vista Roads
City Pocatello
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

4. USE:
■ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
■ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD
■ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	20	7 Sacks	Annular

Was drive shoe used? ■Y ☐ N Shoe Depth(s) -97
Was drive shoe seal tested? ☐ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	-97	.250	Steel	■	☐	■	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
Perforations Method _____
Screens Screen Type _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
51 ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices: _____

11. WELL TESTS:
■ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
25+			

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____
Depth first Water Encounter _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10"	0	4	Top Soil		X
10"	4	18	Gravel, Boulders & Clay		X
6"	18	21	Gravel, Boulders & Clay		X
6"	21	35	Brown Sand		X
6"	35	64	Gray Clay		X
6"	64	73	Gravel & Sand	X	
6"	73	84	Brown clay		X
6"	84	98	Gravel & Trace Brown clay	X	
6"	98	98	Brown Clay		X

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APR 19 2000
Department of Water Resources

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APR 05 2000
Department of Water Resources
Eastern Region

Completed Depth 98' (Measurable)
Date: Started 3-29-00 Completed 3-30-00

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Independent Drilling Firm No. 343
Firm Official _____ Date 4-3-00
and
Driller or Operator _____ Date 4-3-00
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7 1/97

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Inspected by ______
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

29

1. WELL TAG NO. D 0021853
DRILLING PERMIT NO. - 772137
Other IDWR No.

2. OWNER:
Name Tim Swallow
Address 12065 Siphon Rd.
City Pocatello State ID Zip 8

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

Twp. 5 North ☐ or South ☒
Rge. 34 East ☒ or West ☐
Sec. 31, ____ 1/4 SE 1/4 SE 1/4 (10 acres, 40 acres, 160 acres)
Gov't Lot ____ County Bannock
Lat: : : Long: : :
Address of Well Site 12065 Siphon Rd. (Give at least name of road + Distance to Road or Landmark) City Pocatello

Lt. ____ Blk. ____ Sub. Name ____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other ____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other ____

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other ____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	20	8 sacks	Annular

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) -96
Was drive shoe seal tested? ☒ Y ☐ N How? air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	-96	250	Steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____

9. PERFORATIONS/SCREENS
Perforations Method ____
Screens Screen Type ____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
52 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices: ____

11. WELL TESTS:
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
30+			

Water Temp. ____ Bottom hole temp. ____
Water Quality test or comments: ____
Depth first Water Encounter ____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	4	Top Soil		X
	4	17	Brown Clay & Boulders		X
6	17	20	Brown Sand		X
6	20	23	"		X
	23	41	Sand & Gravel		X
	41	53	Sand		X
	53	87	Brown Clay		X
	87	98	Brown Clay & Gravel	X	
	98	100	Brown Clay		X

RECEIVED
DEC 05 2001
Department of Water Resources
Eastern Region

Completed Depth 100' (Measurable)
Date: Started 11-13-01 Completed 11-13-01

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Independent Drilling Firm No. 343

Firm Official [signature] Date ____
and
Driller or Operator [signature] Date 11-15-01
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
11/97 JGE

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0024761
DRILLING PERMIT NO. D0024761
Other IDWR No. 781207

2. OWNER:
Name DEAN HAZEN
Address 686 MATHEWS ST.
City CHUBBUCK State ID Zip 83202

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S

Twp. 5 North ☐ or South ☒
Rge. 34 East ☒ or West ☐
Sec. 31 ____ 1/4 (10 acres) SE 1/4 (40 acres) SE 1/4 (160 acres)
Gov't Lot ____ County BANNOCK
Lat: Long:
Address of Well Site RIO VISTA & SYPHON RD.
(Give at least name of road + Distance to Road or Landmark) City CHUBBUCK
Lt. ____ Blk. ____ Sub. Name ____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other ____

5. TYPE OF WORK: check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other ____

6. DRILL METHOD:
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other ____

7. SEALING PROCEDURES:

Seal/Filter Pack			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
BENTONITE	0	20	6-SACKS	OVERBORE

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 160
Was drive shoe seal tested? ☐ Y ☒ N How? ____

8. CASING/LINER:

Diameter	From	To	Guage	Material	Casing	Liner	Welded	Threaded
6	+1	160	.250	STEEL	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____

9. PERFORATIONS/SCREENS:
☐ Perforations Method ____
☐ Screens Screen Type ____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
70 ft. below ground Artesian pressure ____ lb.
Depth flow encountered 175-180 ft. Describe access port or control devices: WELL CAP

11. WELL TESTS:
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
25			1-HOUR

Water Temp. 50 Bottom hole temp. 50
Water Quality test or comments: NOT TESTED
Depth first Water Encounter 125-135

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	3	DRY CLAY		
	3	15	BOULDERS, CLAY & GRAVEL		
	15	20	SAND & GRAVEL		
6	20	45	SAND & GRAVEL		
	45	50	COARSE SAND		
	50	90	BROWN CLAY		
	90	100	SAND & GRAVEL		
	100	115	BROWN CLAY		
	115	125	BROWN SAND		
	125	135	SAND & GRAVEL		
	135	155	BROWN SAND		
	155	160	BROWN CLAY		
	160	175	GRAY BASALT		
	175	180	RED CINDERS	X	

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OCT 23 2002
Department of Water Resources
Eastern Region

Completed Depth 180 (Measurable)
Date: Started 7/24/2002 Completed 7/25/2002

13. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name JACK CUSHMAN DRILLING, INC. Firm No. 94
Firm Official Bob Cushman Date 7/25/2002
and
Driller or Operator Monte Staples Date 7/25/2002
(Sign once if Firm Official & Operator)

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT SS-15 250

NOV 17 1978

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

Department of Water Resources
Eastern District Office

1. WELL OWNER

Name Laramie Ankrum

Address 207 E. Chubbuck Rd. Pocatello 83201

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning) _____

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6" inches	+ 1 feet	140 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

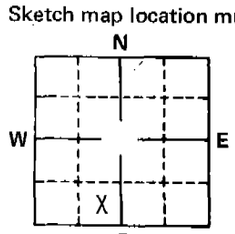
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18' Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☐ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Bannock
SE ¼ SW ¼ Sec. 31, T. 5 ☒N/S, R. 34 E/W.

7. WATER LEVEL

Static water level 63 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
25		

9. LITHOLOGIC LOG

022832

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	4	Clay Topsoil		X
	4	24	Gravel and Bolders		X
	24	64	Ant Sand		X
	64	88	Brown Clay	X	
	88	92	Blue Clay Bolders		X
	92	108	Gravel and Clay		X
	108	136	Clay	X	
	136	140	Gravel and Sand	X	

10.

Work started 10/21/78 finished 10/21/78

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Doug Cushman ~~Drilling Company~~ Firm No. 72
Address 945 So. Broadway ~~Blackfoot, Id. 83221~~ Date 11/13/78
Signed by (Firm Official) Doug Cushman
and
(Operator) Doug Cushman

1181

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

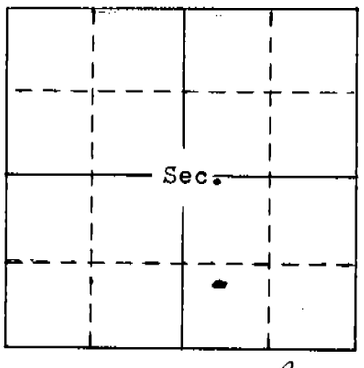
RECEIVED
JUL 29 1969
Department of Reclamation

REPORT OF WELL DRILLER
State of Idaho

State law requires that this report shall be filed with the State Engineer within 30 days after completion or abandonment of the well.

WELL OWNER:
Name Larry Labbee
Address
Pocatello, Idaho
Owner's Permit No. None
NATURE OF WORK (check): Replacement well ☐
New well ☒ Deepened ☐ Abandoned ☐
Water is to be used for: Domestic
METHOD OF CONSTRUCTION: Rotary ☐ Cable ☒
Dug ☐ Other ☐ (explain)
CASING SCHEDULE: Threaded ☐ Welded ☒
6" "Diam. from 0 ft. to ____ ft.
____ "Diam. from ____ ft. to ____ ft.
____ "Diam. from ____ ft. to ____ ft.
____ "Diam. from ____ ft. to ____ ft.
Thickness of casing: .250 Material:
Steel ☒ concrete ☐ wood ☐ other ☐
(explain)
PERFORATED? Yes ☐ No ☒ Type of perforator used:
Size of perforations: ____ " by ____ "
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
WAS SCREEN INSTALLED? Yes ☐ No ☒
Manufacturer's name
Type ____ Model No. ____
Diam. ____ Slot size ____ Set from ____ ft. to ____ ft.
Diam. ____ Slot size ____ Set from ____ ft. to ____ ft.
CONSTRUCTION: Well gravel packed? Yes ☐
No ☒ size of gravel ____ Gravel placed from ____ ft. to ____ ft. Surface seal provided? Yes ☒ No ☐ To what depth? 18 ft. Material used in seal: Bentonite
Did any strata contain unusable water? Yes ☐
No ☒ Type of water:
Depth of strata ____ ft. Method of sealing strata off:
Surface casing used? Yes ☐ No. ☐
Cemented in place? Yes ☐ No ☐

Locate well in section



LOCATION OF WELL: County Bannock
SW¼SE¼ Sec. 31 T. 5 ☒S R. 34 E☒

Size of drilled hole: 6" Total depth of well: 180' Standing water level below ground: 37' Temp. Fahr. 56° Test delivery: ____ gpm or ____ cfs Pump? ☐ Bail ☐
Size of pump and motor used to make test:
Length of time of test: ____ Hrs. ____ Min.
Drawdown: ____ ft. Artesian pressure: ____ ft. above land surface ____ Give flow ____ cfs or ____ gpm. Shutoff pressure: ____
Controlled by: Valve ☐ Cap ☐ Plug ☐
No control ☐ Does well leak around casing?
Yes ☐ No ☒

DEPTH FROM FEET	DEPTH TO FEET	MATERIAL	WATER YES OR NO
0	3	Dirt	no
3	18	Boulders & clay	no
18	82	clay & gravel	yes
82	103	brown clay	no
103	122	brown sand	no
122	142	gravel & sand	yes
142	170	sand & clay	yes
170	180	gray basalt	yes

29538

Work started: June 15, 1969
Work finished: June 30, 1969
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: Jack Cushman Drilling
Address: 1405 So. Arthur
Signed by: Jack Cushman
License No. 245 Date: July 21, 1969

Use other side for additional remarks

29

USGS

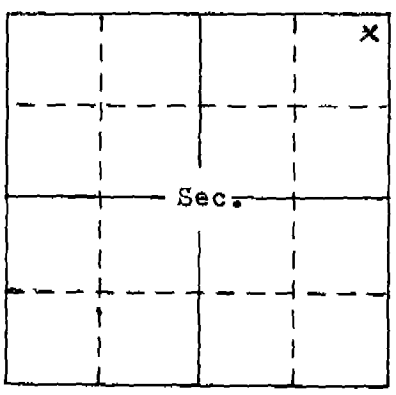
RECEIVED
MAY 11 1967
Department of Reclamation

REPORT OF WELL DRILLER
State of Idaho

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER:
Name Vernil T Jackson
Address Lyphound & Rio Vista Rd. Pocatello
Owner's Permit No.
NATURE OF WORK (check): Replacement well ☑
New well ☐ Deepened ☐ Abandoned ☐
Water is to be used for: Colonoy
METHOD OF CONSTRUCTION: Rotary ☐ Cable ☑
Dug ☐ Other (explain)
CASING SCHEDULE: Threaded ☐ Welded ☑
6 "Diam. from 0 ft. to 130 ft.
____ "Diam. from ____ ft. to ____ ft.
____ "Diam. from ____ ft. to ____ ft.
____ "Diam. from ____ ft. to ____ ft.
Thickness of casing: 1/4 in Material:
Steel ☑ concrete ☐ wood ☐ other ☐
(explain)
PERFORATED? Yes ☐ No ☑ Type of perforator used:
Size of perforations: ____ " by ____ "
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
____ perforations from ____ ft. to ____ ft.
WAS SCREEN INSTALLED? Yes ☐ No ☐
Manufacturer's name
Type Model No.
Diam. ____ Slot size ____ Set from ____ ft. to ____ ft.
Diam. ____ Slot size ____ Set from ____ ft. to ____ ft.
CONSTRUCTION: Well gravel packed? Yes ☐
No. ☑ size of gravel ____ Gravel placed from ____ ft. to ____ ft. Surface seal provided? Yes ☐ No ☐ To what depth? ____ ft. Material used in seal:
Did any strata contain unusable water? Yes ☐
No. ☑ Type of water:
Depth of strata ____ ft. Method of sealing strata off:
Surface casing used? Yes ☑ No. ☐
Cemented in place? Yes ☐ No ☑

Locate well in section



LOCATION OF WELL: County Bannock
NE¼ NE¼ Sec. 6 T. 6 N/S R. 34 E/W

Size of drilled hole: 6 7/8 Total depth of well: ~~68~~ 130 Standing water level below ground: 68 Temp. ____ Fahr. ____ ° Test delivery: 35 gpm or ____ cfs Pump? ☑ Bail ☐
Size of pump and motor used to make test: 1½ in. Barns
Length of time of test: 19 Hrs. ____ Min. ____
Drawdown: 12½ ft. Artesian pressure: ____ ft. above land surface ____ Give flow ____ cfs or ____ gpm. Shutoff pressure: ____
Controlled by: Valve ☑ Cap ☐ Plug ☐
No control ☐ Does well leak around casing?
Yes ☐ No ☑

DEPTH FROM FEET	DEPTH TO FEET	MATERIAL 29840	WATER YES OR NO
0	8	Clay Brown	No
8	15	Gravel & Boulder	No
15	30	gravel & sand	No
30	60	" "	No
60	90	Clay Brown	No
90	100	Gritch sand	Yes
100	110	" "	Yes
110	120	" "	Yes
120	125	" "	Yes
125	130	Coarse gravel	yes

Work started: 4-27-67
Work finished: 5-3-67
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: Arwel Lundstrom
Address: 441 So 11th Pocatello
Signed by: Same
License No. 389 Date: 5-6 67

Use other side for additional remarks

USGS *

29

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Resources

WELL DRILLER'S REPORT

RECEIVED
DEC 13 1976
Department of Water Resources
Eastern District Office

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER

Name FLOYD ELSON

Address LAUGHREN ROAD
No OF POCATELLO 83201

Owner's Permit No. _____

2. NATURE OF WORK

☑ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

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DEC
Department of Water Resources

3. PROPOSED USE

☑ Domestic ☐ Irrigation ☐ Test ☐ Other (specify type)

☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

4. METHOD DRILLED

☐ Cable ☑ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 inches Total depth 143 feet

Casing schedule: ☑ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6 inches	+18" feet	143 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☑ Yes ☐ No

Was a packer or seal used? ☐ Yes ☐ No

Perforated? ☑ Yes ☐ No

How perforated? ☐ Factory ☐ Knife ☑ Torch

Size of perforation 1/8 inches by 2" inches

Number		From	To
10	perforations	0 feet	8 feet
_____	perforations	_____ feet	_____ feet
_____	perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☑ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☑ No Size of gravel _____

Placed from _____ feet to _____ feet

Surface seal depth 20 Material used in seal ☑ Cement grout

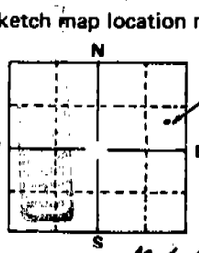
☐ Puddling clay ☑ Well cuttings

Sealing procedure used ☐ Slurry pit ☐ Temporary surface casing

☑ Overbore to seal depth

6. LOCATION OF WELL

Sketch map location must agree with written location.



W/FH

Subdivision Name _____

Lot No. _____ Block No. _____

County BANNOCK

E 2SE ¼NE ¼ Sec. 36, T. 5 N/S, R. 33 E/W

7. WATER LEVEL

Static water level 90 feet below land surface

Flowing? ☐ Yes ☑ No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA AIR BLOW

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
50		2½

30981

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
8	0	20	DIRT & ROCK		✓
	20	23	DIRT & ROK		✓
	23	62	SAND		✓
	62	105	CLAY		✓
	105	140	SAND	✓	
	140	143	GRAVEL	✓	

10. Work started 9/22/76 finished 9/23/76

11. DRILLERS CERTIFICATION

Firm Name DUBBE DRILLING Firm No. 148

Address BOX 4465 POCATELLO Date 9/27/76

Signed by (Firm Official) W H Dubbe

and

(Operator) W H Dubbe

USE ADDITIONAL SHEETS IF NECESSARY FORWARD THE WHITE COPY TO THE DEPARTMENT

REPORT OF WELL DRILLER
State of Idaho

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER:
Name Roy O Carlson
Address

Owner's Permit No.
NATURE OF WORK (check): Replacement well ☐
New well ☐ Deepened ☐ Abandoned ☐
Water is to be used for:
METHOD OF CONSTRUCTION: Rotary ☐ Cable ☐
Dug ☐ Other (explain)
CASING SCHEDULE: Threaded ☐ Welded ☐
"Diam. from ft. to ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
Thickness of casing: Material:
Steel ☐ concrete ☐ wood ☐ other ☐

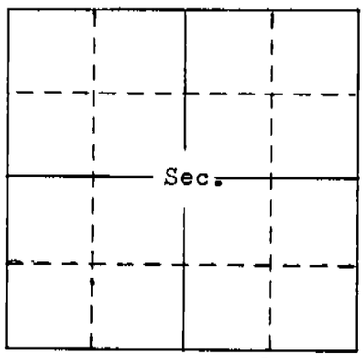
PERFORATED? Yes ☐ No ☐ Type of perforator used: (explain)
Size of perforations: " by "
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
WAS SCREEN INSTALLED? Yes ☐ No ☐
Manufacturer's name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

CONSTRUCTION: Well gravel packed? Yes ☐ No. ☐ size of gravel Gravel placed from ft. to ft. Surface seal provided? Yes ☐ No ☐ To what depth? ft. Material used in seal:

Did any strata contain unusable water? Yes ☐ No. ☐ Type of water:
Depth of strata ft. Method of sealing strata off:

Surface casing used? Yes ☐ No. ☐
Cemented in place? Yes ☐ No ☐

Locate well in section



LOCATION OF WELL: County Bannock
SW¼ SE¼ Sec. 31 T. 5S ☒/S R. 34 E/☒

Use other side for additional remarks

Size of drilled hole: 6 3/4 Total depth of well: 141 Standing water level below ground: 6x Temp. Fahr. ° Test delivery: 12 gpm or cfs Pump? ☑ Bail ☐
Size of pump and motor used to make test: 3/4 hp.
Length of time of test: 24 Hrs. Min.
Drawdown: none ft. Artesian pressure: ft. above land surface Give flow cfs or gpm. Shutoff pressure:
Controlled by: Valve ☐ Cap ☐ Plug ☐
No control ☐ Does well leak around casing?
Yes ☐ No ☑

DEPTH FROM FEET	DEPTH TO FEET	MATERIAL	WATER YES OR NO
0	4	Brown clay	No
4	62	Sand gravel & large rock	No
62	88	~~Lava~~ ~~clay~~ Tan Clay	No
~~65~~	~~68~~		
88	98	Sand white & Red	yes
98	104	Grey clay	No
104	138	Brown Quick sand	yes
138	141	Med Coarse sand	yes

31090

Work started: May 17-68
Work finished: May 25-68

Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: Arnold Foundation
Address: 441 So 11th Pocatello
Signed by: Same
License No. 118 Date: 6-3-68

USGS

29

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

Department of Water Resources Eastern District Office

DEC 8 1981

1. WELL OWNER

Name DR BILL LARSON

Address LACY ACRES POCATELLO

Owner's Permit No. 29 7600

2. NATURE OF WORK

☑ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning) _____

3. PROPOSED USE

☑ Domestic ☑ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☑ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☑ Rotary ☑ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☑ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	8" inches	+ 20' feet	150 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☑ Yes ☐ No
Was a packer or seal used? ☐ Yes ☑ No
Perforated? ☐ Yes ☑ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☑ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☑ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18' Material used in seal: ☑ Cement grout ☐ Puddling clay ☑ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☑ Overbore to seal depth
Method of joining casing: ☐ Threaded ☑ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.

