

Karla Nelson

From: Kevin Slazas <kevin.slazas@gmail.com>
Sent: Wednesday, February 11, 2026 12:38 PM
To: Karla Nelson
Subject: Re: [External] Slazas rezone application RZ2025-0004

The only realistic option is to widen the bridge.

Kevin Slazas
(208) 994-9719

On Wed, Feb 11, 2026, 12:36 PM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

Oh, and to your question below, you can pay the \$500 anytime tomorrow. We don't close for lunch on Thursday. The April hearings are on April 2 and April 16. Let me know which one you would prefer. As I said below, I think you will want to speak to the access issue, and which options are feasible for you.

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

From: Kevin Slazas <kevin.slazas@gmail.com>
Sent: Wednesday, February 11, 2026 11:41 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Slazas rezone application RZ2025-0004

Hi Karla, I think I understand the risks here and we are ready to move forward. I will bring a check in to your office tomorrow. Do I need to plan around your office being closed at lunchtime?

Kevin Slazas
(208) 994-9719

On Wed, Feb 4, 2026, 1:48 PM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

Kevin,

I wanted to check in. Given the challenges below, would you like to wait until April or a later month to schedule the Planning and Zoning hearing? We can go forward with the Planning and Zoning Commission hearing and include a recommended condition that all access issues will be resolved before submittal of the Preliminary Plat, but the Planning and Zoning Commission might be concerned about recommending approval if the access is not yet resolved. The Planning and Zoning Commission does not make the final decisions, so you would still have time between that hearing and the board hearing to work on the access issue.

Let me know what you think in terms of the hearing. I don't have any meetings on Friday, if you want to give me a call.

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Karla Nelson

Sent: Tuesday, February 3, 2026 11:52 AM

To: Kevin Slazas <kevin.slazas@gmail.com>

Subject: RE: [External] Slazas rezone application RZ2025-0004

Hi Kevin, the access easement that you provided Inst. No. 2021013048 is 30' wide. In looking at our maps, the bridge leading to your property is about 35' wide, so it doesn't appear to be possible to get the minimum 50' wide private road lot that is required for a subdivision in that location. You can see in the images below that the private road going through Solitude Creek is in a road lot that is 56' wide. The road itself is 25' wide, but the lot and easement are required to be wider by our code. The reasoning behind that is so that additional improvements could be added if needed in the future, and so that the road could potentially be taken over by the highway district in the future if warranted. If it could be designed so that the new lots take a different access, then it could still work with our code. I could see that being possible if the irrigation district is willing to allow it on their access or if your neighbor to the south would allow it, and the new lots could be moved to the east side of your home. Perhaps there are other potential access locations that I'm not aware of. I'm guessing that widening the existing bridge is cost-prohibitive, but that would also be an option. The improvements don't need to be made until the time of the final plat, and bonding probably could be an option for those improvements.

Feel free to give me a call at a time convenient for you. I don't have any meetings today, but I will take a short lunch break.



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Kevin Slazas <kevin.slazas@gmail.com>
Sent: Tuesday, February 3, 2026 11:32 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Slazas rezone application RZ2025-0004

Hi Karla-

I got your message and I am processing it.

I do know that my bridge access is easily as wide as the private road (quail Creek) that feeds into it.

Are you saying that the new road fronting the canal would need to be wider?

Maybe we could set up a call so I can make sure I am understanding.

Kevin Slazas
(208) 994-9719

On Fri, Jan 30, 2026, 9:32 AM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

Hi Kevin,

As I've dived deeper into my review, I've come across another concern. You do currently have access to Kingsbury through Quail Creek Lane, but your easement across the canal is only 30'. That width is fine for your current use, but if the new lots will take access from this same location, it will need to be a private road when you go through the subdivision process. Our subdivision code requires a private road when it serves three or more homes, and that private road needs to be in its own lot with a minimum lot width of 60'. It can be reduced to a width of not less than 50' if we can prove a hardship and that it won't harm

others. The private road itself needs to be 20' wide within that 60' or 50' wide lot. Since your access already serves two homes, any increase will require conformance with private road standards.

There is a 50' irrigation easement on the north side of the canal, if you were able to arrange with the irrigation company to utilize that easement for access to the two new lots then the access for your current home and secondary residence would only have to meet our shared driveway standards (driveway serving 2 residences) and the new access from the irrigation company would also only need to meet the driveway standards as that access would also only be serving two homes. Shared driveway easements can be reduced to 28' if we can show hardship.

