



State of Utah

GARY R. HERBERT  
Governor

SPENCER J. COX  
Lieutenant Governor

Department of  
Environmental Quality

Alan Matheson  
Executive Director

DIVISION OF WASTE MANAGEMENT  
AND RADIATION CONTROL  
Scott T. Anderson  
Director

April 19, 2017

Steve Gilbert  
Black Iron, LLC  
6249 West Gilbert Industrial Court  
Hurricane, UT 84737

RE: Name Change and Permit Transfer  
Comstock/Mountain Lion Iron Mine Class IIIb Landfill, Iron County

Dear Mr. Gilbert:

The Comstock/Mountain Lion Iron Mine Class IIIb Landfill permit has been modified as requested in your March 17, 2017 letter and Part I Permit Application submitted to the Division of Waste Management and Radiation Control. The modification identifies *Black Iron, LLC* as the current owner and operator. The modified permit is enclosed.

The expiration date of the modified permit remains August 30, 2019 as shown on the permit. If renewal of this permit is desired, a renewal application should be submitted 180 days prior to the permit expiration date.

Periodic inspections of the landfill may be conducted by representatives of the Division and the Southwest Utah Public Health Department to evaluate compliance with the conditions of the permit and applicable solid waste management rules.

If you have any questions, please call Matt Sullivan at (801) 536-0241.

Sincerely,

Scott T. Anderson, Director  
Division Waste Management and Radiation Control

(Over)

STA/MBS/kl

Enclosure: Modified Permit

c: David Blodgett, M.D., Health Officer, Southwest Utah Public Health Dept.  
Robert Beers, MBA, EHS, Environmental Health Director, Southwest Utah Public Health Dept.  
Paul Wright, P.E., DEQ District Engineer

**DIVISION OF WASTE MANAGEMENT AND RADIATION CONTROL  
SOLID WASTE PERMIT**

**Comstock/Mountain Lion Iron Mine  
CLASS III LANDFILL**

Pursuant to the provisions of the *Utah Solid and Hazardous Waste Act*, Title 19, Chapter 6, Part 1, Utah Code Annotated (UCA) 1953, as amended (the Act) and the *Utah Solid Waste Permitting and Management Rules*, Utah Administrative Code (UAC) R315-301 through 320 adopted thereunder,

Black Iron, LLC as Owner and Operator

is hereby approved to construct and operate the Comstock/Mountain Lion Iron Mine Class IIIb Landfill located in the northeast quarter of the southwest  $\frac{1}{4}$ , Section 30, Township 36 South, Range 13 West, Salt Lake Base and Meridian, Iron County, Utah as shown in the permit application that was determined complete on June 2, 2009.

The operation of the landfill is subject to the conditions that Black Iron, LLC (Permittee) meet the requirements of UAC R315-301 through 320 and the requirements set forth herein.

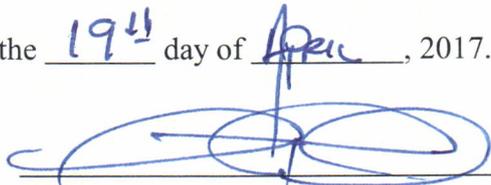
All references to UAC R315-301 through 320 are to regulations that are in effect on the date this Permit becomes effective.

This Permit became effective: September 1, 2009.

This Permit shall expire at midnight August 30, 2019.

Closure Cost Revision Date: September 1, 2014.

Modification signed the 19<sup>th</sup> day of April, 2017.



Scott T. Anderson, Director  
Division of Waste Management and Radiation Control

## FACILITY OWNER/OPERATOR INFORMATION

LANDFILL NAME: Comstock/Mountain Lion Iron Mine Class IIIb Landfill

OWNER NAME: Black Iron, LLC

OWNER ADDRESS: 6249 West Gilbert Industrial Court  
Hurricane, UT 84737

OWNER PHONE NO.: (435) 627-1907

OPERATOR NAME: same as above

OPERATOR ADDRESS: same as above

OPERATOR PHONE NO.: same as above

TYPE OF PERMIT: Class IIIb Landfill

PERMIT NUMBER: 0803

LOCATION: Landfill site is located in Township 36 South, Range 13 West, Section 30, Southwest quarter section, SLMB, Iron County. Latitude: 37° 37' 45.5", Longitude: 113° 20' 27.5"

FACILITY ADDRESS: 2708 Comstock Road, Cedar City, Utah

DIRECTIONS TO FACILITY: 15 miles west of Cedar City on HWY 56, then turn on Comstock Road and go 1.5 miles north. Turn northwest (left) and travel 4,000 feet to mine property.

PERMIT HISTORY: Permit was signed September 1, 2009. Permit Modification #1 was approved on April 19, 2017. This was a minor modification as per R315-311-2(a)(ix) changing the name of the owner and operator from *CML Metals Corporation* to *Black Iron, LLC*.

## PERMIT REQUIREMENTS

“Permit” as used in this document is defined in UAC R315-301-2(55).

The March 9, 2009 application, *Application for Renewal of Class IIIb Landfill Permit*, as deemed complete on June 2, 2009 is hereby approved and incorporated by reference into this Permit and will be referred to as the permit application throughout this Permit. All representations made in the permit application are part of this Permit and are enforceable under UAC R315-301-5(2). The permit application will become part of the operating record of the landfill. Where differences in wording exist between this Permit and the application, the wording of the Permit supersedes that of the application.

This Permit consists of the signature page, Facility Owner/Operator Information section, sections I through V and the permit application as defined above.