N / W / E / S

Subdivision Name _____
Lot No. _____ Block No. _____

County BANNOCK

SW ¼ SE ¼ Sec. 31, T. 5 N/S, R. 34 E/W.

7. WATER LEVEL

Department of Water Resources Eastern District Office

Static water level 88 feet below land surface.
Flowing? ☐ Yes ☑ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature _____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☑ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
75		1½

9. LITHOLOGIC LOG

85572

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
10	0	20	TOPSOIL CLAY & ROCK		✓
8	20	53	ROCK & GRAVEL		✓
	53	77	BROWN CLAY WITH ROCK		✓
	77	92	GRAVEL 70 & 6 PM.	✓	
	92	104	BROWN CLAY		✓
	104	116	BROWN LOAM TYPE DIRT		✓
	116	148	BROWN SAND	✓	
	148	160	BLACK BASALT	✓	

RECEIVED
AUG 9 1982
Department of Water Resources

10.

Work started 4/17/81 finished 4/21/81

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name DUBBE DRILLING Firm No. 148
Address P.O. Box 4465 POCATELLO Date 4/24/81
Signed by (Firm Official) M. H. Dubbe
and
(Operator) M. H. Dubbe

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

Form 238-7
11/97

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only			
Inspected by			
Twp	Rge	Sec	
1/4	1/4	1/4	
Lat: : :	Long: : :		

1. WELL TAG NO. D 0020517
DRILLING PERMIT NO. - - - - - 805759
Other IDWR No. 376005

2. OWNER:
Name JR Simplot Company
Address P.O Box 912
City Pocatello State ID Zip 83201

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

Twp. 05 North ☐ or South ☒
Rge. 34 East ☒ or West ☐
Sec. 31, SE 1/4 NE 1/4 NW 1/4 (10 acres, 40 acres, 160 acres)
Gov't Lot ____ County Bannock
Lat: : : Long: : :
Address of Well Site Tyhee Rd Spanbauer property (Give at least name of road + Distance to Road or Landmark)
City Chubbuck ID

Lt. ____ Blk. ____ Sub. Name ____

4. USE:
☐ Domestic ☐ Municipal ☒ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other ____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other ____

6. DRILL METHOD
☐ Air Rotary ☐ Cable ☐ Mud Rotary ☒ Other Percussion Hammer

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Cement	0	65	16	Tremie
Bentonite	65	67	1	Tremie
10-20 Silica	67	83	30	Tremie

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) ____
Was drive shoe seal tested? ☐ Y ☒ N How? ____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
4"	0	69	40	PVC	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe +2 Length of Tailpipe Ø

9. PERFORATIONS/SCREENS
Perforations Method ____
Screens (circled) Screen Type Factory Slot

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
69	79	.020		4	PVC	☒	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
49 ft. below ground Artesian pressure NO lb.
Depth flow encountered N/A ft. Describe access port or control devices: Above Grade Protector

11. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
N/A			

Water Temp. N/A Bottom hole temp. ____
Water Quality test or comments: ____
Depth first Water Encounter ____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	49	Sand, Silt Gravel		
10	49	83	Clay, Silt, gravel		

RECEIVED
SEP 29 2003
Department of Water Resources
Eastern Region

Completed Depth 79 (Measurable)
Date: Started 8-21-03 Completed 9-11-03

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Layne Christensen Co Firm No. 512
Firm Official [signature] Date 9/26/03
and
Driller or Operator [signature] Date 24 Sep 03
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
11/97

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Inspected by _____
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0020518
DRILLING PERMIT NO. 805858
Other IDWR No. Well ID 376703

2. OWNER: 29
Name JR Simplot
Address PO Box 912
City Pocatello State ID Zip 83201

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S

Twp. 05 North ☐ or South ☒
Rge. 34 East ☒ or West ☐
Sec. 31, SW 1/4 (10 acres) NW 1/4 (40 acres) NW 1/4 (160 acres)
Gov't Lot ____ County Bannock
Lat: : : Long: : :
Address of Well Site E. of Laughlin Rd So. of Tyhee Rd Spanbauer
(Give at least name of road + Distance to Road or Landmark)
City Chubbuck

Lt. ____ Blk. ____ Sub. Name ____

4. USE:
☐ Domestic ☐ Municipal ☒ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other ____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other ____

6. DRILL METHOD
☐ Air Rotary ☐ Cable ☐ Mud Rotary ☒ Other Percussion Hammer

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT (Sacks or Pounds)	METHOD
Cement	0	40.5	21	Tremie
Bentonite	40.5	44	4.5	Tremie
10-20 Silica	44	64	#8	Tremie

Was drive shoe used? ☐Y ☒ N Shoe Depth(s) ____
Was drive shoe seal tested? ☐ Y ☒ N How? ____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
4"	0	47.5	40	PVC	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe 42 Length of Tailpipe 0

9. PERFORATIONS/SCREENS
Perforations
Screens
Method ____
Screen Type Factory Slot

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
47.5	62.5	.020		4"	PVC	☒	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
50 ft. below ground Artesian pressure NO lb.
Depth flow encountered N/A ft. Describe access port or control devices: Above Grade Protector

11. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
N/A			

Water Temp. N/A Bottom hole temp. 85F
Water Quality test or comments: ____
Depth first Water Encounter 50

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
9"	0	50	Cobbles, gravels & Sands		X
9"	50	65	Cobbles, gravels & Sands	X	

RECEIVED
NOV 28 2003
Department of Water Resources
Eastern Region

Completed Depth 64 (Measurable)
Date: Started 11/03/03 Completed 11/04/03

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Layne Christensen Co. Firm No. 512
Firm Official ____ Date 11/24/03
and
Driller or Operator ____ Date 07 Nov 03

Bannock County Planning & Development Council (Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
11/97

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0020519
DRILLING PERMIT NO. ____-____-____-8058167
Other IDWR No. Well ID # 3760712 29

2. OWNER:
Name J R Simplot Company
Address PO Box 912
City Pocatello State ID Zip 83201

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

Twp. 05 North ☐ or South ☒
Rge. 34 East ☒ or West ☐
Sec. 31, SE 1/4 (10 acres) SW 1/4 (40 acres) NW 1/4 (160 acres)
Gov't Lot ____ County Bannock
Lat: : : Long: : :
Address of Well Site E. of Laughlin Rd. So. of Tyhee Rd Spanbauer
(Give at least name of road + Distance to Road or Landmark)
City Chubbuck

Lt. ____ Blk. ____ Sub. Name ____

4. USE:
☐ Domestic ☐ Municipal ☒ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other ____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other ____

6. DRILL METHOD
☐ Air Rotary ☐ Cable ☐ Mud Rotary ☒ Other Percussion hammer

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT (Sacks) or Pounds	METHOD
Cement	0	42	31	Tremie
Bentonite	42	45	6.5	Tremie
10-20 Silica	45	60	11.5	Tremie

Was drive shoe used? ☐Y ☒ N Shoe Depth(s) ____
Was drive shoe seal tested? ☐ Y ☒ N How? ____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
4"	0	48	40	PVC	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe +2 Length of Tailpipe ____

9. PERFORATIONS/SCREENS
Perforations
(Screens)
Method ____
Screen Type Factory Slot

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
48	58	.020		4"	PVC	☒	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
51 ft. below ground Artesian pressure NO lb.
Depth flow encountered N/A ft. Describe access port or control devices: Above Grade Protector

11. WELL TESTS:
☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
N/A			

Water Temp. N/A Bottom hole temp. 85 F
Water Quality test or comments: ____
Depth first Water Encounter 51

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
9"	0	51	Cobbles, gravels, Sands		X
9"	51	65	Cobbles, gravels, Sands	X	

RECEIVED
NOV 28 2003
Department of Water Resources
Eastern Region

Completed Depth 60 (Measurable)
Date: Started 11/3/03 Completed 11/5/03

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Layne Christensen Co Firm No. 512
Firm Official Steve Berry Date 11/24/03
and
Driller or Operator Christen Davis Date 07 Nov 03
(Sign once if Firm Official & Operator)

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only
Well ID No.
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 0027947
DRILLING PERMIT NO.
Water Right or Injection Well No. 79

2. OWNER:
Name Richard E Neff
Address 15527 W Tyhee Rd
City Pocatello State Id Zip 83202

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 5 North ☐ or South ☑
Rge. 34 East ☑ or West ☐
Sec. 31, NE 1/4 (10 acres) NW 1/4 (40 acres) ____ 1/4 (160 acres)
Gov't Lot ____ County Bannock
Lat: : : Long: : :
Address of Well Site 15527 W Tyhee Rd
City Pocatello
(Give at least name of road + Distance to Road or Landmark)
Lt. ____ Blk. ____ Sub. Name ____

4. USE:
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other ____

5. TYPE OF WORK check all that apply
☐ New Well ☐ Modify ☐ Abandonment ☑ Other (Replacement etc.) Replace

6. DRILL METHOD:
☑ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other ____

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Bentonite	0	20	350 LBS	Over Bore

Was drive shoe used? ☑ Y ☐ N Shoe Depth(s) 100
Was drive shoe seal tested? ☐ Y ☑ N How? ____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	100	250	Steel	☑	☐	☑	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____
Packer ☐ Y ☑ N Type ____

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method Torch
Screen Type & Method of Installation ____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
94	100	1/8x3	28	6	Steel	☑	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
58 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices: ____
well CAP top of well

12. WELL TESTS:
☑ Pump ☐ Bailer ☑ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
75		95	2 HRS
30		84	4 HRS

Water Temp. Cold Bottom hole temp. ____
Water Quality test or comments: Tested Good
Depth first Water Encounter 50

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
8½	0	20			
8½	0	6	TOP Soil		✓
8½	6	22	Course Gravel-Clay		✓
6	22	44	Sand- Gravel		✓
6	44	50	Course Sand	✓	
6	50	84	Brown Clay		✓
6	84	105	Gravel	✓	

RECEIVED
DEC 18 2003
Department of Water Resources
Eastern Region

Completed Depth 100 (Measurable)
Date: Started 12-3-03 Completed 12-5-03

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Burts Drilling Firm No. 614
Principal Driller Burt Ruedlinger Date 12-8-03
and
Driller or Operator II ____ Date ____
Operator I ____ Date ____
Principal Driller and Rig Operator *Required.* Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

INTERMOUNTAIN ANALYTICAL SERVICES, INC.

IAS — ENVIRO CHEM
3314 Pole Line Road • Pocatello, Idaho 83201
Phone: (208) 237-3300 • Fax: (208) 237-3336
Email: iasenvirochem@aol.com

EnviroChem

INDUSTRIAL - WATER - WASTE - SOIL - GEOCHEMICAL - FIRE ASSAY - QA/QC

PUBLIC DRINKING WATER SYNTHETIC ORGANIC CHEMICAL ANALYSIS REPORT

FRDS	CONTAMINANT	Result ug/L	Method	MCL ug/L	MDL ug/L	FRDS	CONTAMINANT	Result ug/L	Method	MCL ug/L	MDL ug/L
REGULATED SOC CONTAMINANTS											
2005	Endrin					2050	Atrazine				
2010	Lindane					2051	Alachlor				
2015	Methoxychlor					2065	Heptachlor				
2020	Toxaphene					2067	Heptachlor Epoxide				
2031	Dalapon					2105	2,4-D				
2032	Diquat					2110	2,4,5-TP				
2033	Endothall					2274	Hexachlorobenzene				
2034	Glyphosate					2298	Di(2-Ethylhexyl)phthalate				
2035	Di(2-ethylhexyl)adipate					2306	Benzo(a)pyrene				
2036	Oxamyl					2326	Pentachlorophenol				
2037	Simazine					2383	PCB's				
2040	Picloram					2931	DBCP	ND	EPA 504.1	0.2	0.02
2041	Dinoseb					2946	EDB	ND	EPA 504.1	0.05	0.01
2042	Hexachlorocyclopentadiene					2959	Chlordane				
2046	Carbofuran										
UNREGULATED SOC CONTAMINANTS											
2076	Butachlor					2047	Aldicarb				
2045	Metolachlor					2044	Aldicarb Sulfone				
2595	Metribuzin					2043	Aldicarb Sulfoxide				
2356	Aldrin					2021	Carbaryl				
2070	Dieldrin					2066	3-Hydroxycarbofuran				
2077	Propachlor					2022	Methomyl				
2440	Dicamba						2,4-DB				

ANALYST	DATE	METHOD	COMPOSITE #
SAT AT 125	12/12/2003	EPA 504.1	

ANALYST	DATE	METHOD

LAB RESULTS REPORTING CODES:
ND = Not detected within sensitivity of instrument
- - - = No analysis performed for this contaminant
Numerical entry = Detection of Contaminant at level indicated

COMMENTS:AT-125

PWS #	
LAB SAMPLE TRACKING #	11203-2138
DATE COLLECTED	12/8/2003
SAMPLE TYPE	RAW WATER
DATE RECIEVED	12/8/2003
TIME COLLECTED	13:10
SAMPLE COLLECTION LOCATION	15527 W. TYHEE
LOCATION TAG #	D0027947
DATE REPORTED BY LAB	12/15/2003
JURISDICTION	
PWS CONTACT PHONE	208-238-0214

Signature of Laboratory Supervisor — Date: 12/15/2003

RICHARD E NEFF
BURTS DRILLING
RT 6 BOX 39 - A
POCATELLO, IDAHO 83202

Form 238-7
9/82

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

RECEIVED JUL 5 1983 Department of Water Resources Eastern District Office

RECEIVED AUG 30 1983 Department of Water Resources

RECEIVED JUN 23 1983 Department of Water Resources Southern District

1. WELL OWNER

Name Doug Zitterkopf

Address 4920 So. 5th. # 27
Pocatello, Idaho 83201

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☐ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
☒ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6 inches +	2 feet	230 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

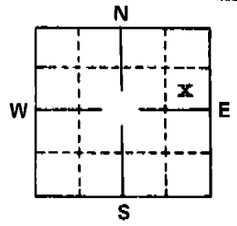
Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20 Material used in seal: ☐ Cement grout ☐ Bentonite ☒ Puddling clay ☐ _____
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port well cap

6. LOCATION OF WELL

MICROFILMED

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Bannock
SE ¼ NE ¼ Sec. 36, T. 5 ☒N/S, R. 33 E/☒W.

7. WATER LEVEL

Static water level 60 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature 54 °F. Quality good
Describe artesian or temperature zones below.

8. WELL TEST DATA

☐ Pump ☒ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
10	60'	2

88577

9. LITHOLOGIC LOG

Bore Diam.	Depth From	Depth To	Material	Water Yes	Water No
6"	0	2	brown clay		x
6"	2	9	gravel		x
6"	9	45	sand & gravel		x
6"	45	66	sand		x
6"	66	88	brown clay		x
6"	88	91	pea gravel & sand	x	
6"	91	112	brown sand		x
6"	112	126	black sand		x
6"	126	156	brown sand	x	
6"	156	164	course sand & pea gravel	x	
6"	164	177	brown clay		x
6"	177	208	brown & black sand	x	
6"	208	225	light brown sandy clay		x
6"	225	228	black sand	x	
6"	228	235	black cinders	x	

10.

Work started 5-31-83 finished 6-8-83

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Dan's Pump & Service Firm No. 339
Am. Falls, Idaho 83211
Address _____ Date 6-22-83
Signed by (Firm Official) Dan Hess
and
(Operator) Allen L. Nelson

USE ADDITIONAL SHEETS IF NECESSARY -- FORWARD THE WHITE COPY TO THE DEPARTMENT

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

29

Office Use Only
Well ID No.
Inspected by
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 00 44132
DRILLING PERMIT NO.
Water Right or Injection Well No.

2. OWNER:
Name Chris Evans
Address 120 W Syphon Rd
City Chubbuck State Id Zip 83202

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 6 North ☐ or South ☑
Rge. 34 East ☑ or West ☐
Sec. 6, NW 1/4 (10 acres) NE 1/4 (40 acres) 1/4 (160 acres)
Gov't Lot County Bannock
Lat: 42 : 55 : 986 Long: 112 : 31 : 362
Address of Well Site Cimberland
City Pocatello
(Give at least name of road + Distance to Road or Landmark)
Lt. 1 Blk. 2 Sub. Name Portneuf Plateau

4. USE:
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK check all that apply (Replacement etc.)
☑ New Well ☐ Modify ☐ Abandonment ☐ Other

6. DRILL METHOD:
☑ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
Bentonite	0	18	400LBS	Over Bore

Was drive shoe used? ☑ Y ☐ N Shoe Depth(s) 100
Was drive shoe seal tested? ☐ Y ☑ N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+1	100	250	Steel	☑	☐	☑	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe Length of Tailpipe
Packer ☐ Y ☑ N Type

9. PERFORATIONS/SCREENS PACKER TYPE
Perforation Method Torch
Screen Type & Method of Installation

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
95	100	1/8x3	20	6	Steel	☑	☐
						☐	☐
						☐	☐

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
70 ft. below ground Artesian pressure lb.
Depth flow encountered ft. Describe access port or control devices:
well cap

12. WELL TESTS:
☑ Pump ☐ Bailer ☑ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
50 GPM		100	2 HRS
25 GPM		90	6 HRS

Water Temp. Cold Bottom hole temp.
Water Quality test or comments:
Depth first Water Encounter 60

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
8¾	0	20			
8¾	0	3	Topsoil		✓
8¾	3	25	Small Boulders - Clay		✓
6	25	63	Course Sand	✓	
6	63	68	Gravel	✓	
6	68	90	Brown Clay		✓
6	90	105	Gravel	✓	

RECEIVED
OCT 11 2006
Department of Water Resources
Eastern Region

Completed Depth 100 (Measurable)
Date: Started 9-12-06 Completed 9-14-06

14. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Burts Drilling Firm No. 614
Principal Driller Burt Ruddle Date 10-2
and
Driller or Operator II Date
Operator I Jeff Myler Date 10-2-06

Principal Driller and Rig Operator *Required.*
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

RECEIVED APR 28 1983 Department of Water Resources Eastern District Office

RECEIVED JUN 18 1981 Department of Water Resources Eastern District Office

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER

Name Bob Gould

Address Pocatello Box 2376 Pocatello

Owner's Permit No. 2341580

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning) _____

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness	Diameter	From	To
.250 inches	6" inches +	1 feet	167 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

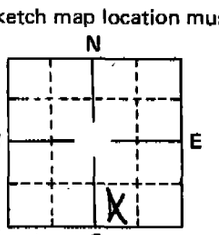
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

Number	From	To
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 20' Material used in seal: ☐ Cement grout ☐ Puddling clay ☒ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____
Lot No. _____ Block No. _____
County Bannock
SW ¼ SE ¼ Sec. 31, T. 5 N. S, R. 34 E. W.