You can go forward with the conditional rezone but access will need to be cleared up before the subdivision and the commission will likely want to know that you do have a feasible option. I think your options are:

1. Obtain a larger easement at your current access point that will allow for a private road lot (I think this will involve constructing a wider bridge, and of course, coordination/approval from the irrigation company).
2. Working with the irrigation company to get an access easement for the two new lots along their 50' easement on the north side of the canal.
3. Determining if you still have access along Elko Lane through Parcel R33822103, as shown in the Blue Heron subdivision, and rearranging your site plan so the new lots are on the east side of your property.
4. Coming up with some other access point.

Let me know your thoughts on what you think might work for your family and if you are still comfortable going forward with the conditional rezone in March.

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Karla Nelson

From: Kevin Slazas <kevin.slazas@gmail.com>
Sent: Wednesday, January 21, 2026 1:44 PM
To: Karla Nelson
Subject: [External] Re: RZ2025-0004

Thank you Karla!

I appreciate your help.

We have no problem changing to conditional if that is going to make the project work.

We have no intention of doing anything other than creating those 2 new lots at the west side anyway.

Would it be helpful for me to attend any of these meetings?

Kevin Slazas
(208) 994-9719

On Wed, Jan 21, 2026, 10:25 AM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

I just realized I rounded up on your acreage. The requested zone would actually allow for the potential of 7 lots and a total of 14 units if secondary dwellings could be approved by Southwest District Health. Despite one less lot, I think the Planning and Zoning Commission is likely to have the same concern as I outlined below.

Thanks for your consideration!



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

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From: Karla Nelson
Sent: Wednesday, January 21, 2026 10:16 AM
To: kevin.slazas@gmail.com
Subject: RZ2025-0004

Hello Kevin and Kimberly,

I know that when you initially applied, a planner spoke with you about the option of a conditional rezone. I wanted to revisit that decision and make sure that is still the option that you want to take to the hearing.

I just took a straight rezone to the planning and zoning commission last week. That parcel is in an area similar to yours, and the Planning and Zoning commission recommended denial because they wanted to be able to include conditions. That applicant was intending to make a single division, but the requested zone would allow for the property to be divided into three parcels. With the potential for secondary residences, the commission felt that the potential development was not appropriate for the area.

In your case, since your property is 8 acres, the requested R-1 zone could allow for 8 lots, each of which could allow for a secondary residence (provided it could be approved by Southwest District Health). Based on this recent case, I believe that the potential for 16 dwelling units on your property could lead the Planning and Zoning Commission to recommend denial. If you do change to a conditional rezone, I think you will have a greater chance of approval, at least from the Planning and Zoning Commission. If you decide to change to a conditional rezone, you will need to pay an additional \$500, which is used for legal review of the development agreement. You would also want to propose certain conditions, such as no more than three (3) lots, and you could prohibit secondary dwellings on the new lots.

Let me know if you want to change the application to a conditional rezone. The decision is yours, but I want to make sure you are aware of the risk of maintaining a straight rezone, as the Planning and Zoning Commission has not been favorable to these requests. Either way, I'm hoping to have your case ready to go to the planning and zoning commission in March.

Karla Nelson

From: Kevin Slazas <kevin.slazas@gmail.com>
Sent: Wednesday, January 28, 2026 3:05 PM
To: Karla Nelson
Subject: Re: [External] Slazas rezone application RZ2025-0004

Yes I support those conditions.
Sorry I should have been more clear.

Kevin Slazas
(208) 994-9719

On Wed, Jan 28, 2026, 2:31 PM Karla Nelson <Karla.Nelson@canyoncounty.id.gov> wrote:

Hi Kevin,

Before I can schedule, I still need to know what conditions you are comfortable with, given past hearings, I think the following will come up:

1. Limit the number of divisions to allow for the property to be split into no more than three (3) lots.
2. Prohibit secondary residences on the two new undeveloped lots (approximately 1.25 acres in size).

Are you supportive of these conditions, it is ok if you are not, I just need to know what you are or are not supportive of.

You will also need to pay the additional fee before I can schedule. They will typically only take 4 items per hearing, and it is first come first serve so we will want to iron out those final details as soon as possible to schedule in March.

Thanks!



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

Karla Nelson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, June 13, 2025 2:07 PM
To: Karla Nelson
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice RZ2025-0004 / Slazas
Attachments: Pre.Development.Notes.Signed.10.07.2024.pdf

Hi Karla,

- 1.) Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **No approvals for septic systems have been considered at this time.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant can meet all SWDH requirements.**

Please see the attached pre-development notes from 10/07/2024.