B 29

MICROFILMED

7. WATER LEVEL

Static water level 136' feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature ____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped

9. LITHOLOGIC LOG 83060

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6"	+1	25	Boulders		X
6"	25'	160	Sand Gravel Boulder		X
	160	167	Lava		X
	167	175	Broken	X	
	175	180	Lava		X

9/87

10. Work started 3-4-81 finished 3-7-81

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Denning Drilling Firm No. 10
Address Box 460 Leon, Ida. Date 3-7-81
Signed by (Firm Official) Duane Denning
and
(Operator) Duane Denning

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT CP - 165

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

DEC 26 Department of Water Resources Eastern District Office

1. WELL OWNER

Name Gary Purrington

Address 4842 Cole Pocatello, ID 83201

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning) _____

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other _____ (specify type)

4. METHOD DRILLED

☒ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other _____

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____

Thickness		Diameter		From		To	
.250	inches	6	inches +	1	feet	79	feet
	inches		inches		feet		feet
	inches		inches		feet		feet
	inches		inches		feet		feet

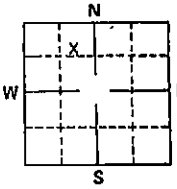
Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation _____ inches by _____ inches

Number		From		To	
	perforations		feet		feet
	perforations		feet		feet
	perforations		feet		feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name _____
Type _____ Model No. _____
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Diameter ____ Slot size ____ Set from _____ feet to _____ feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____
Placed from _____ feet to _____ feet
Surface seal depth 18' Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☐ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld
☐ Cemented between strata
Describe access port _____

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name _____

Lot No. _____ Block No. _____

County Bannock

NE ¼ NW ¼ Sec. 6, T. 6 ☒N ☐S, R. 34 ☐E ☒W

7. WATER LEVEL

Static water level 61 feet below land surface.
Flowing? ☐ Yes ☒ No G.P.M. flow _____
Artesian closed-in pressure _____ p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature ____ °F. Quality _____

8. WELL TEST DATA

☐ Pump ☐ Bailer ☒ Air ☐ Other _____

Discharge G.P.M.	Pumping Level	Hours Pumped
35		

9. LITHOLOGIC LOG 099680

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
6	0	6	Clay		x
	6	18	Boulders & Clay		x
	18	65	Gravel	x	
	65	79	Clay		x
	79	80	Gravel	x	

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OCT 25 1979
Department of Water Resources

10. Work started 8/21/79 finished 8/22/79

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name DOUG CUSHMAN DRILLING COMPANY Firm No. 72
Address 945 South Broadway Blackfoot, ID 83221 Date 8/29/79

Signed by (Firm Official) _____
and
(Operator) _____

1271

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

Form 238-7
11/97
10/01
Independent

IDAHO DEPARTMENT OF WATER RESOURCE

WELL DRILLER'S REPORT

Use Typewriter or Ballpoint pen

29

Location Corrected by IDWR To:
T06S R34E Sec. 6 NWSWNE
By: mciscell 2013-09-25

Lat: : : Long: : :

1 WELL TAG NO.
DRILLING PERMIT NC
Other IDWR NO. D0057571

2 OWNER:
Name: Brian Martin
Address: PO Box 2894
City: Pocatello State: ID Zip 83206

3 LOCATION OF WELL by legal description.

N / S

Twp 6 ☐ North ☑ South
Rge 34 ☑ East ☐ West
Sec 6 1/4 SW 1/4 NE 1/4
10 Acres 40 Acres 160 Acres
Gov't Lot County Bannock
Lat:42:55.833 Long:112:31.406

Address of Well Site: 11723 Cumberland
City: Chubbuck
(Give at least name of Road + Distance to Road or Landmark)
Lot No. Blk No. Subd. Name:

4 USE:
☑ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5 TYPE OF WORK:
☑ New Well ☐ Modify ☐ Abondonment ☐ Other

6 DRILL METHOD:
☑ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other

7 SEALING PROCEDURES:

SEAL/FILTER PACK	From	To	AMOUNT	Method
Bentonite	0	-40'	1200 Lbs/24 Bags	Annular

Was drive shoe used? ☑ Yes ☐ No Shoe Depth(s) -143'
Was drive shoe seal tested? ☐ Yes ☐ No How?

8 CASING/LINER:

Dia.	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2'	-143'	0.25	Steel	☑	☐	☑	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of headpipe: Length of Tailpipe:

9 PERFORATIONS/SCREENS:

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

 # STATIC WATER LEVEL OR ARTESIAN PRESSURE:
53 ft below ground Artesian Pressure: lb

Describe access port or control devices: Well Cap

11 WELL TESTS:
☐ Pump ☐ Bailer ☑ Air ☐ Flowing Artesian
Flowing Artesian

Yield	Drawdown	Pumping Level	Time
30+			

Water Temp Cold Bottom hole temp
Water Quality test or comments:

12 LITHOLOGIC LOG:

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
10	0	17	Topsoil & Large Gravel		X
10	17	36	Brown Clay		X
10	36	40	Pea Gravel & Clay		X
6	40	52	Pea Gravel & Clay		X
6	52	112	Sand & Gravel	X	
6	112	121	Sand & Trace Gravel	X	
6	121	134	Brown Clay & Gravel	X	
6	134	145	Large Gravel Trace Brown Clay	X	

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MAY 24 2010
Department of Water Resources
Eastern Region

Completed Depth: 145 ft
Date Started: 05/18/10
Date Completed: 05/19/10

13 DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Firm: Independent Drilling KC Firm No. 343
Firm Official: Date: 5/19/2010
and
Supervisor/Operator: Date: 5/19/2010

Form 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D D0073745
Drilling Permit No.
Water right or injection well #
2. OWNER: Loosli Construction
Name
Address 139 S. Lavaside
City Blackfoot State ID Zip 83221

3.WELL LOCATION:
Twp. 6 North ☐ or South ☒ Rge. 34 East ☒ or West ☐
Sec. 6 NW (10 acres) 1/4 NE (40 acres) 1/4 (160 acres) 1/4
Gov't Lot County Bannock
Lat. N. 42° 56.077 (Deg. and Decimal minutes)
Long. W. 112° 31.432 (Deg. and Decimal minutes)
Address of Well Site 11965 N. Cumberland
(Give at least name of road + Distance to Road or Landmark) City Pocatello
Lot. Blk. Sub. Name

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
Bentonite	0	38	1000	overbore

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6"	+2	150	.250	Steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 150

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☐ Y ☐ N Type
Method of installation

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule

Length of Headpipe Length of Tailpipe
Packer ☐ Y ☐ N Type

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☐ N Artesian Pressure (PSIG)
Describe control device

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 65 Static water level (ft) 65
Water temp. (°F) Bottom hole temp. (°F)
Describe access port

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
	204		☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
12	0	7	dirt		✓
12	7	26	boulders & sand		✓
12	26	65	clay & gravel		✓
8	65	82	gravel & clay	✓	
8	82	106	sand & gravel	✓	
8	106	136	clay		✓
8	136	144	clay & gravel	✓	
8	144	150	gravel & course sand	✓	
8	150	155	sand	✓	
8	155	160	clay		✓

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APR 18 2017
Department of Water Resources
Eastern Region

Completed Depth (Measurable): 150'
Date Started: Mar 31, 2017 Date Completed: Apr 11, 2017

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Teton Water Works, LLC Co. No. 506
*Principal Driller Date 4/12/17
*Driller Date 4/12/17
*Operator II Date
Operator I Date
* Signature of Principal Driller and rig operator are required.

ENDNOTES

1 U.S. Department of the Interior, U.S. Geological Survey, "Mineral Commodity Summaries", 2024, https://pubs.usgs.gov/periodicals/mcs2024/mcs2024; Phoenix Center for Advanced Legal & Economic Public Policy Studies, "The Economic Impact of the Natural Aggregates Industry: A National State and County Analysis, "2017, http://www.phoenix-center.org/scorecards/AggregatesIndustry2017ScorecordFinal.pdf.

2 National Stone, Sand & Gravel Association, "50 Fascinating Facts about Stone, Sand & Gravel," 1993, https://www.speakcdn.com/assets/1312/50facts.pdf

3 G.R. Robinson Jr. and W.M. Brown, Sociocultural Dimensions of Supply and Demand for Natural Aggregate – Examples from the Mid-Atlantic Region, U.S. Geological Survey Open-File Reports 02-350 (2002).

4 National Stone, Sand & Gravel Association, "The ROCKS Act, Rebuilding Our Communities by Keeping Aggregates Sustainable" 2021, https://nssga.org/sites/default/files/2021-10/ROCKS_Act_1-pager.pdf, https://www.speakcdn.com/assets/1312/50facts.pdf

5 U.S. Department of the Interior, U.S. Geological Survey, "Mineral Commodity Summaries 2024," 2024, https://pubs.usgs.gov/periodicals/mcs2024/mcs2024.

6 Ibid.

7 Ibid.

8 Langer, William H., "Aggregate Resource Availability in the Conterminous United States, Including Suggestions for Addressing Shortages, Quality, and Environmental Concerns," Open-File Report 2011-1119, *United States Geological Survey*, 2011, https://pubs.usgs.gov/of/2011/1119/pdf/OF11-1119_report_508.pdf.

9 U.S. Department of the Interior, U.S. Geological Survey, "Mineral Commodity Summaries 2024," 2024, https://pubs.usgs.gov/periodicals/mcs2024/mcs2024.

10 United State Environmental Protection Agency, "Particulate Matter (PM) Air Quality Standards," 2023, https://www.epa.gov/naaqs/particulate-matter-pm-air-quality-standards.

11 U.S. Department of Health and Human Services, Public Health Service, Agency for Toxic Substances and Disease Registry, Division of Health Assessment and Consultation, "Health Consultation, Brigham City Sand and Gravel Pits, Brigham City, Box Elder County, Utah, EPA Facility ID: UTXCRA07W000," 2006, pg. 3.

12 U.S. Department of Health and Human Services, Public Health Service, Agency for Toxic Substances and Disease Registry, Division of Health Assessment and Consultation, "Health Consultation, Brigham City Sand and Gravel Pits, Brigham City, Box Elder County, Utah, EPA Facility ID: UTXCRA07W000," 2006, pg. 11.

EXHIBIT 3

Agency Comments

444 Hospital Way #300
Pocatello, ID 83201 • (208) 236-6160

Brad Little, Governor
Jess Byrne, Director

January 7, 2025

Mr. Hal Jensen, Planning Director
Bannock County Office of Planning & Development Services
5500 S. 5th Ave
Pocatello, ID 83204

Subject: Conditional Use Permit – Gravel Mining Operation – Wilkes

Dear Mr. Jensen:

The Idaho Department of Environmental Quality (DEQ) has reviewed the subject document and would like to offer the following comments:

Gravel Mining:

If gravel mining is done at the site, the applicant will have to work with the Idaho Department of Lands (IDL) to ensure that the operation is in compliance with the Rules Governing Exploration and Surface Mining In Idaho, IDAPA 20.03.02

DEQ's best management practices for ground water protection at gravel mining sites are attached.

Air Quality:

Any business or industry (source) in Idaho that emits, or has the potential to emit, pollutants into the air is required to have an air pollution control permit or exemption from DEQ. **If a crusher and screening plant is located on the site,** a portable equipment relocation form (PERF) form must be submitted. Keep in mind that PERF's are required to be submitted to DEQ at least 10 days prior to operation. DEQ Permit information can be found on the DEQ website: *www.deq.idaho.gov*, or by contacting the DEQ Air Quality Permit Hotline 1-877-573-7648.

The gravel pit will also be required to adhere to IDAPA 58.01.01.650 and 650 **Rules for Control of Fugitive Dust**. The requirements in Sections 650 and 651 of the Rules for Control of Fugitive Dust are included in the **Air Quality** section of the General Recommendations, which are also attached.

If you have questions or comments, please contact me at (208) 236-6160 or via email at *Allan.Johnson@deq.idaho.gov*.

Sincerely,

Allan Johnson, P.E.
Regional Engineering Manager
DEQ Pocatello Regional Office

EDMS# 2025AGD60

Attachments: Best Management Practices for Ground Water Protection at Gravel Mining Sites
DEQ General Recommendations for Land Development Projects.

c: Katy Bergholm, Regional Administrator, DEQ Pocatello Regional Office
Nick Nielsen, Mining Project Coordinator, DEQ Pocatello Regional Office
Melissa Gibbs, Regional Air Quality Manager, DEQ Pocatello Regional Office

Best Management Practices for Ground Water Protection at Gravel Mining Sites

The Ground Water Quality Rule, IDAPA 58.01.11, is administered by the Department of Environmental Quality (DEQ). Section 301.02 of the rule requires that DEQ ensure activities with the potential to degrade General Resource aquifers shall be managed in a manner which maintains or improves existing ground water quality using best management practices and best practical methods to the maximum extent practical. Section 150.04 of the rule directs DEQ to coordinate with other agencies when necessary to protect ground water. The Rules Governing Exploration and Surface Mining In Idaho, IDAPA 20.03.02, are administered by the Idaho Department of Lands (IDL). Section 001.03 of these rules requires all operators to comply with all applicable rules and regulations and laws of the state of Idaho.

DEQ arid IDL have worked together to address the potential for ground water contamination from gravel sources and developed a list of best management practices (BMPs). It is the responsibility of gravel mine owner/operator to adopt BMPs, as appropriate, to ensure protection of the ground water. The following are key issues that need to be addressed:

Reclamation

- Meet with IDL and DEQ prior to development of the final reclamation plan to discuss the details of the plan. The plan should address final grading of slopes, details regarding topsoil or suitable growth medium to be spread across the walls and floor for reclamation, and revegetation. The type and quantities of seed, fertilizer, and mulch to be applied to all disturbed areas should be specified and any plans for a seasonal wetland to be created on the pit floor should be described.
- The plan should describe how mining activities will be conducted concurrently with reclamation in order to maintain a minimal area of exposed gravels at any given time. The plan should include methods of replacing topsoil on all disturbed lands during reclamation, including land covered by water.
- The plan should specify that final reclamation activities will be completed within six (6) months after termination of mining activities.
- Following final reclamation, it will be necessary for the owner/operator to cooperate with DEQ and IDL in a joint inspection of the mining site. If the reclamation meets specifications, IDL/DEQ will provide documentation of final approval.

Operations

- Vehicular access to the site should be controlled by means of fences, gates, or other types of barriers as appropriate. Signs should be posted to emphasize restricted access. Periodic inspection and maintenance of access control structures will be needed to ensure effectiveness.
- Access by heavy equipment should be limited to only those times when active mining and reclamation activities are underway.
- Crushers, asphalt batch plants, and concrete plants should be operated only in areas well away from exposed gravels and ground water. "Baghouse" dust collection systems are preferred for use with mixing plants. However, if "wet" or pond scrub systems are to

be utilized, they must be in lined areas well away from exposed gravels and ground water.

- Berms, ditches, etc. must be constructed as appropriate to divert surface water run-on/run-off around the mining area.
- Fueling and equipment service/maintenance/storage should be staged in areas well away from exposed gravels and ground water.
- Fuel storage facilities should be placed in bermed areas with HDPE liners well away from exposed gravels and ground water.
- A spill prevention control and countermeasure (SPCC) plan should be implemented on each occasion that mining or reclamation activities are conducted. The plan should specify the maximum response time for spill clean up.
- Portable toilet facilities should be located well away from exposed gravels and ground water.

Environmental Monitoring

Under certain circumstances, such as mining below the ground water table, monitoring of surface water and ground water may be necessary.

General Recommendations

The following comments are generally applicable to land development projects or other land use activities with the potential to cause impacts to ground water, air quality or surface water. DEQ provides this guidance in lieu of more site-specific comments when information regarding the land use proposal is limited.

Engineering

DEQ recommends consolidation of drinking water and/or wastewater services wherever feasible especially in areas where ground water used for public drinking water supplies is potentially impacted. DEQ considers the following alternatives generally more protective of ground water resources than using individual well and septic systems for each lot, and we recommend that the county require the developer to investigate the following options:

- Provide either a centralized, community drinking water or centralized community wastewater system or both, or
- Connect each lot to an existing community drinking water system or to an existing community wastewater system or both.

In accordance with Idaho Code 39-118, construction plans & specifications prepared by a professional engineer are required for DEQ review and approval prior to construction if the proposed development is to be served by either a community drinking water or sewer system. DEQ requires that a water system serving 10 or more connections is constructed and operated in compliance with IDAPA 58.01.08, "Idaho Rules for Public Drinking Water Systems."

Air Quality

New emission sources are generally required to follow applicable regulations for permitting or exempting new sources. These are outlined in the Rules for the control of Air Pollution in Idaho.

Of particular concern is IDAPA 58.01.01.200-228 which establishes uniform procedures and requirements for the issuance of "Permits to Construct".

Sections 58.01.01.220-223 specifically may be used by owners or operators to exempt certain sources from the requirements to obtain a permit to construct.

Land development projects are generally required to follow applicable regulations outlined in the Rules for the control of Air Pollution in Idaho. Of particular concern is IDAPA 58.01.01.650 and 651 Rules for Control of Fugitive Dust.

Section 650 states, "The purpose of sections 650 through 651 is to require that all reasonable precautions be taken to prevent the generation of fugitive dust."

Section 651 states "All reasonable precautions shall be taken to prevent particulate matter from becoming airborne. In determining what is reasonable, consideration will be given to factors such as the proximity of dust emitting operations to human habitations and/or activities and atmospheric conditions which might affect the movement of particulate matter. Some of the reasonable precautions may include, but are not limited to, the following:

01. Use of Water or Chemicals. Use, where practical, of water or chemicals for control of dust in the demolition of existing building or structures, construction operations, the grading of roads, or the clearing of land.

02. Application of Dust Suppressants. Application, where practical of asphalt, oil, water, or suitable chemicals to, or covering of dirt roads, materials stockpiles, and other surfaces which can create dust.

03. Use of Control Equipment. Installation and use, where practical, of hoods, fans and fabric filters or equivalent systems to enclose and vent the handling of dusty materials. Adequate containment methods should be employed during sandblasting or other operations.

04. Covering of Trucks. Covering, when practical, open bodied trucks transporting materials likely to give rise to airborne dusts.

05. Paving. Paving of roadways and their maintenance in a clean condition, where practical.

06. Removal of Materials. Prompt removal of earth or other stored materials from streets, where practical."

Surface Water Quality

Land disturbance activities associated with development (i.e. - road building, stream crossings, land clearing) have the potential to impact water quality and riparian habitat.

If this project will ultimately disturb one or more acres and there is a possibility of discharging stormwater or site dewatering water to Surface Waters of the United States, the operator may need to submit a Notice of Intent (NOI) for coverage under the Idaho Pollutant Discharge Elimination System (IPDES) 2022 Construction General Permit (CGP). NOIs can be submitted via the IPDES E-Permitting System (*https://www2.deq.idaho.gov/water/IPDES/*). The 2022 IPDES CGP requires a Storm Water Pollution Prevention Plan (SWPPP), implementation of Best Management Practices (BMPs) to reduce the sediment and other pollutants discharged and requires regular site inspections by persons trained and knowledgeable about erosion, sediment control, and pollution prevention.

Site contractors should remove equipment and machinery from the vicinity of the waterway to an upland location prior to any refueling, repair, or maintenance. After construction is completed, disturbed riparian areas should be re-vegetated.

Waste Management - Hazardous Material - Petroleum Storage

With the increasing population in southeast Idaho, to ensure sufficient solid waste capacity and service availability. It is recommended that subdivision developers be instructed to contact the appropriate solid waste collection provider and landfill for solid waste disposal coordination.

Accidental surface spills of hazardous material products and petroleum hydrocarbon products (i.e., fuel, oil, and other chemicals) are most associated with the transportation and delivery to work sites or facilities. The following Idaho, storage, release, reporting and corrective action regulations may be applicable:

- Hazardous and Deleterious Material Storage IDAPA 58.01.02.800
- Hazardous Material Spills, IDAPA 58.01.02.850
- Rules and Standards for Hazardous Waste IDAPA 58.01.05
- Petroleum Release Reporting, Investigation and Confirmation IDAPA 58.01.02 .851
- Petroleum Release Response and Corrective Action IDAPA 58.01.02.852

Please note, The Idaho Release, Reporting and Corrective Action Regulations, IDAPA 58.01.02.851; require notification within 24 hours of any spill of petroleum product greater than 25 gallons and notification for the release of lesser amounts if they cannot be cleaned up within twenty-four (24) hours. The cleanup requirements for petroleum are also contained in these regulations.

For reporting requirements of hazardous substances please see Idaho Statute Title 39 Chapter 7, Hazardous Substance Emergency Response Act including section 39-7108 Notification of Release is Required.

Outlook

John Wilkes CUP

From Gary Billman <GBillman@idl.idaho.gov>
Date Tue 10/29/2024 8:34 AM
To Bannock County Planning and Development <development@bannockcounty.gov>

To Whom it may concern,

If Mr. John Wilkes wishes to open a surface mine within the state of Idaho, he must comply with the Idaho Surface Mining Act of 1972, IDAPA 20.03.02. Please have Mr. Wilkes contact me at his earliest convenience to begin the permitting process with the Idaho Department of Lands (IDL).

Thank you

Gary Billman, P.G.
Lands Resource Specialist Senior—Minerals/Geologist
Idaho Department of Lands
Eastern Area
3563 Ririe Hwy
Idaho Falls, ID 83401
Office: (208) 525-7167
Email: gbillman@idl.idaho.gov
https://www.idl.idaho.gov

EXHIBIT 4

Public Comments

Outlook

CUP-24-2 Protest Letter

From LARRY TERRY <terrylarry22@yahoo.com>
Date Tue 10/29/2024 1:19 PM
To Bannock County Planning and Development <development@bannockcounty.gov>

To: Planning and Development Council Bannock County ID
From: Larry Neil Terry 12573 N Neptune St Pocatello ID 83202
Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

Oct 29, 2024

To Whom It May Concern:

I reside at 12573 N Neptune St Pocatello, ID 83202 and my home is .5 mile northeast of the proposed gravel pit.

It is time to decide. Is the Rio Vista/Lacey Road area residential or industrial? If it is an industrial area, then why was the area allowed to build dozens of half-million dollar homes? Since the round-about on Philbin Rd was constructed Rio Vista truck traffic has increased by three-fold. I drive down Rio Vista almost every day. It has become a road where I see lots of joggers and cyclists, in addition to children playing in their yards. The last thing we need is another 50/200 trucks barreling down the road! Your Number ! priority should be the safety of the residents in the area. Allowing this gravel pit will have many detrimental affects and is outright dangerous to our community. Don't risk it!!

Thanks for hearing me out.
Sincerely

Larry "Neil" Terry
208-760-9105

Outlook

CUP 24-2

From Mandi Nelson <mandi.15@hotmail.com>
Date Tue 10/29/2024 4:10 AM
To Bannock County Planning and Development <development@bannockcounty.gov>

Date: October 27, 2024

To: Planning and Development Council
Bannock County

From: Mandi Nelson
Address: 12247 Cumberland circle
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

I reside at 12247 Cumberland Circle and my home is approximately a mile south east of the proposed sand/gravel pit.
I opposed the Planning and Development Council (the Council) approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.

1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan. The allowance of a conditional use is discretionary with the Planning and Development Council and may be granted only in the best interests of the general public. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

2) Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will… "Protect and enhance residents' quality of life:" The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency of the proposal with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district. The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the

roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes adding at least fifty one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists, and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study as part of this application (in response to Council and residents' concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled as a traffic study. Because the applicant failed to provide a proper traffic impact study the application should be denied, or at a minimum, no decision should be made until a proper traffic impact study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operations and evaluates the safety risks, loss of opportunities and other impacts to the quality of life in the area caused by increased in truck traffic, untarped loads, and gravel on the roadways.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no history of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.

8) To consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above, Standards A, B and D are not met by this proposal. Because all the standards cannot be met the application for a conditional use permit must be denied.

Thank you for your consideration of my comments.

Sincerely,

Mandi Nelson

Outlook

CUP-24-2

From Matthew McEwen <matthewlmcewen@gmail.com>
Date Tue 10/29/2024 9:42 AM
To Bannock County Planning and Development <Development@bannockcounty.gov>

Date: 0ctober 24, 2024

To: Planning and Development Council
Bannock County

From: Matt McEwen
12655 Preakness Cir
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

I reside at 12655 Preakness Cir, Pocatello and my home is NorthEast in the Equestrian Estate of the proposed sand/gravel pit. I have several young kids that are/will be driving and ride their bikes in the area. We have 1.3 acres that have chickens and other small animals as well.

I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.
1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan. The allowance of a conditional use is discretionary with the Planning and Development council and may be granted only in the best interests of the general public. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

2) Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will… "Protect and enhance residents' quality of life:" The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district. The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the

roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes to add at least 50 one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study (in response to Council and resident's concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled it as a traffic study. The application must be put on hold until a proper traffic study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operation and evaluates the safety risks, loss of opportunities and other impacts to quality of life in the area caused by increase in truck traffic, untarped loads and gravel on the roads.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no track record of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.

In order to consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above,Standards A, B and D are not met by this proposal. Because all of the standards cannot be met the application for a conditional use permit must be dismissed.

Bottom line to me, I think this is not the appropriate area for a gravel pit. I understand the value of the land for this company, however, I thoroughly believe that the traffic, noise and air quality will be more than the company is presenting.

Thank you for your consideration of my comments.

Sincerely,

Date: October 28, 2024

To:
Planning and Development Council
Bannock County

From:
Ryan and Sarah Anderson
12745 Triple Crown
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)

Opposition Comments

I reside at 12745 Triple Crown and my home is in a direct line of site with prevailing winds of the proposed sand/gravel pit. This proposes a health and safety risk factor for me and my family of 4 from excess dust and airborne contaminants that could potentially harm and impact my residence and surrounding areas. Along with increased truck traffic on Siphon Rd and Rio Vista Rd.

I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.

1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan. The allowance of a conditional use is discretionary with the Planning and Development council and may be granted only in the best interests of the general public. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

2) Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will... "Protect and enhance residents' quality of life:" The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district. The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes to add at least 50 one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio

Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study (in response to Council and residents' concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled it as a traffic study. The application must be put on hold until a proper traffic study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operation and evaluates the safety risks, loss of opportunities and other impacts to quality of life in the area caused by increase in truck traffic, untarped loads and gravel on the roads.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no track record of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.

In order to consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above, Standards A, B and D are not met by this proposal. Because all the standards cannot be met the application for a conditional use permit must be dismissed.

Thank you for your consideration of my comments.

Ryan Anderson

Outlook

Citizens against Siphon Road Gravel Pit.

From SHANNON SHAWNA <sdhelm@msn.com>
Date Tue 10/29/2024 4:50 PM
To Bannock County Planning and Development <development@bannockcounty.gov>

Shawna Helm
14944 W Venus St

I live about 3/4- 1 mile from the property they want to turn into a gravel pit. I am against this! We already have to darn many trucks going up and down our roads.

- Traffic impact- This will increase greatly. We already have an increased number of vehicles in this area due to all the home developments.
- Air pollution- I have a family member that has terrible allergies and this will affect her. She will probably not be able to visit us unless she is inside.
- Ground water- yeah this is going to cause a problem.
- Noise pollution- We live out in the country. Our air quality is pretty darn good. Sometimes we get Simplot sink, but not very often. This will increase the noise level to where it will be awful!!

There are other places to build this gravel pit. Find somewhere else to build this where it's not around residential areas. We love it out here in this area. Its quite and we don't have a ton a traffic, especially huge trucks, driving up and down our roads every day.

Please find somewhere else.
Thank you,
Shawna Helm

Outlook

Gravel Pit Opposition

From Steve Millar <srmillar@gmail.com>
Date Mon 10/28/2024 7:48 PM
To Bannock County Planning and Development <development@bannockcounty.gov>

Date: 0ctober 28, 2024

To: Planning and Development Council
Bannock County

From: Steve and Rhonna Millar
Address: 12784 Triple Crown Rd
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

I reside at 12784 Triple Crown Rd (Equestrian Estates) and my home is located off Rio Vista Rd, just east of the proposed sand/gravel pit. I've lived here for 20 years and watched residential growth increase, as well as added gravel pits. With that comes additional large commercial trucks hauling gravel, sand, and various size rocks. And they do speed.

I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.
1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan. The allowance of a conditional use is discretionary with the Planning and Development council and may be granted only in the best interests of the general public. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

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result in increased truck traffic, track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes to add at least 50 one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study (in response to Council and resident's concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled it as a traffic study. The application must be put on hold until a proper traffic study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operation and evaluates the safety risks, loss of opportunities and other impacts to quality of life in the area caused by increase in truck traffic, untarped loads and gravel on the roads.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no track record of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

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In order to consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above,Standards A, B and D are not met by this proposal. Because all of the standards cannot be met the application for a conditional use permit must be dismissed.

Thank you for your consideration of my comments.

Sincerely,

Steve and Rhonna Millar

Outlook

Gravel pit opposition letter for November 6 meeting

From Arla Wilhelm <arla.wilhelm55@gmail.com>
Date Mon 10/28/2024 4:44 PM
To Bannock County Planning and Development <Development@bannockcounty.gov>

Date: 0ctober 28, 2024

To: Planning and Development Council
Bannock County

From: Travis and Arla Wilhelm
15105 West Venus St.
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

I reside at 15105 West Venus St. and my home is approximately ¾ of a mile Northeast of the proposed sand/gravel pit. My wife and I reside on a 2 acre plot, which is directly downwind of the proposed site.

I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.
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Agriculture to Residential. This fundamental inconsistency with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

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4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes to add at least 50 one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study (in response to Council and resident's concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled it as a traffic study. The application must be put on hold until a proper traffic study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operation and evaluates the safety risks, loss of opportunities and other impacts to quality of life in the area caused by increase in truck traffic, untarped loads and gravel on the roads.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no track record of closing and reclaiming sites locally for the public benefit.

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the quarry will fall to the neighbors, creating another impact to our quality of life.

In order to consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above,Standards A, B and D are not met by this proposal. Because all of the standards cannot be met the application for a conditional use permit must be dismissed.

Thank you for your consideration of my comments.

Sincerely,

Travis and Arla Wilhelm

Outlook

Public Hearing - Conditional Use Permit (CUP-24-2)

From VERMON ESPLIN <vesplin@aol.com>
Date Tue 10/29/2024 8:02 PM
To Bannock County Planning and Development <development@bannockcounty.gov>

Date: 0ctober 28, 2024

To: Planning and Development Council
Bannock County

From: Dr. Vermon and Cara Esplin
Address: 12640 Preakness Circle
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

I reside at 12640 Preakness Circle and my home is slightly north and east of the proposed sand/gravel pit. As a property holder down wind from the proposed gavel Pit. I am very concerned with the placement of the pit. As a physician I am well aware of the respiratory complications that can occur form the dust and emissions of gravel pits. Multiple studies have found that people residing by quarries have a higher prevalence of respiratory disorders compared to those who are not exposed to the dust and emissions from the quarry (1). Asthma is exacerbated, there is an increase of chronic cough, nasal infections and exacerbation of chronic obstructive pulmonary disease (COPD). The Silica that is aerosolized during the process of making gravel is listed as a carcinogen by the National Institute of Health as it has been shown to cause lung cancers in addition to the restrictive lung disease of silicosis. This dust and respiratory problems primarily affect the young and the old the most. I'm now in my 60's. My wife and I already are dealing with some lung dysfunction and do not need anything more to complicate our respiratory function. The world doesn't need any more children with asthma either, especially when there are multiple other areas not close to residential areas that can be used for the gravel pit.

In addition to the air pollution, water pollution has also been shown to occur. The Portneuf River is right below the area and the drainage off the pit would go directly to that river system affecting fishing, foul and other wildlife that depend on the water. It would also impact the Snake River as the Portneuf River contributes to the Snake River.

I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.
1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan. The allowance of a conditional use is discretionary with the Planning and Development council and may be granted only in the best interests of the general public. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

2) Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will… "Protect and enhance residents' quality of life:" The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district. The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes to add at least 50 one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study (in response to Council and resident's concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled it as a traffic study. The application must be put on hold until a proper traffic study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operation and evaluates the safety risks, loss of opportunities and other impacts to quality of life in the area caused by increase in truck traffic, untarped loads and gravel on the roads.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no track record of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.

In order to consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above,Standards A, B and D are not met by this proposal. Because all of the standards cannot be met the application for a conditional use permit must be dismissed.

Thank you for your consideration of my comments.

Sincerely,
Vermon Esplin, MD
Cara Esplin

1.

National Institutes of Health (NIH) (.gov)
https://pmc.ncbi.nlm.nih.gov

Outlook

public hearing conditional use permit CUP-24-2

From Justin Linenbach <jlinenbach@gmail.com>
Date Mon 10/28/2024 2:24 PM
To Bannock County Planning and Development <development@bannockcounty.gov>

Good afternoon Planning and zoning commission. My name is Amanda Linenbach, I am writing to you today in opposition of the conditional use permit.
I live at 11674 N Cumberland road. Looking out from the front of my house I can see the site where this proposed gravel pit would be located. I live here with my Husband and two children. We have quite the little farm here with animals and a small hay field. This is our dream home, we actually moved here just under two years ago. What's funny is we moved here from just up the road. We love this area and what it has to offer our family. I NEVER would have bought here had I known this was even going to be a consideration. It's scary as a mom to think that if this permit gets allowed to happen there will be large gravel trucks going down our road, that is where my kids ride bikes, walk and even get on and off the bus. Living out here we have peace and tranquility, it's a way of life for us.
As I am sure you are aware, the comprehensive plan for this property (parcel RPR 3803048300) is to be AG then become residential. Nowhere in the comprehensive plan does it say heavy industrial, which is exactly what they are wanting to do.
Bannock county ordinance 530.6 states that to approve this conditional use permit it would need to be consistent with the goals and policies of the comprehensive plan and that bannock county will "protect and enhance" the residence quality of life. This inconsistency with the comprehensive plans future zoning map and development pattern should be enough to deny CUP-24-4.
Ordnance 530.6 states that the conditional use permit would not adversely affect surrounding properties. allowing a CUP permit on this property will significantly increase heavy traffic. not to mention the spillage of gravel along the road. As of now i can say i know i am not the only one who avoids roads that these trucks drive down because they drive way too fast and drop rocks everywhere. I can't tell you how many times they have run vehicles off the road. They cover zero loads.
honestly i could go on and on, this is a terrible idea to even consider. We went through all of this last year. I literally cried when I was told we were going to have to go through all of this again. last time cost us time and money. and this time it's going to again. At what point can we say enough is enough? I pray you take this seriously, because it will affect the rest of my life.
Have a good evening, thank you for reading my letter.
sincerely
Amanda Linenbach

Outlook

Letter of protest regarding CUP 24-2 Gravel Pit

From ganttlamb@aol.com <ganttlamb@aol.com>
Date Mon 10/28/2024 8:19 PM
To Bannock County Planning and Development <development@bannockcounty.gov>

To whom it may concern,

My name is Amy Gantt-Lamb. I reside at 14685 W. Siphon Rd.Pocatello, Idaho and have lived at this address for 11 years. I, personally and as a neighbor stand in opposition to a Gravel Pit and Hot Asphalt Plant conditional or otherwise being located in our area.

In response to the filing of a Conditional Use Permit (CUP-24-2) and any associate request to amend the County Comprehensive Plan filed by John Wilkes on behalf of Staker-Parson.

The County has spent significant time, effort, and expense in preparing the current County Comprehensive Plan. I believe that this proposal is a significant deviation from the current plan, and should not be approved.

In their Amendment Request, Staker-Parson responded to the five Standards for Approval as required by the county. There are several reasons that their responses are limited and not informative to the public or planning commission.

Below is an outline of the five Standards for Approval and reasons they do not align with the County Comprehensive Plan.

1- The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

- A berm can mitigate visual impact, but not sound, undesirable smells, dust, and the potential for groundwater contamination.
- The increased traffic of heavy trucks and the operations of a gravel pit and hot mix plant will have an adverse effects on the desirability and quiet enjoyment of the residents in that area.

2- The proposed use would cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.

- Lessening traffic from their existing location will dramatically shift traffic into a new higher populated residential area.
- There is a greater residential presence in the proposed build site than their current existing site.

3- The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.

- Moving the plant from a less populated to more populated area will create a greater statistical chance of public safety issues.

- The berm proposal does not adequately address the potential damages to public health

4- The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.

- This plan fails to meet the goals and policies of the current Comprehensive County Plan.

- This proposal seeks to create an industrial enterprise between two residential areas.

5- The proposed use would be designated to be as compatible in terms of building height, bulk, scale, setbacks, open spaces and landscaping with adjacent uses as is practical.

- The applicant has historically shown that once these items are constructed, there is minimal maintenance of the property. An example of this can be seen at the property on the west side of Philbin where Quinn connects.

I find it extremely disrespectful to our community that this conditional permit application is once again being proposed by Staker-Parson. Nothing has changed to show a benefit to the surrounding residents. This is a company that has little regard for neighborhoods, the environment, our safety and quality of life.

Thank you for your consideration in this matter.

Sincerely,

Amy Gantt-Lamb

To the Bannock County Development Committee,

Here we go again! We all know our representatives will ultimately make the decision on our behalf concerning the gravel pit. You have been told in multiple ways how we the residents really care for our own well-being and this area.

The fall weather has been most delightful, and I have spent time outside working in my yard. It was very noticeable how there had been an uptick of gravel trucks on Siphon Road.

I experienced the screeching of breaks, revving of engines, and Jake Breaking. You can say these trucks are required to be quiet in the residential areas, but it's simply not their nature. Is someone going to stand out on the road and waive them down? Of course not.

The proposed permit (CUP-24-2) will allow hundreds of more passings of the trucks. This will be absolutely insane in our neighborhood. The permit addresses improvements to Siphon Road to accommodate these big trucks. Because of the large amount of this kind of traffic, they will be turning Siphon Road literally into a gravel truck highway. Our children, so many bikers and horseback riders, and even kayakers coming for river access who have sought enjoyment for so many years will be forced to abandon this area for fear of safety.

You don't have to be an environmental specialist to understand the overall pollution these trucks and gravel pit equipment will emit. Our neighborhoods in this Tyhee area will be in direct path of the gravel pit's debris as the breeze and winds predominantly blow straight from that direction. I love my fresh air. Don't you? No one can tell us our air won't be affected because as we drive by other gravel pits, we witness this firsthand.

Our Portneuf River cannot afford to be abused any further! Just because there are already some river area gravel pits does not mean we have to inflict more injuries. This needs to stop! This proposed gravel pit site is directly up the hill from the river. Now we all know everything flows downhill. The Portneuf River and it's wildlife will absolutely be the receiver of all those pollutants.