Please let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, June 13, 2025 11:38 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>;

Karla Nelson

From: Caitlin Ross
Sent: Tuesday, June 17, 2025 9:44 AM
To: Karla Nelson
Subject: FW: [External] RE: Agency Notice RZ2025-0004 / Slazas

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, June 17, 2025 9:32 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice RZ2025-0004 / Slazas

Hello,

After careful review of the transmittal submitted to ITD on June 13, 2025 regarding, RZ2025-0004/Slazas, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

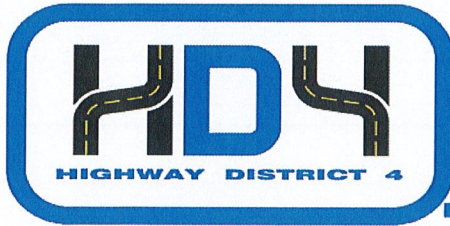
Mila Kinakh

D3 Planning and Development
Administrative Assistant



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From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, June 13, 2025 11:38 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Iriccio@hwydistrict4.org' <Iriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>;



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

June 30, 2025

Canyon County Board of Commissioners and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Karla Nelson, Planner

RE: RZ2025-004 Rezone from Agricultural to R-1 Residential
Canyon County Parcel R33822102 aka 7718 Elko Lane
aka Lot 3 Block 1 Blue Heron Subdivision

Dear Commissioners:

Highway District No. 4 has reviewed the application for Rezone of the above described parcel R33822102 from Agricultural to R-1 Residential and offers the following comments on the proposed use:

General

The subject property consists of approximately 8.11 acres located east of Kingsbury Rd in the SW 1/4 Sec 2 T4N R2W. The subject property has no public road frontage. The subject property has access granted by plat of Solitude Creek Subdivision to Winter Horses Drive (public) via Quail Creek Lane (private). The applicants have indicated they intend to create an additional 2 residential lots (for a total of 3) on the subject property.

Access

The existing Quail Creek Lane (private) approach to Winter Horses Drive meets current HD4 standards for private road access, and is acceptable for use for the proposed residential development.

Transportation Impacts:

The proposed 2 additional residential lots are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the new development will be mitigated by collection of transportation impact fees at the time of building permit issuance.

HD4 does not oppose the requested zoning changes, but requests the Commission make these comments conditions of any approved land use action. Please feel free to contact me with any questions on this matter.

Respectfully,

Chris Hopper, P.E.
District Engineer

File: Kingsbury Rd- RZ2025-004 Slazas Rezone

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1101 W. River St., Ste.
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SAWTOOTH LAW

OFFICES, PLLC

Tuesday, June 17, 2025

David P. Claiborne

S. Bryce Farris

Evan T. Roth

Daniel V. Steenson

Andrew J. Waldera

Kelsea E. Ross

Brian A. Faria

Thomas M. Larsen

Patxi Larrocea-Phillips

Katie L. Vandenberg-Van Vliet

James R. Bennetts
(retired)

Canyon County Development Services Department

Attn: Karla Nelson

111 North 11th Avenue, #310

Caldwell, Idaho 83605

Sent via email: Karla.Nelson@canyoncounty.id.gov

Re: Case No. RZ2025-0004/7718 Elko Ln, Middleton - Slazas property

Dear Ms. Nelson:

Lemp Lateral, Inc. and the Middleton Mill Ditch Company and Middleton Irrigation Association (collectively referred to as "Ditch Companies") have ditches and easements that run through or abuts this property. The easement is 25 feet each side from the top of bank. The developer must contact the Ditch Companies' attorneys, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into Ditch Companies' facilities occur. The Ditch Companies must review drainage plans and construction plans prior to any approval.

The Ditch Companies generally require a License Agreement prior to any approval for the following reasons:

1. Relocation of a facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
2. Piping of a facility.
3. Encroachment on a facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
4. Drainage discharges into any facilities.

www.sawtoothlaw.com

Attorneys licensed in Idaho Oregon and Washington



Also, please be advised that the Ditch Companies approve of trees within their easements. Therefore, any existing trees within easement will need to be removed. On occasion, the Ditch Companies may make an exception on a case-by-case basis, which requires the developers/owners to obtain written permission from the Ditch Companies for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,

*Sent without signature
to avoid delay*

S. Bryce Farris

SBF:krk

cc: Lemp/MM-MI



June 23, 2025

Karla Nelson, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
karla.nelson@canyoncounty.id.gov

Subject: Agency Notice RZ2025-0004 / Slazas

Dear Ms. Nelson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large initial "T" and a long horizontal stroke at the end.

Troy Smith
Regional Administrator