This land is much too valuable to turn into an eyesore. Have you seen and enjoyed the swans? Our wonderful Tyhee area is limited because it is boxed in by the reservation, and once the land is gone, it's gone. There is much greater potential for this land than for it to be doomed to a barren deep hole. History proves this. They say money talks, but strength is when you let your heart talk.

There is so much at stake. We strongly hope you reject this gravel pit proposal and direct them to find alternatives that do not adversely affect our health, this land's potential and future, the care of the Portneuf River and wildlife, and of course our safety and peace. Thank you for your time.

Anne Marie Russell

Lacey Vista Acres

Date: October 29, 2024

To: Planning and Development Council
Bannock County

From: Berniece Jackson
12143 N Axel Ln.
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

My name is Berniece Jackson who is now a single lady that lives on Axel Lane where my 5 acres is next to the proposed land for the gravel pit. I have been here for more than 50+ years. My husband and I are farmers and my property continues to be a small farm. Although I am now in my 90's, I still enjoy walking to Siphon to get my mail – the road that if the gravel pit is approved, I will have 50-ton trucks going by every 7 minutes, which will be dangerous for me to continue going each day for my mail. Since I have been here, I have watched the city come my way. It is growing faster than ever and enjoy watching my new neighbors use this area to raise their kids and enjoy the beauty of this area.

For this purpose, I am opposed the Planning and Development Council (the Council) approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.

1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and **when it is not in conflict with the comprehensive plan.** The allowance of a conditional use is discretionary with the Planning and Development Council and **may be granted only in the best interests of the general public**. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

2) **Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will... "Protect and enhance residents' quality of life:"** The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency of the proposal with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) **Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.** The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) **This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.** The Applicant proposes

adding at least fifty one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists, and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study as part of this application (in response to Council and residents' concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled as a traffic study. Because the applicant failed to provide a proper traffic impact study the application should be denied, or at a minimum, no decision should be made until a proper traffic impact study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operations and evaluates the safety risks, loss of opportunities and other impacts to the quality of life in the area caused by increased in truck traffic, untarped loads, and gravel on the roadways.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no history of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.

8) **To consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above, Standards A, B and D are not met by this proposal. Because all the standards cannot be met the application for a conditional use permit must be denied.**

Thank you for your consideration of my comments.

Sincerely,

Berniece Jackson

Berniece Jackson

Outlook

Cup -24-2

From Beth Stenberg <bethstenberg@rocketmail.com>
Date Mon 10/28/2024 8:09 PM
To Bannock County Planning and Development <development@bannockcounty.gov>

Date: 0ctober 24, 2024

To: Planning and Development Council
Bannock County

From: Beth Stenberg
Address 12700 Preakness Circle
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

I reside at 12700 Preakness Circle in the Equestrian Estates subdivision and my home is directly north east of the proposed sand/gravel pit. Our family will be directly impacted by the dust, noise, trucks and gravel on the road.
I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.
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2) Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will… "Protect and enhance residents' quality of life:" The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.
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In order to consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above,Standards A, B and D are not met by this proposal. Because all of the standards cannot be met the application for a conditional use permit must be dismissed.
Thank you for your consideration of my comments.

Sincerely,
Beth Stenberg

Outlook

Public Hearing Conditional Use Permit (CUP-24-2)

From Bo Nestor <bonestor@aol.com>
Date Mon 10/28/2024 3:32 PM
To Bannock County Planning and Development <Development@bannockcounty.gov>

To Whom It May Concern,

I reside at 15190 W Venus St and my home is in the area northeast of the proposed sand/gravel pit.

I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.
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5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no track record of closing and reclaiming sites locally for the public benefit.

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7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.

In order to consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above, Standards A, B and D are not met by this proposal. Because all of the standards cannot be met the application for a conditional use permit must be dismissed.

Thank you for your consideration of my comments.

Sincerely,

Bo Nestor

Date: October 28, 2024

To: Planning and Development Council
Bannock County

From: Bonnie Sieverson
15225 West Venus
Pocatello, Idaho 83202

Subject: New Gravel Pit CUP Application from Idaho Materials and Construction (IMC) aka John Wilks (CUP-24-2)
Opposition Comments

This IMC 2024 Application is nearly identical to the previous application made in 2023 as CUP-23-7. My neighbors and I keep asking...SO WHAT HAS CHANGED since the P&D Council's decision to deny IMC's 2023 CUP-23-7 application that would rise to the level that the P&D Council would reverse that decision in 2024 ?????

The biggest change that I have seen is the construction of around 50 new homes located entirely downwind of the proposed gravel pit since the 2023 IMC Application. The County Comprehensive Plan envisions this area to build out as a residential/suburban neighborhood.

What has not changed is the County's Comprehensive Plan. This recent building activity downwind of the proposed gravel pit shows that the Comprehensive Plan is working as intended and that our neighborhood remains a desirable place to live. Obviously, building more homes also increases the County tax base to a much greater extent than the proposed gravel pit. I think that the Bannock County P&D Council should consider the loss of tax revenue by permitting a gravel pit that obviously has a short life (the site is relatively small at 24 acres) vs. residential homes providing tax revenues. Approval of the proposed gravel pit is putting a big red STOP sign on further residential construction.

Another change from 2023 is that the P&D Council has three new members that were not part of the 2023 Council deliberations that resulted in denial of CUP-23-7. I hope that all of the Council members will take the time to review the transcripts and other communications from 2023.

I urge the Council to drive by IMC's existing operation along Philbin Road before your public meeting in November. You should see the berms along Philbin Road. The aggregate industry builds berms **not** out of concern for their neighbors or for the environment but to hide from their neighbors. Their credo seems to be if neighbors can't see it, then the dust and noise must not be coming from their operations. Also, please look closely at the berms. IMC writes "*As for immediate aesthetics, any passer-by will not be able to see anything but the approximate 12-foot-high earthen berms surrounding the property covered in native natural grasses*". What I see driving past their Philbin operation is not aesthetic "native natural grasses" but a giant repository of noxious weeds.

There is no doubt that the aggregate industry has a problem with dust emissions – dust from digging, loading, and transporting aggregates is inevitable. However, there are dust control measures that can minimize dust emissions. IMC's application includes a Fugitive Dust Control Plan (Exhibit A in their Application) but it is a generic plan that will only be as good as IMC's

commitment to implement and continue to follow that plan. Again, I drive past their Philbin location daily and can attest that IMC's controls to prevent the release of fugitive dust from their site is woefully inadequate. Why should the Council and downwind residents believe that IMC will actually control their dust emissions???

IMC discusses the availability and location of aggregate on pages 5 and 6 of their application. Page 6 shows a 1999 Idaho Geological Survey map indicating "*where the quality aggregate materials have been deposited. Those areas are highlighted in brighter yellow and labeled as 'Qal' contain the quality deposits. This is evidence that there is a very finite resource of land dedicated to this proposed land use where quality sand & gravel deposits exist*". When I looked at the map, I saw a **LOT** of bright yellow highlighting so I did not find this as persuasive evidence that there is a *"very finite resource of land dedicated to this proposed land use."*.

My neighbors and I drink and use ground water from local wells so we are very concerned about the possibility of contaminating our ground water. I read through Exhibit G Groundwater Impact Study – a Technical Memorandum done by Rocky Mountain Environmental Associates and dated June 3, 2024. I am not a hydrogeologist but I have lived within ½ mile of the proposed gravel pit for many years. RMEA identified 22 wells within approximately ½ mile of the proposed gravel pit. RMEA evaluated well driller logs to get information on subsurface conditions. RMEA acknowledges that well drillers are not trained hydrogeologist and their drilling logs descriptions of subsurface conditions may or may not accurately describe those conditions. I have lived in this area for 33 years and I am aware that the Lacey Vista Acres Subdivision had to abandon one of their 3 drinking water wells circa 1994 because of contamination with ethylene dibromide (EDB – an organic chemical used to treat soil for nematodes harmful to potatoes in the 1970s). This well is around ¼ mile from the proposed gravel pit. This fact calls into question RMEA's conclusion that *"it appears unlikely that these wells would be significantly affected by proposed gravel pit excavation at the Subject Property*".

RMEA also states on page 4 of their report that *"RMEA has been informed that IMC is preparing a Plan of Operation and a Reclamation Plan for the proposed aggregate mining operations. These plans will contain Best Management Practices (BMPs) that will include requirements for protection against spills, releases, and flushing of sediments that could reach shallow groundwater. RMEA has not reviewed the Plan of Operations or the Reclamation Plan, or the proposed BMPs, and therefore cannot provide an opinion as to the efficacy of the BMPs in protecting groundwater quality*," These documents do not seem to be part of the IMC CUP Application. I have to ask Council members – do these IMC Applications just seem to be smoke and mirrors???

I reside at 15225 West Venus and my home is located about a half mile southeast of the proposed sand/gravel pit. My home is directly downwind of the proposed gravel operation. I have lived in this area for 33 years. I have horses on my property and enjoy riding and walking along our roads.

I urge the Planning and Development Council to once again DENY the repackaged IMC conditional use permit application for Parcel RPR3803048300, formerly denied in 2023 as s CUP 23-7, now CUP-24-2 (the application) submitted by Idaho Materials and Construction (IMC) aka John Wilks (CUP-24-2), on behalf of CRH, headquartered in Dublin, Ireland.

The proposed gravel pit was a bad idea in 2023 and is an even worse idea in 2024. I hope the P&D Council members feel the same way.

Annie Stevenson

Outlook

(No subject)

From Brett Hallinan <spooky136@gmail.com>
Date Tue 10/29/2024 2:05 PM
To Bannock County Planning and Development <Development@bannockcounty.gov>

Date: October 29, 2024

To: Planning and Development Council Bannock County

From: Brett and Janice Hallinan
Address: 15480 W Siphon Rd. Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)

We reside at 15480 W. Siphon Rd. and our home will be right next door to the proposed sand/gravel pit on the east side. We have horses, raise cattle, chickens and a garden on our property. We have built an outdoor pavilion with shade trees to enjoy in our quiet section the of our neighborhood. We also have a home-based retail business as well.
Opposition Comments:

We oppose the Planning and Development Council (the Council) approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.

1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan. The allowance of a conditional use is discretionary with the Planning and Development Council and may be granted only in the best interests of the general public. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

2) Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will… "Protect and enhance residents' quality of life:" The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency of the proposal with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district. The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes adding at least fifty one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists, and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study as part of this application (in response to Council and residents'

concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled as a traffic study. Because the applicant failed to provide a proper traffic impact study the application should be denied, or at a minimum, no decision should be made until a proper traffic impact study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operations and evaluates the safety risks, loss of opportunities and other impacts to the quality of life in the area caused by increased in truck traffic, untarped loads, and gravel on the roadways.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no history of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.

 To consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above, Standards A, B and D are not met by this proposal. Because all the standards cannot be met the application for a conditional use permit must be denied.

Thank you for your consideration of my comments.

Sincerely,

--

Brett and Hallinan
Amsoil Dealer
208-244-1273
HallinanEnterprises.shopAmsoil.com

Outlook

Public Hearing Conditional Use Permit (CUP-24-2)

From Brian Kramer <bkramer@ptius.net>
Date Tue 10/29/2024 12:24 PM
To Bannock County Planning and Development <Development@bannockcounty.gov>

0ctober 29, 2024

Planning and Development Council
Bannock County

From: Brian Kramer
11965 North Cumberland Road
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

I reside at 11965 North Cumberland Road and my home is across Siphon Road from the proposed sand/gravel mining operation.

I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.
1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan. The allowance of a conditional use is discretionary with the Planning and Development council and may be granted only in the best interests of the general public. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

2) Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will… “Protect and enhance residents’ quality of life:” The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency with the Comprehensive Plan’s Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district. The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families. The effects of allowing a sand and gravel mining operation will create a much greater amount of dust, continuously throughout the year and will greatly impact the adjacent properties as well as properties along the Siphon Road corridor.

4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes to

add at least 50 one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study (in response to Council and resident's concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled it as a traffic study. The application must be put on hold until a proper traffic study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operation and evaluates the safety risks, loss of opportunities and other impacts to quality of life in the area caused by increase in truck traffic, untarped loads and gravel on the roads.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no track record of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.

In order to consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above, Standards A, B and D are not met by this proposal. Because all of the standards cannot be met the application for a conditional use permit must be dismissed.

Thank you for your consideration of my comments.

Sincerely,

Brian Kramer

Outlook

Public Hearing Conditional Use Permit

From Cathy Durfee <durfcath@yahoo.com>
Date Mon 10/28/2024 5:42 PM
To Cathy Durfee <durfcath@yahoo.com>; Bannock County Planning and Development <development@bannockcounty.gov>

Planning and Zoning Commission

Subject: Continued Opposition to Proposed Asphalt, Sand, Gravel and Mining Operation near Farming and Residential Areas

Dear Members of the Planning and Zoning Commission,

I am writing once again as a concerned citizen and resident of Pocatello to reiterate my strong opposition to the proposed development of an asphalt plant in close proximity to our vital farmland and residential neighborhoods by a foreign company out of Ireland.

While I acknowledge the applicant's efforts to present the potential economic benefits of this facility, I must emphasize that the core issues outlined in my initial letter remain unchanged and as compelling as ever. This location is not suitable for an industrial operation of this nature due to the potential environmental and social implications.

My foremost concern is the environmental impact associated with asphalt plant operations. The dust, noise, and unpleasant odors generated could severely disrupt the quality of life for residents in the surrounding areas. Additionally, there are significant risks of contamination of our agricultural land and water supplies, both of which are crucial for our local economy and food security.

The aesthetic values of our community should not be overlooked either. The presence of an asphalt plant could negatively affect our community's appeal, potentially discouraging future residents and businesses from making Pocatello their home. This could have ramifications for our community’s growth and social cohesion for years to come.

Thank you for your attention to this matter. My opposition is rooted in a genuine concern for the well-being of our community and its future. I trust in your commitment to uphold the interests of Pocatello and VOTE AGAINST the proposed gravel pit/asphalt plant!

Yours sincerely,
Cathy Durfee
10/25/2024

October 28, 2024

Charles Russell

15197 West Lacey

Pocatello, ID 83202

Dear Planning, Zoning and Development Committee for Bannock County:

We have resided on West Lacey Road for over 27 years. We chose this area for the quality of life. We love the rural outdoor atmosphere that we currently enjoy here. As a result, we strongly encourage you to putting a halt to the proposed Gravel pit and possible asphalt hot plant at the 158-acre intersection of Siphon and Laughram roads.

CUP 23-7 was rejected last July due to problems and issues with it and now we have CUP 24-2. This needs to be rejected with the same problems and concerns. The gravel pit is adjacent to existing housing and residential zoning. That in itself should be reason to deny the application.

The gravel pit does not agree with current long-term plans of the county.

The proposed application on the county development web site indicates that this proposal would accommodate up to 150-200 rock trucks one way (CUP 24-2 application Exhibit E). Can you even fathom how many trucks that is? That is up to 300-400 trucks traveling on Siphon Road to Rio Vista or back that were not there previously. That is the equivalent of one truck every two minutes on that portion of Siphon Road. Currently, rock trucks do not use Siphon Road. Would you want that in your community? The answer is obviously no. Siphon Road is frequently used by Bikers, Joggers and people on horseback. Why? because it is a long quiet road. Adding up to 400 trucks a day would completely ruin this for everyone.

The heath concerns for this are enormous. Yes, the application on the county web site indicates that the developer is prepared to add berms and lower the floor of the operation. However, if you look at the gravel pits existing on Garrett Highway and the existing ones on the Southern part of Rio Vista Roads it is more than evident that the noise and the dust are not contained. Lacey Vista Acres, Equestrian Estates and Space Acres are all large established communities and you want to put a gravel pit in our back yard? Additionally, the prevailing winds are from the South West, and everyone knows this part of Idaho they are constantly blowing. If you lived in an existing community, would you want to deal with the new dust, noise and smells that were

not there previously? Can you imagine the effects of households that have children with Asma or people with compromised immune systems such as cancer? Remember these are fairly large established subdivisions who never thought that they would ever have to deal with these issues.

Currently there are 72+ homes using the well that supplies the water to the homes on Lacey Road. The well used here is not deep. It is not placed down to bed rock. It terminates in the lava rock. This would mean that small disruptions in the current ground water could potentially contaminate the well for all of the existing households.

The field for the proposed gravel pit neighbors the Portneuf River. Any run off or seepage from the gravel pit would ultimately end in the Portneuf River.

If any of the members of the development committee or the county commissioners drove through this area in the Feb -April time frame, it was obvious that the proposed field was used a rest home for the migrating Swans.

Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district. The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families. This will definitely have a negative effect on property values on Lacey, road, Equestrian Estates, Space acres and The Cumberland neighborhood

I would challenge all members of the Development Committee and County Commissioners to actually do their homework. Drive through the area. Look at the closeness of the proposed gravel pit to Lacey Acres, Equestrian Estates and Space Acres, as well as the closeness to the Portneuf River. Feel the existing winds. and realize that it would blow over existing communities. Do your homework and put an end to this proposed gravel pit.

Thank You for Your Time.

Sincerely,

Charles Russell

A review of the permit application with attachments provides me an opportunity to ask some questions that I do not think have been answered by the applicants. Certainly there is a need for aggregate materials for construction, the question is, is this location an appropriate location for a materials source?

1. The proposed use would not adversely affect the surrounding properties to a materially greater extent than would a permitted use in the district.

Applicant does not provide an actual plan for the long term reclamation of their proposed source that. What they also do not discuss is who and how that long term reclamation will take place. Their example, Russ Freeman Park in Idaho Falls was a landfill, not a materials source therefore not as difficult to repurpose.

Is the applicant putting up a bond in order to pay for a park like reclamation of the source? If not, does the park-like reclamation then devolve onto the taxpayers through the county in order to take place? Who maintains the source for noxious weeds once it is exhausted?

There is some documentation of the safety of this proposed permit in regard to groundwater (Exhibit G) and without enough time to review the report in detail that I have no comment other than to state that the removal of more than two thirds (50' of 71' as noted in Exhibit B) of cover over the ground water table would make ground water at that location somewhat vulnerable.

In regard to Exhibit D, "Pocatello Home Sales Comparison Report" the list provided is relatively unnuanced. A quick look at the locations shows that although the houses "adjacent" to the gravel pit are not literally "adjacent" to the pit but are in fact on side streets on the east side of Philbin Road from the pit and 700 feet from the 'berm' of that referenced source.

The parcels listed as "away" from the gravel pit are in fact impacted by a different disamenity in that two of them are literally adjacent to (as in 'share a fence with') the interstate, which, for noise and light and pollution is as significant a disamenity as a materials source and perhaps more so. The third is in an interstate adjacent subdivision and the fourth is some 64 years older than the oldest of the "adjacent" properties listed.

What does this tell us about how a gravel source may or may not affect property values? I would argue that this sort of cursory evidence, without the nuance of an in depth study provides no value whatsoever in answering the question.

It is the applicants responsibility to prove that their proposed use would not materially affect the adjacent properties and I do not believe they have done this.

2. The proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.

The applicant has three different traffic numbers in their proposal. The first, on the application form is 50 "Daily One-Way Vehicle Trips". The second estimate is 50 – 100 trips in the CUP attachment. It is not specified if this is one-way or two-way trips (so perhaps 100-200 one-way trips?). The third estimate is provided by the applicants traffic study (Exhibit E) which states "Maximum traffic on generated by the new gravel pit will be 150 to 200 loaded trucks per day outgoing, with an equivalent number of empty trucks returning per day." This means, in reality 300 – 400 trips per day, not including employee's who make up 30 trips per day (15 to and 15 from) on the local area roads.

My question is, which is it? 50 trips per day? 100 trips per day? 430 trips per day which would approximately double the amount of traffic currently seen on Siphon or Rio Vista as noted in Exhibit B? How will the county monitor the materials source to make certain that the applicant stays at or under the 200 one way trips per day? What will the county do if the applicant exceeds that number of trips per day as permitted by their CUP?

3. The proposed use would not damage public health, safety, or general welfare within its vicinity, or be material injurious to properties or improvements in the vicinity.

The burden of this item is on the applicant, not the public. Although the applicant provides a report (see Exhibit F – Health Consultation) that report is for Brigham City, Box Elder County, Utah.

Are the soils and conditions exactly the same in Brigham City, Box Elder County, Utah as they are in Chubbuck, Bannock County, Idaho? If not, how is this report about dust relevant to the proposed site?

Air quality is already a significant issue in this part of Bannock County due to existing air quality challenges. The proposed site brings potential air quality issues closer to existing and proposed residential areas (by the county comprehensive plan) than any other existing source north of Siphon Road.

Has the applicant provided evidence for their claims of reduced or no impact noise?Has the applicant provided any discussion of the use of lights on their proposed site?

4. The proposed use would be consistent with the goals and policies of the comprehensive plan of the county. The applicants cites 4.1 Growth but their proposal is not actually 'growth'. The applicants contention that the material is needed for future growth is true, does that mean that the material must be taken from this site, already earmarked for housing for a rapidly growing municipal area of Bannock County or could that material be better gathered somewhere less intrusive?

The applicant cites 4.2 Recreation and Open Space. This is, I think, the most egregious of their claims. Unless they have proposed and plan to build a recreational use for the material source they are abandoning in order to open this new source, I cannot see how this proposed use is recreational.

The applicant cites 4.3 Sustainability. Sustainability also means providing housing for Bannock county's growing ambitions and new residents. The county comprehensive plan clearly earmarks this part of the county as a residential zone. Hemmed in on the north and the west by treaty lines and hemmed in on the east and south by complicated terrain, this property and area provides some of the last best flat land for the construction of much needed housing.

The applicant cites 4.4 Economic Vitality Economic vitality can be measured in many ways. Anyone who has spent any time looking for an affordable home recently can tell you that prices are high because availability is low. Economic growth is driven by new workers. New workers need housing.

Comprehensive plan goals the applicant does not cite as they are not met by this proposal:

1.1.2 Ensure that the new development meets and/or implements applicable adopted County standards, policies, master plans and regional plans. Including the future land use map, attached.

1.3.1 Continue to require developments, rezones, and land uses to comply with the Future Land Use Map and associated Future Land Use Category descriptions, densities and intensities.

1.5.2 Ensure land use actions, decisions and regulations align with the County's responsibility to protect public health, safety and welfare.

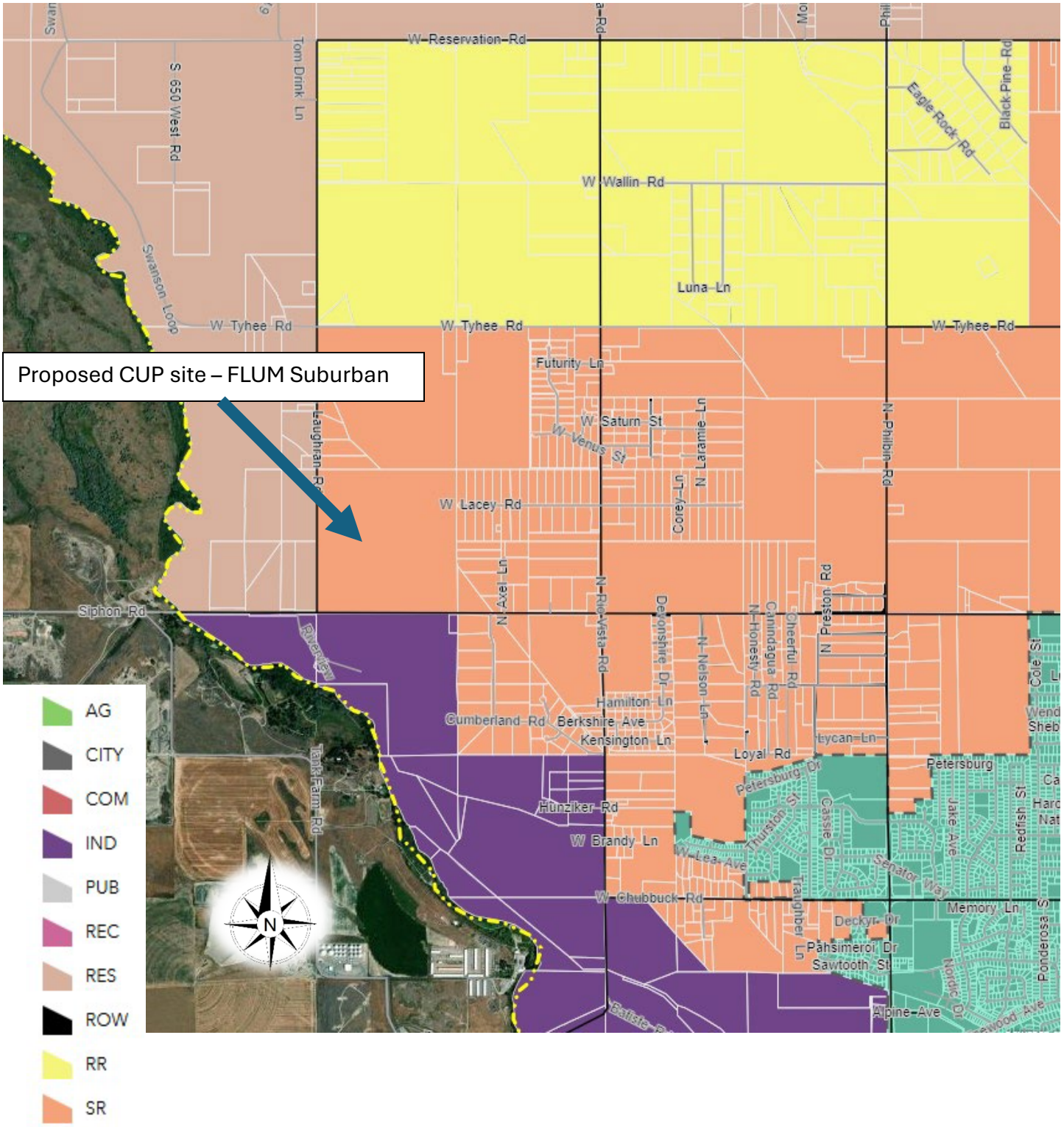
3.1.1 Support measures to assist in preventing and minimizing potential contamination in the lower Portneuf Valley Aquifer and other County groundwater sources.

5. The proposed use would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces and landscaping with adjacent uses as practical.

The applicant states that the adjacent residentially zoned portion of the parcel will not be mined. I would note that it by county ordinance that the parcel cannot be mined.
Summarizing my objections to this proposed conditional use permit (CUP) are simple. Certainly, materials sources are important for the county and the economy. However, just because a site is easy to extract materials from does not mean it is appropriate to do so.

I oppose this CUP. Chuck Heisler Jr. 8388 W. Buckskin Rd., Pocatello, Idaho

COUNTY FUTURE LAND USE MAP



October 23, 2024

Dear Bannock County Planning and Development Council,

My name is Deaune Hunt and I live at 15195 W Venus, Pocatello, Idaho. I was born and raised on a farm outside Idaho Falls and have lived in the Pocatello area for over 30 years. We have now lived in this area for now 4 yrs. and love the quiet country living and the freedom to ride bikes in the surrounding area which is one of the reasons we retired here.

Today I am writing to express my ***strong disapproval*** of the proposed filing of a Conditional Use Permit (CUP-24-2) filed by John Wilkes on behalf of Idaho Material & Construction (IMC), a Staker Parson company or ***CRH Company***, a ***foreign*** company out of Dublin, Ireland with all earning going out of the US. This proposed gravel pit is in a location where the area is flourishing with many new residential-suburban areas existing and popping up with an additional approximately 150 acres planned for new residential homes. This leads me to ask why would our county leaders allow this to happen especially as it falls out of alignment of the Zoning Ordinances of Bannock County found in sections 100, 400 and 500 – this application needs to reject. We also must ask after both, the Bannock County P&D Councilmen and the Bannock County Commissioners rejected this application – "***WHAT HAS CHANGED***" from the CUP-23-7 application? After reviewing the 115 pages of reports submitted by IMC, we see nothing that will eliminate the possibility of injury on the roads with the 50-ton trucks on the narrow roads, the noise, pollution (air & water) or not reduce our property value, etc. In short, it does not line up with the county's Comprehensive Plan of the county as called out in the county's regulations.

When reviewing the Zoning Ordinance of Bannock County, it outlines the vision of the county and implies numerus times that it is the intent of our county leaders to protect both the people and be good stewards of the land of Bannock County which they oversee. This CUP-24-2 application for mining of gravel on Russel Johnson parcel, RPR3803048300 is not aligned with the Zoning Ordinances of Bannock County. Just a few specific examples stated in the Zoning Ordinances of Bannock County states that supports rejection of this application:

- 115 PURPOSE: The purpose of this Ordinance shall be as follows:
  A. To promote and protect the health, safety, comfort, and general welfare of the public.
  B. To support and implement the stated goals of the County as expressed in the Comprehensive Plan.
  D. To mitigate the effects of incompatible land uses upon adjacent uses.
  E. To provide protection against fire, explosions, hazardous materials, obnoxious fumes, loud noise, and other hazards and nuisances which constitute environmental pollution.
  F. To preserve and enhance the value of land and buildings throughout the County.
  G. To **protect and improve the County's quality of life so that the County will be increasingly valued by residents and Nonresidents as a desirable place for recreation, living and working**
- Section 135 – Conflicting Provisions: "The Zoning Ordinance shall be held to be the minimum requirement for the promotion of the public health, safety, comfort, convenience and general welfare."

As stated in the CUP-24-2, it is planned for 50 (50 ton) trucks traveling one way (or 100 trips) per 12-hour period to travel Siphon and Rio Vista roads which should be an alarm to all that know the area. This is an area and section of road way used by pedestrians, runners, bikers, kids riding bikes and

horse use. And more troubling is the school children you will see out along these roads early in the morning waiting for school buses while heavy trucks pass on the average of every 7.2 minutes. This type of industrial use in this type of area of the county is also not allowed in section 530.6 A & C - Standards for Approving a Conditional Use Permit:

- The Planning and Development Council may grant a conditional use permit if it makes affirmative findings of fact on each of the following standards:
  A. The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.
  B. The proposed use would not cause an **undue disruption of travel** or an **extraordinary increase in the volume of traffic** in the vicinity of the proposed use.
  C. The proposed use would not damage the public **health**, **safety**, or **general welfare within its vicinity**, or be materially **injurious to properties** or improvements in the vicinity.
  D. The proposed use would be consistent with the **goals** and **policies** of the **comprehensive plan** of the county.

Which the *Comprehensive Plan* states in their '*Vision Statement*' – 2nd bullet point:

"Protect and enhance residents' quality of life"

We would also hope that the Bannock County P&D consider the cost to the county residents for lost revenue by allowing a gravel pit that has a short life vs. agriculture or residential use being an option that would improve our tax base, allowing us funding to improve roads, services, etc.

How does this ordinance allow for a gravel pit to be located up wind and adjacent to a residential area, where some residents have been here decades while others have saved all their lives to be able to enjoy country living only to have county leaders that we hope would protect us consider mixing industry with a residential area. Decisions like this can reshape communities with negative effects lasting for generations to come.

It is well stated in the ***Bannock County Zoning Ordinances, section 115***, the purpose of these ordinances is to protect those residents and make this a place of safety, a place for those to ride bikes, walk roads, raise families without the worry of heavy traffic, dust or noise pollution. We do want to make this a place residents and nonresidents think as a good place to live.

Section 115 PURPOSE:

G. **To protect and improve the County's quality of life so that the County will be increasingly valued by residents and Nonresidents as a desirable place for recreation, living and working**

For these reasons stated, we would ask that the Bannock County P&D denies this application and realize that this is not good for our county.

Thank you for your consideration in this matter.

Sincerely,

Deaune Hunt

Date: October 28, 2024

To: Planning and Development Council
Bannock County

From: Dedra Sanna
Address: 12050 N. Hanson Loop Rd
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2) Opposition Comments

We reside at 12050 N. Hanson Loop Rd and our home is directly on Siphon Road where the trucks would be traveling to and from the proposed sand/gravel pit. We have 6 acres with numerous horses, dogs, cats, a garden etc. that we enjoy peacefully which would be negatively impacted by this proposed sand/gravel pit. We see pedal bikers, runners, and walkers traveling this route daily during spring-fall times which would pose extreme danger to those individuals should there be so many large trucks traveling along the same route.

I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.
1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan. The allowance of a conditional use is discretionary with the Planning and Development council and may be granted only in the best interests of the general public. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

2) Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will... "Protect and enhance residents' quality of life:" The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district. The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic,

track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes to add at least 50 one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study (in response to Council and resident's concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled it as a traffic study. The application must be put on hold until a proper traffic study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operation and evaluates the safety risks, loss of opportunities and other impacts to quality of life in the area caused by increase in truck traffic, untarped loads and gravel on the roads.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no track record of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.

In order to consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above, Standards A, B and D are not met by this proposal. Because all of the standards cannot be met the application for a conditional use permit must be dismissed.

Thank you for your consideration of my comments.
Sincerely, Dedra Sanna

From: frobear@hotmail.com (Gamewell Gantt)

To: development@bannockcounty.gov <development@bannockcounty.gov>

Sent: Tuesday, October 29, 2024 at 4:00 PM MDT

Subject: Letter of protest regarding CUP 24-2 Gravel Pit

To whom it may concern,

My name is Gamewell Gantt, residing at 14685 W. Siphon Rd.Pocatello, Idaho and have lived there for over 10years. I am very much opposed to the proposed Gravel Pit and Hot Asphalt Plant together or alone being located at the location shown in the proposed Conditional Use Permit.

I encourage you to deny this application. It is a second time around for the same thing in an attempt to wear down the opposition to the proposal. Nothing of any significance has changed to justify approving the conditional use proposal. All of the objections to the original proposal are still valid and will not be repeated here, but I do wish to call your attention to the followingvery important reasons to deny the request (CUP 24-2).

1. The proposed use will greatly depress the demand for the high-end, high-value new and existing residential homes in the area.

2. The proposed use will greatly increase the danger to existing residents who use Siphon Rd. for walking, jogging, running, bicycling, horse riding, and as a site were school children are picked up and let off by school buses throughout the day. That is due to the very high volume of heavily loaded gravel trucks that will be traversing the road all day long every day.

3. The proposed use is simply not compatible with the existing predominently residential use of presently developed land in the area.

4. The proposed use will deplete the groundwater in the area and will increase air, water, and noise pollution.

5. The propsed use will lessen the increase in the property tax base from the area due to its depressing effect on the previously mentioned existing residential development.

In response to the filing of a Conditional Use Permit (CUP-24-2) and any associate request to amend the County Comprehensive Plan filed by John Wilkes on behalf of Staker-Parson.

Bannock County and its residents have spent significant time, effort, and expense in preparing the current County Comprehensive Plan. I believe that this proposal is a significant deviation from the current plan, and should not be approved.

In their Amendment Request, Staker-Parson responded to the five Standards for Approval as required by the county. There are several reasons that their responses are limited and not informative to the public or planning commission.

Below is an outline of the five Standards for Approval and reasons they do not align with the County Comprehensive Plan.

1- The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

· A berm can mitigate visual impact, but not sound, undesirable smells, dust, and the potential for groundwater contamination.

· The increased traffic of heavy trucks and the operations of a gravel pit and hot mix plant will have an adverse effects on the desirability and quiet enjoyment of the residents in that area.

2- The proposed use would cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.

· Lessening traffic from their existing location will dramatically shift traffic into a new higher populated residential area.

· There is a greater residential presence in the proposed build site than their current existing site.

3- The proposed use will damage the public health, safety, or general welfare within its vicinity, and will be materially injurious to existing properties or improvements in the vicinity.

· Moving the plant from a less populated to more populated area will create a greater statistical chance of public safety issues.

· The berm proposed does not adequately address the potential damages to public health - especially to those of us with breathing problems such as asthma and COPD.

4- The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.

· This plan fails to meet the goals and policies of the current Comprehensive County Plan.

· This proposal seeks to create an industrial enterprise between two residential areas.

5- The proposed use would be designated to be as compatible in terms of building height, bulk, scale, setbacks, open spaces and landscaping with adjacent uses as is practical.

· The applicant has historically shown that once these items are constructed, there is minimal maintenance of the property. An example of this can be seen at the property on the west side of Philbin where Quinn connects.

I therefor again request that you deny the application for appoval of CUP 24-2.

Gamewell Gantt

10-29-2024

Outlook

CUP-24-2 Protest Letter

From Jacque Terry <auntbea11@yahoo.com>
Date Tue 10/29/2024 12:46 PM
To Bannock County Planning and Development <development@bannockcounty.gov>

To: Planning and Development Council Bannock County ID
From: Jacque A Terry 12573 N Neptune St Pocatello ID 83202
Subject: Public Hearing Conditional Use Permit (UP-24-2)
Opposition Comments

29 Oct 2024

Dear Commissioners:
I reside at 12573 N Neptune St Pocatello, ID 83202 and my home is approximately .5 mile NE of the proposed sand/gravel pit. We have lived in this house since 1985 and have enjoyed the peace and safety of this community. It appears that we are in danger of losing this to a company that has no personal interest in our area.

I oppose the Planning and Development Council (the Council) approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.

From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted when it is not in conflict with the comprehensive plan and may be granted only in the best interests of the general public. How these 2 stipulations could be met through granting this permit is quite beyond my understanding. The county obviously gave its approval for the new housing developments having been (and now being) constructed right across from and just east of the proposed site. How is that in keeping with a gravel pit that would not only detract from the aesthetics of the area, but would cause noise and
air pollution, as well as traffic conditions to deteriorate. let alone the health hazards it would cause? Property values would be adversely affected, traffic would not only increase, but would present an increased danger to those traveling in the area, and the health issues that would ultimately ensue would impact residents for years to come.

Please consider my objections, as well as the studies that have been done concerning these and other issues related to this matter when making your decision. Thank you for your time and consideration.

Sincerely, Jacque A Terry
208-760-9114
auntbea11@yahoo.com

Outlook

gravel pit

From Janet Tripple <ttjt33@live.com>
Date Mon 10/28/2024 11:14 AM
To Bannock County Planning and Development <Development@bannockcounty.gov>

Date: 0ctober 24, 2024
To: Planning and Development Council
Bannock County
From: Janet Tripple
Address: 15464 West Lacey Road
Pocatello, Idaho 83202
Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments
I reside at 15464 West Lacey Road and my home is at the end of west Lacey, right next to the proposed sand/gravel pit. I have lived here almost 50 years. We have worked so hard to build our home up and make it a great place to live. Putting ANOTHER gravel pit right next to me and all my neighbors will not only cause great health concerns but also take my value of our land down and make it an unsellable property. We worked hard and saved our funds to be able to retire here and enjoy what we have. We worry about all the new families with children that will be exposed to so much that comes from those operations. I have seen multiple accidents and some fatal, on Syphon road and corners for years. The health concern especially bothers us as we are older and the water pollution that Will eventually happen . That ground is met to farm. Is it so impossible for who ever owns the ground to consider leasing it to a farmer who would be glad to farm it but not try to be so greedy as to charge them an unreasonable price to farm it? Gravel pits in Bannock county already surround us everywhere! Why can't people think outside the box and place one where they will not be by residential area.
I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.
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2) Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the

County. From the Comprehensive Plan, Bannock County will… "Protect and enhance residents' quality of life:" The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district. The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes to add at least 50 one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study (in response to Council and resident's concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled it as a traffic study. The application must be put on hold until a proper traffic study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operation and evaluates the safety risks, loss of opportunities and other impacts to quality of life in the area caused by increase in truck traffic, untarped loads and gravel on the roads.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no track record of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the

extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.
 In order to consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above,Standards A, B and D are not met by this proposal. Because all of the standards cannot be met the application for a conditional use permit must be dismissed.
Thank you for your consideration of my comments.
Sincerely, Janet Tripple

Like

Comment

Send

Outlook

Public Hearing Conditional Use Permit (CUP-24-2)

From justinbkline <justinbkline@yahoo.com>
Date Tue 10/29/2024 6:17 PM
To Bannock County Planning and Development <development@bannockcounty.gov>

Sent from my iPhone Date: october 27, 2024

To: Planning and Development Council
Bannock County

From: Justin Kline
15503 W Siphon Rd
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

I reside at 15503 W Siphon Rd and my home is across the street from the proposed sand/gravel pit.

I am opposed to the Council approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.
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Page 2
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4) This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The Applicant proposes adding at least fifty one-way trips
Page 4

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8) To consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above, Standards A, B and D are not met by this proposal. Because all the standards cannot be met the application for a conditional use permit must be denied.
It is the duty of the people that represent Bannock County to NOT decrease the property value of the tax paying residents.

Thank you for your consideration of my comments.

Sincerely,

Justin Kline

Date: October 24, 2024

To: Planning and Development Council
Bannock County

From: Name
Address
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

We reside at 14806 Saturn St. and my home is 1.5 miles northeast of the proposed sand/gravel pit. On a personal note, we have lived here for 35 years raising a family and various animals. We remember the stench and subsequent allergy type symptoms which blew our way when the Hunziker family owned and operated an asphalt plant which was much smaller than what is proposed. We currently have a horse and raise chickens on our property. We would like to continue our way of life without the concerns of the proposed plant. Our children would like to be the new owners of our property but will not consider it if this proposal goes through.

We opposed the Planning and Development Council (the Council) approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction.

1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and **when it is not in conflict with the comprehensive plan**. The allowance of a conditional use is discretionary with the Planning and Development Council and **may be granted only in the best interests of the general public**. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

2) **Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will… "Protect and enhance residents' quality of life:"** The Bannock County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency of the proposal with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) **Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.** The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) **This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.** The Applicant proposes adding at least fifty one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio

Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists, and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study as part of this application (in response to Council and residents' concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled as a traffic study. Because the applicant failed to provide a proper traffic impact study the application should be denied, or at a minimum, no decision should be made until a proper traffic impact study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operations and evaluates the safety risks, loss of opportunities and other impacts to the quality of life in the area caused by increased in truck traffic, untarped loads, and gravel on the roadways.

5) The future tax base in Bannock County will be better supported by Residential Suburban than a mined out agricultural parcel that is maintained with an open permit like the applicant's other quarries in Bannock County. The applicant's future park concept looks great except that they have no history of closing and reclaiming sites locally for the public benefit.

6) Bannock County Ordinance 580.8 Powers and Duties of the Planning and Development Council, list their duties, specific to this instance, Section 5 should be noted as it states the responsibility, "To promote the health, safety, and general welfare of public;" Despite the Applicant's comments to the contrary an upwind quarry and increased truck traffic will impact, not promote, the health, safety and general welfare of the nearby residential areas.

7) The definition of Mining in the Bannock County zoning ordinances is as follows: The extraction of sand, gravel, rocks, soil, or other material from the land, and the removal thereof from the site. What a conditional use permit for Mining does not allow is processing, sorting, crushing, etc. of mined material. Is Bannock County prepared to enforce this definition of mining, i.e., simply the extraction and removal of material from this site? Residents are concerned that Bannock County cannot enforce berm landscape requirements and cannot keep the roads reasonably clean around quarries or enforce tarping loads. This application should be dismissed as Bannock County appears to lack the resources to enforce requirements on quarries that negatively impact the quality of life of residents. The burden of pursuing compliance at the quarry will fall to the neighbors, creating another impact to our quality of life.

8) **To consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above, Standards A, B and D are not met by this proposal. Because all the standards cannot be met the application for a conditional use permit must be denied.**

Thank you for your consideration of my comments.

Sincerely,

Keith and Julia Palmer

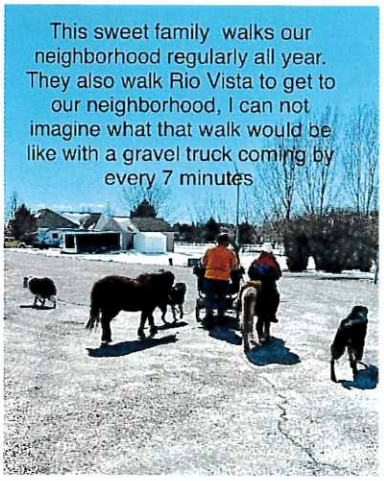
Date: October 29, 2024

To: Planning and Development Council
Bannock County

From: Larry Labbee
12191 N Axel Ln
Pocatello, Idaho 83202

Subject: Public Hearing Conditional Use Permit (CUP-24-2)
Opposition Comments

I am a resident here on Axel Lane and have been since 1974 or 50 years. Out here this is country living with more and more people are moving this way. Often you will see runners, walkers, bikers and even horses on the roads as this family you may see.



My property sits up next to the proposed land for the gravel pit. It is stressful to think that if this application is approved and goes forward that I will have to endure and live in a constant condition of noise, dust and smell since I live down wind and as all know, it blows out here. It is clear that this is **not** "protecting and enhancing residents' quality of life" as states in the Comprehensive Plan – see below:

Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will… "Protect and enhance residents' quality of life:"

It is also disturbing to find that my home that sits on 5 acres and borders the proposed property, will now be devalue if a gravel pit goes is approved. No one wants to live next to a gravel pit. Since I am retired, live alone and live on a fixed income, I have always thought that if I ever need to move into an assisted living home, I would have my home and land to pay for this. If this gravel pit is approved, I may not have the money to cover those costs and would become a burden on the state with little or no control of my life – this is not "protecting and enhancing residents quality of life".

I opposed the Planning and Development Council (the Council) approving the repackaged conditional use application for parcel RPR3803048300, formerly denied as CUP 23-7, now CUP-24-2 (the application) submitted by John Wilks, on behalf of CRH, headquartered in Dublin, Ireland, doing business locally as Idaho Materials & Construction. It is hard for me to understand how a foreign company can come in want to set up a gravel operation next to a residential area especially when we live in an area with abundant gravel. It is clear that there is no regard to the residents of this county. When looking at the county regulations and the comprehensive plan, this not support this kind of activity.

1) From Bannock County Ordinance 530 Conditional Uses: A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and **when it is not in conflict with the comprehensive plan**. The allowance of a conditional use is discretionary with the Planning and Development Council and **may be granted only in the best interests of the general public**. The Applicant for the conditional use shall bear the burden of proof showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this ordinance.

2) **Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit: Part D, states the Proposed use would be consistent with the goals and policies of the Comprehensive Plan of the County. From the Comprehensive Plan, Bannock County will… "Protect and enhance residents' quality of life:"** The Bannock

County Comprehensive Plan shows the parcel zoned agricultural and residential suburban. The Future Zoning Map included in the Comprehensive Plan indicates that the anticipated future zoning trajectory of the parcel is Residential Suburban. Land development patterns in the immediate area continue to grow consistent with the Comprehensive Plan as do zoning changes from Agriculture to Residential. This fundamental inconsistency of the proposal with the Comprehensive Plan's Future Zoning Map and the development pattern in the area should be cause for denial. This application is not consistent with the Comprehensive Plan.

3) **Bannock County Ordinance at 530.6 Standards for Approving a Conditional Use Permit, states in Part A, The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.** The current permitted use of the parcel for agricultural use has no effect on the surrounding residential uses. Use of the property for a gravel pit will not have a similar zero effect on existing landowners. A CUP for a gravel pit will result in increased truck traffic, track-out and/or spillage of gravel on the roads in this area, as well as dust and noise that will all affect the quality of life for surrounding landowners and their families.

4) **This application is inconsistent with Bannock County Ordinance 530.6 Standards for Approving a Conditional Use Permit, states in Part B, the proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.** The Applicant proposes adding at least fifty one-way trips of heavy haul trucks on at least one mile of Siphon RD and one mile of Rio Vista RD if those trucks head for the I-86 West Pocatello interchange by Simplot. If heavy haul trucks drive east to the New Day Parkway, the length of Siphon Road impacted will be much greater. Anyone that spends time in this area knows that these roads receive substantial use by pedestrians, cyclists, and equestrians. A traffic study was requested back in 2023 during discussion of CUP-23-7 to look at current use of these roads and the effects of this increased truck traffic on the safety and enjoyment of all road users both motorized and non-motorized. The applicant has provided a Traffic Impact Study as part of this application (in response to Council and residents' concerns at that time). However, the submitted study is not on point with traffic concerns. Instead, the study is an engineering assessment of the roads' ability to support the weight of truck traffic and labelled as a traffic study. Because the applicant failed to provide a proper traffic impact study the application should be denied, or at a minimum, no decision should be made until a proper traffic impact study is conducted that counts and characterizes vehicles, motorized and non-motorized, on the roads around the proposed quarry operations and evaluates the safety risks, loss of opportunities and other impacts to the quality of life in the area caused by increased in truck traffic, untarped loads, and gravel on the roadways.

5) **To consider a conditional use request all the criteria in Bannock County Ordinance 530.6 must be met. As stated above, Standards A, B and D are not met by this proposal. Because all the standards cannot be met the application for a conditional use permit must be denied.**

Thank you for your consideration of my comments.

Sincerely, Larry Labbee

Larry Labbee 10/29/24

January 7, 2025

To: Bannock County Planning and Development Council

From: Anna Marie Hauser, 15498 W Lacey Rd, Pocatello 208-317-0808

Re: Opposition comments for CUP-24-2

We have lived at the end of West Lacey Road for over 20 years. The entire west side of my property adjoins the property of the proposed gravel pit. This triangular portion east of the canal is zoned RR (Rural Residential).

The peaceful enjoyment of my property will be adversely affected if this CUP is approved. My property value will be negatively affected.

I am very concerned about the noise pollution we will be subjected to from any mining operations west of us. Prevailing winds come to us from the southwest and will bring noise, dust, and smells. The noisy beeping alarms when large vehicles are backing up are especially annoying.

We suffered noise pollution both inside and outside our home last month when a large number of gravel trucks were traveling on Siphon road. I learned that large trucks do not stop at the four way stop at Siphon and Rio Vista. They roll through the intersection. Some drivers would hang back to allow me to clear the intersection so they could swing wide into my lane to negotiate the corner. Sometimes I was in my lane when a large truck was turning and as I watched how close the big front bumper was coming to my car, I would see the back end travel all the way off the road. Whenever I drove to town I counted an average of seven large trucks while I drove only a mile on Rio Vista.

Bannock County does not require covered loads. Last year I was driving west on Siphon road and a gravel truck with an uncovered load traveling east dropped gravel on my car as he passed me and broke my windshield.

Previously a Conditional Use Permit was denied by the Planning Council and upheld by the County Commissioners. What has changed that Wilkes would consider making another application? Since the first application we have many more houses built in this area and more subdivisions in development stages. This go-round Wilkes spent a little more time on this CUP application and hired some consulting done by a member of the Planning Council who now cannot vote against the CUP because of this conflict. One important fact that has NOT changed since the first CUP application is the Comprehensive plan.

ZONING ORDINANCE §530.6

A. This proposed use WILL ADVERSELY AFFECT my surrounding property to a materially greater extent than would a permitted use in the district. Currently on the end of Lacey road we enjoy quiet solitude. We often have geese and swan in the adjacent field. Noise pollution from six days a week of mining operations will negatively my quiet enjoyment of my property.

B. The proposed use WILL cause an undue disruption of travel AND an extraordinary increase in the volume of traffic in the vicinity of the proposed use. The increased traffic of heavy trucks and the operations of a gravel pit will have an adverse effect on the quiet enjoyment of my personal property. Comparing the number of trips of large gravel trucks with the number of trips of passenger vehicles is ridiculous. Large gravel trucks and trailers are not equivalent to passenger vehicles!

C. The proposed use WILL damage the safety and general welfare within its vicinity, AND will be materially injurious to properties or improvements in the vicinity. Because of the prevailing winds, blowing dust from the west has already removed paint from the side of my garage that faces west. The topsoil stockpile does not meet the intent of section 530.6.C of the zoning ordinance.

D. The proposed use IS NOT consistent with the goals and policies of the Comprehensive Plan. The vision statement to Protect and enhance residents' quality of life is NOT aligned with this proposal. The northeast part of the Johnson property is zoned Rural Residential. This proposal seeks to creating a mining enterprise between two residential areas. Mining should be considered an industrial use and no industrial use is allowed adjacent to land zoned residential.

To consider a conditional use request, ALL the criteria in Bannock County Ordinance 530.6 must be met. Because all the standards cannot be met, the application for a conditional use permit MUST be denied.

Thank you for your consideration of my comments. I plead with you to reject this proposed CUP that would place a mining operation adjoining my residential property where we have quietly lived for over 20 years.

Sincerely,

Anna Marie Hauser

EXHIBIT 5

Ordinance Excerpts

closely as possible to surface features such as roads, alleys, streams, and ridge lines or valley bottoms or to legal boundaries such as lot lines, subdivision boundaries, property lines, and government survey boundaries.

B. Should disagreements arise concerning district boundary interpretations made by the planning staff, the question may be submitted in writing to the Board of County Commissioners for a final decision.

310 AGRICULTURAL DISTRICT (A)

311 PURPOSE:

To preserve commercial agriculture as a viable permanent land use and a significant economic activity within the County.

312 CHARACTERISTICS OF LAND IN THIS DISTRICT:

The agricultural designation is to be applied to land which includes prime farmland, and which has not been divided into small agriculturally unusable parcels. The Agricultural zone is not intended to accommodate non–agricultural development. Factors to be considered in designating land for Agricultural districts should include, but not be necessarily limited to the amount of prime farmland in the area, existing lot sizes and land uses in the area and the character of surrounding land uses.

313 PERMITTED USES - WITH STAFF REVIEW AND APPROVAL OF SITE PLAN (SECTION 503):

A. Detached single–family dwellings including mobile homes defined by this Ordinance, Section 420.

B. Accessory uses which are customarily incidental to residential uses.

C. Agricultural uses and buildings and structures customarily incidental to such uses.

D. Home occupations as defined in this Ordinance; see Section 424.

E. Outdoor for-pay recreation uses.

F. Agricultural support.

G. State licensed day care homes up to six client children.

H. Public utility installations not including business offices.

I. Commercial Stables.

J. Kennels.

K. Public service facilities **(Amendment No. 30 Ordinance #2015-5)**

314 USES CONDITIONALLY PERMITTED:

The following land uses may be conditionally permitted in the AGRICULTURAL district subject to conditions established in this section and elsewhere in this Ordinance:

A. All non-residential uses permitted as conditional uses in the Residential Suburban district.

B. Mining.

C. Rendering, butchering, slaughter, skinning or processing of animals.

D. Feed lot.

E. Zoo.

F. Wildlife preserves.

G. Shooting preserves.

H. State licensed day care homes or centers with seven or more client children.

315 DIVISIONS OF AGRICULTURALLY ZONED LAND FOR RESIDENTIAL USE:

Land in the Agricultural District may be divided for residential use in the following manner:

A. One (1) dwelling unit shall be permitted for each forty (40) acres of land in single ownership up to one hundred and sixty (160) acres. **(Amendment No. 39 Ordinance #2018-03)**

B. When more than one hundred and sixty (160) acres are held in a single ownership, then one (1) dwelling unit shall be permitted for each additional one hundred and sixty (160) acres. This amounts to one dwelling unit for approximately every additional 160 acres owned. **(Amendment No. 39 Ordinance #2018-03)**

C. After the first two residences, each dwelling unit shall be located on its own separate lot, the size of which shall be equal to or larger than the Minimum Lot Area specified in the Building Bulk and Placement Standards for the Agricultural District.

D. Building lots shall be created by following the requirements set out in the subdivision ordinance of Bannock County, as amended.

E. Subdivision, as defined in the Bannock County Subdivision Ordinance, shall be permitted in the Agricultural District, according to Section 315.E.1. **(Amendment #3 Ordinance #1999-3)**

1. SUBDIVIDING IN THE AGRICULTURAL ZONE. Open space subdivisions designed according to Section 401 of the Bannock County Subdivision Ordinance, No. 1997-4, shall be permitted with a density of one residence per 40 acres.

A. Requirements for sewage treatment and water systems shall not apply to lots over one acre.

B. Lots shall be clustered and may vary in size with a minimum of one acre.

C. Subdivision shall have a single access, built to county standards, to a county-maintained road.

D. The recorded plat must include all the land used to determine the number of lots, and all but the permitted lots be restricted from residential development.

E. All other requirements and standards of the Subdivision Ordinance shall apply.

Example: A 160-acre tract could result in a four-lot subdivision designed according to the criteria in Section 401.B of Subdivision Ordinance No. 1997-4. All but the individual lots would serve as the open space with no additional open space required.

F. These regulations are to be regarded as limitations on the overall density of development in the Agricultural District, not as minimum building site or minimum lot size requirements.

G. No more than four non–farm and/or farm dwellings or a combination thereof may be placed in the same quarter–quarter section.

*For the purposes of these provisions, a quarter-quarter section or Government Lot shall be equivalent to a forty (40) acre parcel. **(Amendment No. 39 ordinance #2018-03)**

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316 **TABLE OF BUILDING BULK AND PLACEMENT STANDARDS**:
The following table sets forth building bulk and placement standards for the Agricultural district:

AGRICULTURAL DISTRICT

MINIMUM SETBACKS (FT)(1)

	FROM LOCAL ROAD R-O-W	FROM ARTERIAL OR COLLECTOR ROAD R-O-W	REAR YARD	SIDE YARD
PERMITTED USES:				
Single–family Residence	30	50	30	20
Residential Accessory Structures	30	50	15	20
Accessory Structures for Commercial Agriculture	30	50	15	20
Accessory Structures for Commercial Agriculture Farm Animals	100	100	100	100

CONDITIONAL USES
TO BE DETERMINED BY THE PLANNING AND DEVELOPMENT COUNCIL

Minimum lot size is one acre; density is one dwelling per 40 acres. See Section 315 for subdividing in the AG District. Larger lot sizes may be required by the Health Department.

(1) Setback for all structures shall be 100' from any stream or riparian area.

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refiled for twelve months following Board of County Commissioners' action on them unless the rezoning application was rejected conditionally to permit reapplication.

530 CONDITIONAL USES:

A conditional use may be granted to an applicant if the proposed use is otherwise prohibited by the terms of the ordinance, but may be allowed with conditions under specific provisions of the ordinance and when it is not in conflict with the comprehensive plan. The allowance of a conditional use is discretionary with the Planning and Development Council and may be granted only in the best interests of the general public. The applicant for a conditional use permit shall carry the burden of proof in showing that the proposed use does not conflict with the spirit or purpose of the comprehensive plan of the county and the standards for conditional use permits set forth in this Ordinance.

530.1 JURISDICTION:

The Planning Director shall be responsible for administration of the Conditional Use Procedure, and the Planning & Zoning Commission shall be responsible for review, evaluation, and action on all applications for a Conditional Use Permit.

530.2 CONCURRENT APPLICATIONS:

Application for a Conditional Use Permit and for rezoning for the same property may be made concurrently, subject to the fees applicable to both a conditional use permit and a rezoning. The Planning and Development Council may hold the public hearing on the rezoning and the conditional use permit at the same meeting and may combine the two hearings. In such cases, the date of the Planning and Development Council's decision on the Conditional Use Permit application shall be deemed to be the same as the effective date by the Board of County Commissioners of an ordinance changing the zone boundaries, provided that if the Board of County Commissioners modifies a recommendation of the Planning and Development Council on a concurrent zoning reclassification, the Conditional Use Permit application shall be reconsidered by the Planning and Development Council in the same manner as a new applications; provided, however, that no additional fee shall be required.

530.3 APPLICATION AND FEE:

Application for a Conditional Use Permit shall be filed with the Planning Director at least thirty days prior to the public hearing. The application shall include the following:

1. Name and address of the owner and applicant.

2. Address and legal description of the property.

3. If the applicant is not the legal owner of the property, a written statement signed

by the owner that the applicant is the authorized agent of the owner of the property.

4. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Director may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial processes and the ability of the use to meet performance standards, or substantiating the adequacy of proposed parking, loading, and circulation facilities.

5. Site plan, preliminary building elevations, preliminary improvement plans, and such additional maps and drawings, all sufficiently dimensioned, as required to illustrate the following:

   a. The date, scale, north point, title, name of owner, and name of person preparing the site plan.

   b. The location and dimensions of boundary lines, with distances and bearings, easements, and required yards and setbacks, water courses, drainage features and location and size of existing and proposed roads and 100–year flood plains.

   c. The location, height, bulk, general appearance, the intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites

   d. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs, and lighting.

   e. The number of existing and proposed off–street parking and loading spaces, and a calculation of applicable minimum requirements.

   f. For sites with an average slope greater than 10 percent, a plan showing existing and proposed topography and grading and proposed erosion control measures.

   g. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off–site improvements to be made.

6. Any applicable fee established by the Board of County Commissioners.

530.4 PUBLIC HEARING AND NOTICE:

The Planning and Development Council shall hold a public hearing on each application for a conditional use permit. Notice shall be given as prescribed in Section 560. At

the public hearing, the Planning and Development Council shall review the application and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the standards prescribed in Section 530.6

530.5 ACTION BY THE PLANNING AND DEVELOPMENT COUNCIL:

The Planning and Development Council shall act on the application not more than 30 days following the closing of the public hearing on a conditional use permit. The Commission may grant a conditional use permit as the permit was applied for or in a modified form, or subject to conditions, or may deny the application.

530.6 STANDARDS FOR APPROVING A CONDITIONAL USE PERMIT:

The Planning and Development Council may grant a conditional use permit if it makes affirmative findings of fact on each of the following standards:

A. The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

B. The proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.

C. The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.

D. The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.

E. The proposed use would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces, and landscaping with adjacent uses as is practical.

530.7 CONDITIONS OF APPROVAL:

Upon the granting of a Conditional Use Permit, conditions may be attached to a permit including, but not limited to, those:

A. Minimizing adverse impact on other developments, such as:

1. Requirements for special yards, open space, buffers, fences, walls, and screening.

2. Requirements for installation and maintenance of landscaping and erosion control measures.

3. Requirements for road improvements and dedications.

4. Regulations of signs.

5. Regulation of hours or other characteristics of operation.

6. Establishment of development schedules or time limits for performance or completion.

B. Controlling the sequence and timing of development,

C. Controlling the duration of development,

D. Assuring that development is maintained properly,

E. Designating the exact location and nature of development;

F. Requiring the provision for on–site or off–site public facilities or services;

G. Requiring more restrictive standards than those generally required in an ordinance;

H. Imposing other conditions that the Planning and Development Council deems necessary to ensure compatibility with surrounding uses, to preserve the public health, safety and welfare and to ensure compliance with the standards listed in Section 530.6.

530.8 EFFECTIVE DATE:

The decision of the Planning and Development Council shall be effective ten days after the date on which decision is announced unless an appeal has been filed pursuant to Section 550.

530.91 LAPSE OF A CONDITIONAL USE PERMIT:

A. Unless a longer time shall be specifically established as a condition of approval, a conditional use permit shall lapse and shall become void six months following the date on which such permit became effective, unless prior to expiration, a building permit and zoning permit are issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued for the use.

B. A conditional use permit subject to lapse may be renewed by the Planning and Development Council for an additional period of six months provided that prior to the expiration date, a written request for renewal is filed with the Planning Director.

530.92 MODIFICATION OF CONDITIONAL USE PERMIT:

Sections 530 through 530.8 shall apply to an application for modification, expansion, or other changes in a conditional use permit, provided that minor revisions or modifications may be approved by the Director if he/she determines that the circumstances or conditions applicable at the time of original approval remain valid, and that changes would not affect the findings prescribed in Section 530.6.

530.93 SUSPENSION AND REVOCATION:

A. Upon violation of any applicable provision of this Ordinance, or, if granted subject to conditions, upon failure to comply with conditions, a conditional use permit shall be suspended upon notification to the owner of a use or property subject to a conditional use permit.

B. The Planning and Development Council shall hold a public hearing within 40 days of such notification, in accordance with Section 560. and if not satisfied that the regulation, general provision, or condition is being complied with, may revoke the conditional use permit or take such action as may be necessary to ensure compliance with the regulation, general provision, or condition.

C. The decision of the Planning and Development Council to revoke a conditional use permit shall be effective immediately.

530.94 NEW APPLICATIONS:

Following the denial or revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same use on the same or substantially the same site shall be filed within one year from the date of denial or revocation.

530.95 APPROVAL TO RUN WITH THE LAND:

A Conditional Use Permit granted pursuant to these provisions shall run with the land and shall continue to be valid upon a change of ownership of the site or structure.

530.96 PRE–EXISTING CONDITIONAL USE PERMITS:

A. Alteration or expansion of a pre–existing conditional use shall be permitted only upon the granting of an amended conditional use permit, provided that alterations not exceeding $2,500 in value as determined by the Building Official shall be permitted without the granting of an amended conditional use permit. The procedure for obtaining an amended conditional use permit shall be the same as for obtaining a conditional use permit.

B. A conditional use permit shall be required for the reconstruction of a structure housing a pre–existing conditional use if the structure is destroyed by fire or other calamity, to a greater extent than 50 percent. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction to the estimated cost of duplicating the entire structure as it existed prior thereto. Estimates for this purpose shall be made by or shall be reviewed and approved by the Building Inspector and shall be based on the minimum cost of construction in compliance with the Building Code.

540 VARIANCES:

540.1 PURPOSE: A variance shall not be considered a right but may be granted to an applicant upon a showing of undue hardship related to physical characteristics of the site, and then only if the proposal is not in conflict with the public interest.

A. Application for a variance shall be filed by the owner of the subject property with the Planning Director at least 30 days prior to the public hearing. The application shall include the information necessary to enable the Planning and Zoning Department to make a complete analysis of the variance request.

B. The Planning Director may request additional information necessary to enable a complete analysis and evaluation of the variance request, and a determination as to whether the circumstances prescribed for the granting of a variance exist.

C. The application shall be accompanied by a fee established by the Board of County Commissioners. A single application may include requests for variances from more than one regulation applicable to the same site, or for similar variances on two or more adjacent parcels with similar characteristics.

D. The applicant shall also provide the Planning Director with the names and addresses of the owners of property that abuts the applicant's parcel.

540.2 PUBLIC HEARING NOTICE:

Notice of the variance request shall be given to adjoining property owners at least seven days before the date of the public hearing.

540.3 ACTION BY THE PLANNING AND DEVELOPMENT COUNCIL:

A. The Planning and Development Council shall act upon the application within forty–five days following the close of the public hearing on a variance. The Planning and Development Council may grant a variance as the variance was applied for or in modified form, or subject to conditions, or the application may be denied. A variance may be revocable, may be granted for a limited time period, or may be granted subject to conditions as the Planning and Development Council may prescribe.

395 USE REGULATIONS SUMMARY

P = Permitted by staff with site plan approval; conditions may be imposed
D = Permitted as part of a Planned Unit Development
C = Permitted by Conditional Use Permit
N = Not permitted

Please refer to the text for permitted uses in each zone. Where text and chart may differ, the text will prevail. Because no list can be complete, the Planning and Development Director shall decide the status of a use. That decision may be appealed to the Planning and Development Council as set forth in Section 503.4 of this ordinance.
This chart is intended for reference purposes only.
All site plans require approval in accordance with section 503 through 503.8

	DISTRICT						
	AG	RR	RS	REC	CG	LIW	I
RESIDENTIAL USES:							
Attached Housing - 3 or more dwelling units	N	D	P	P	C	N	N
Boarding House (see inn or hotel)	C	P	P	P	C	N	N
Duplex	N	P	P	P	C	N	N
Institutional Residential	C	C	C	C	C	N	N
Mobile Home Parks	N	D	D	D	N	N	N
Residential Planned Unit Development	N	P	P	P	N	N	N
Single Family Residential (detached)	P	P	P	P	C	N	N
Wind Turbine - Small (monopole only)	P	P	P	P	P	P	P
Wind Turbine – Medium	P	P	C	C	P	P	P
Wind Turbine – Commercial	C	N	N	N	C	C	C
NON-RESIDENTIAL USES							
Administration & Business Offices	N	N	N	N	P	P	P

	DISTRICT						
	AG	RR	RS	REC	CG	LIW	I
Airport/Heliport, Private	C	C	C	C	C	C	C
Auto Parts & Accessories	N	N	N	C	P	P	P
Auto Parts, Used, and/or Rebuilding	N	N	N	N	N	P	P
Auto Salvage (junkyard)	N	N	N	N	N	N	C
Auto Wash	N	N	N	C	P	P	P
Autobody Repair, Auto Towing	N	N	N	C	N	P	P
Automotive Repair	N	N	N	C	P	P	P
Automotive Sales	N	N	N	N	P	P	P
Bed & Breakfast Facilities:							
under 6 bedrooms	P	P	P	P	P	N	N
6 or more bedrooms	C	C	C	C	P	N	N

Billboards (outdoor/adv.)	N	N	N	N	N	P	P
Boat Sales	N	N	N	N	C	P	P
Boat Service	N	N	N	N	C	P	P
Building Contractor	N	N	N	N	P	P	P
Building Maintenance Service	N	N	N	C	P	P	P
Building Material Sales	N	N	N	N	P	P	P
Bulk Storage of Fuel or Chemicals	N	N	N	N	N	P	P
Cabinet Making	N	N	N	N	P	P	P
Campground	C	N	N	C	P	N	N
Cemetery*	C	C	C	C	N	N	N
*see Cemetery Regulation Ordinance #1998-2							
Circuses or Carnivals, temp.	P	N	N	P	P	P	P
Cocktail Lounge or Bar	N	N	N	C	P	P	P
Commercial Building Contractor	N	N	N	N	P	P	P
Commercial Heating, Cooling Contractor	N	N	N	N	P	P	P
Commercial Livestock	P	P	N	N	N	N	N
Commercial Off-Street Parking	N	N	N	C	P	P	P
Component Assembly	N	N	N	N	N	P	P
Concrete Contractor	N	N	N	N	N	P	P
Construction Products Supply	N	N	N	N	N	P	P
Construction Sales, Service	N	N	N	N	P	P	P
Consumer Repair Service	N	N	N	C	P	P	P
Crop Production	P	P	P	P	P	P	P

	DISTRICT						
	AG	RR	RS	REC	CG	LIW	I
Day Care Center 1 - 6 Children	P	P	P	P	P	N	N
7+ Children	C	C	C	C	C	C	N
Day Care Home 1-6 Children	P	P	P	P	P	N	N
7+ Children	C	C	C	P	P	N	N
Dry Cleaning Central Plant	N	N	N	N	N	P	P
Dry Cleaning Shop	N	N	N	C	P	P	N
Excavation Contractor	N	N	N	N	N	P	P
Explosives, Storage or Manufacture	N	N	N	N	N	C	P
Farm & Domestic Animals for single family recreation, consumption or education	P	P	P	P	P	P	P

Farm Equipment Sales	P	N	N	N	N	P	P
Feed Lots	C	N	N	N	N	N	C
Financial Service	N	N	N	C	P	P	P
Fire Station	P	P	P	P	P	P	P
Food Processing	C	N	N	N	N	P	P
Freight Terminal	N	N	N	N	N	P	P
Gas Station	N	N	N	C	P	P	P
Golf Course	C	P	P	P	C	N	N
Greenhouse, Commercial	P	N	N	C	P	P	P
Hog Farms	C	N	N	N	N	N	N
Home Improvement Store	N	N	N	C	P	P	P
Hotel and Motel	N	N	N	C	P	P	P
Household Cleaning Business	N	N	N	C	P	P	P
Indoor Entertainment, Sports and Recreation	N	N	N	C	P	C	N
Industrial Equipment Sales	N	N	N	N	N	P	P
Insulation Contractor	N	N	N	N	P	P	P
Junkyards	N	N	N	N	N	N	C
Kennels:							
fully indoors	P	P	P	C	P	P	P
outdoors	P	N	N	N	N	P	P
Landscape Contractor	N	N	N	N	P	P	P
Machine Shop	N	N	N	N	N	P	P
Manufacturing, Processing, Fabricating	N	N	N	N	N	P	P
Masonry Supply	N	N	N	N	N	P	P
Mini Storage	N	N	N	C	P	P	P
Mining	C	N	N	C	N	C	C
Mobile Home and/or RV Sales	N	N	N	N	C	P	P

	DISTRICT						
	AG	RR	RS	REC	CG	LIW	I
Noise Park	C	N	N	C	N	C	P
Nursery:							
Retail	N	N	N	C	P	P	P
Wholesale	P	N	N	N	P	P	P
Outdoor Entertainment, Sports and Recreation	P	N	N	P	C	N	N
Outdoor Shooting Range	C	N	N	C	N	N	N
Park	P	P	P	P	P	P	P

Professional Offices	N	N	N	C	P	C	N
Public Service Facility	P	P	P	P	P	P	P
Pump and Well Drilling Contractor	N	N	N	N	N	P	P
Railroad Car / Vehicle Bed (as storage)	C	N	N	N	N	P	P
Recycling bin for collection	P	P	P	P	P	P	P
Recycling facility	N	N	N	N	N	P	P
Recreational Vehicle Park	C	N	N	C	P	C	N
Refining	N	N	N	N	N	C	C
Religious Assembly	P	P	P	P	P	P	P
Research Facilities	N	N	N	N	C	P	P
Residential Remodeling Contractor	N	N	N	N	P	P	P
Restaurant	N	N	N	C	P	P	P
Retail Store	N	N	N	C	P	C	N
Road Contractor	N	N	N	N	N	P	P
Schools:							
Academic	P	P	P	P	P	C	N
Vocational	C	N	N	N	P	P	P
Shooting Preserves	C	N	N	C	N	N	N
Sign Contractor	N	N	N	N	P	P	P
Stables, commercial	P	P	N	P	N	N	N
Truck Sales	N	N	N	N	P	P	P
Truck Service	N	N	N	N	P	P	P
Truck Stop	N	N	N	N	C	P	P
Utilities Transmission Line	P	C	C	C	C	P	P
Utility Installations	P	C	C	C	P	P	P
Veterinary Services	C	C	N	C	P	P	P
Warehousing & Distribution	N	N	N	N	N	P	P
Wholesale Business	N	N	N	N	N	P	P
Wildlife Preserve	C	N	N	C	N	N	N
Zoo	C	N	N	C	N	N	N

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FINDINGS

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER

CONDITIONAL USE PERMIT – JOHN WILKES
MEETING DATE: January 16, 2025

FILE #: CUP-24-2
LOCATION: RPR3803048300, currently unaddressed

APPLICANT:
John Wilkes
10200 North Batiste Road
Pocatello, ID 83202

OWNER:
Russell O. Johnson
P.O. Box 2051
Pocatello, ID 83206

REQUEST & BACKGROUND: John Wilkes petitions for a conditional use permit to construct a new commercial sand and gravel mining operation. The facility proposes hours of operation from 7 a.m. to 7 p.m., Monday through Saturday, with possible DOT variation. The facility proposes fifteen employees, as well as the use of heavy equipment in conjunction with the mining operation. The affected property is known as parcel RPR3803048300 and is currently unaddressed. At the hearing, the Council shall evaluate the proposed use against criteria established in §530 of the Zoning Ordinance. Type of action: Decision.

FINDINGS:
JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

SITE CHARACTERISTICS AND ZONING:
ZONING: Agricultural / Residential Suburban
PROPERTY SIZE: ~ 158.46 acres
VIEWS: The property is visible from West Siphon Road and N. Laughran Road
EXISTING STRUCTURES: None

REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT, §530:

A. The proposed use **[would] [would not]** adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

_____

_____

_____

B. The proposed use **[would] [would not]** cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.

_____

_____

_____

C. The proposed use **[would] [would not]** damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.

_____

_____

_____

D. The proposed use **[would] [would not]** be consistent with the goals and policies of the Comprehensive Plan of the county.

_____

_____

_____

E. The proposed use **[would] [would not]** be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces, and landscaping with adjacent uses as is practical.

_____

_____

_____

(If adding approval conditions) with the following conditions of approval,

_____

_____

_____

_____

_____

_____

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by John Wilkes for a Conditional Use Permit to construct a new commercial sand and gravel mining operation shall be **[approved] [denied] [tabled].**

Motion by _____, seconded by _____to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted **[Yes] [No] [Absent/Recused]**
Councilperson Madsen	Voted **[Yes] [No] [Absent/Recused]**
Councilperson Selleneit	Voted **[Yes] [No] [Absent/Recused]**
Councilperson Ulrich	Voted **[Yes] [No] [Absent/Recused]**
Councilperson Ward	Voted **[Yes] [No] [Absent/Recused]**

Motion carried by a _____ to _____ vote.

Dated this _____ day of _____, 2025.

_____
Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)
S.S.
County of Bannock)

On this _____ day of _____, in the year of 2025, before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (she) (he) executed the same.

S
E
A
L

_____
Notary Public
My Commission Expires on _____ 20____

MOTION

MOTION

Based on the record and the discussion this evening, I move to [**approve] [deny] [table]** the request by John Wilkes, for a Conditional Use Permit, as described in the application materials as supplemented with additional information attached in the staff report and according to testimony received, and to adopt the proposed findings and order for signature by the Chair or Vice-Chair.

(IF ADDING APPROVAL CONDITIONS) with the following conditions of approval,

1. ....

2. ....