The facility as described in this Permit and the permit application consists of mining haul trucks and front-end loader machinery; both have built-in weigh scales to measure load tonnage.

By this Permit to operate, the Permittee shall be subject to the following conditions.

### I. GENERAL COMPLIANCE RESPONSIBILITIES

#### A. General Operation

The Permittee shall operate the Class IIIb Landfill in accordance with the conditions of this Permit and with all requirements of UAC R315-304, that are in effect as of the date of this Permit unless otherwise noted in this Permit. Any permit noncompliance or noncompliance with any applicable portions of UCA 19-6-101 through 123 and applicable portions of UAC R315-301 through 320 constitutes a violation of the Permit or applicable statute or rule and is grounds for appropriate enforcement action, Permit revocation, modification, or denial of a permit renewal application.

#### B. Noncompliance

If monitoring, inspection or testing indicates that any permit condition or any applicable rule under UAC R315-301 through 320 may be or is being violated, the Permittee shall promptly make corrections to the operation or other activities to bring the facility into compliance with all permit conditions or rules.

In the event of any noncompliance with any permit condition or violation of an

applicable rule, the Permittee shall promptly take any feasible action reasonably necessary to correct the noncompliance or violation and mitigate any risk to the human health or the environment. Actions may include eliminating the activity causing the noncompliance or violation and containment of any waste or contamination using barriers or access restrictions, placing of warning signs or permanently closing areas of the facility.

The Permittee shall document the noncompliance or violation in the operating record on the day the event occurred or the day it was discovered, notify the Director of the Division of Waste Management and Radiation Control within 24 hours or the next business day following documentation of the event and give written notice of the noncompliance or violation and measures taken to protect public health and the environment within seven days of notification of the Director.

Within thirty days of the documentation of the event, the Permittee shall submit, to the Director, a written report describing the nature and extent of the noncompliance or violation and the remedial measures taken or to be taken to protect human health and the environment and to eliminate the noncompliance or violation. Upon receipt and review of the assessment report, the Director may order the Permittee to perform appropriate remedial measures including development of a site remediation plan for approval by the Director.

In an enforcement action, the Permittee may not claim as a defense that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with UAC R315-301 through 320 and this Permit.

Compliance with the terms of this Permit does not constitute a defense to actions brought under any other local, State or Federal laws. This Permit does not exempt the Permittee from obtaining any other local, State or Federal permits or approvals required for the facility operation.

The issuance of this Permit does not convey any property rights, other than the rights inherent in this Permit, in either real or personal property, or any exclusive privileges other than those inherent in this Permit. Nor does this Permit authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations including zoning ordinances.

The provisions of this Permit are severable. If any provision of this Permit is held invalid for any reason, the remaining provisions shall remain in full force and effect. If the application of any provision of this Permit to any circumstance is

held invalid, its application to other circumstances shall not be affected.

C. Inspection and Inspection Access

The Permittee shall allow representatives of the Director or representatives of the Southwest Utah Public Health Department Health Department to enter at reasonable times and:

1. Inspect the landfill or other premises, practices or operations regulated or required under the terms and conditions of this Permit or UAC R315-301 through 320;
2. Have access to and copy any records required to be kept under the terms and conditions of the Permit or UAC R315-301 through 320;
3. Inspect any loads of waste, treatment facilities or processes, pollution management facilities or processes, or control facilities or processes required under the Permit or regulated under UAC R315-301 through 320; and
4. Create a record of any inspection by photographic, videotape, electronic, or any other reasonable means.

D. Prohibited Waste

No hazardous waste as defined by UAC R315-1 and R315-2; no PCBs as defined by UAC R315-301-2(53), except PCBs specified by UAC R315-315-7(2)(a) and (c); no household waste; no municipal waste; no special waste except as specified in this Permit and no commercial waste shall be accepted for treatment, storage, or disposal at the landfill. Any prohibited waste received and accepted for disposal at the facility will constitute a violation of this Permit, of UCA 19-6-101 through 123 and of UAC R315-301 through 320.

No containers larger than household size (five gallons) holding any liquid, non-containerized material containing free liquids or any waste containing free liquids in containers larger than five gallons.

E. Acceptable Waste

This Permit is for disposal of nonhazardous industrial waste, as defined in UAC R315-301-2(35), generated at the Comstock/Mountain Lion Iron Mine and as described in the permit application as construction debris, wood, cement, sheet

rock, steel and typical types of rubbish including paper, plastic and trace amounts of waste foods. Any future proposed wastes shall be approved by the Director before acceptance.

F. Revocation

This Permit is subject to revocation if any condition of this Permit is not being met. The Permittee will be notified in writing prior to any proposed revocation action and such action will be subject to all applicable hearing procedures established under UAC R315-12 and the *Utah Administrative Procedures Act*.

Revocation of this Permit does not revoke the financial assurance established for closure and post-closure care of the facility, nor remove any responsibility on the part of the Permittee for completion of closure and post-closure care for the facility required in UAC R315-302-3.

Revocation of this Permit will require the Director to call for the funds or other mechanisms providing financial assurance for closure and post-closure care for the facility required by UAC R315-302-3.

G. Attachment Incorporation

Attachments to the permit application are incorporated by reference into this Permit and are enforceable conditions of this Permit, as are documents incorporated by reference into the attachments. Language in this Permit supersedes any conflicting language in the attachments or documents incorporated into the attachments.

II. DESIGN AND CONSTRUCTION

A. Construction

The landfill shall be constructed in the area designated and according to the design outlined in the permit application including landfill cells, fences, gates and berms prior to acceptance of waste.

The Permittee shall notify the Director upon completion of construction of any landfill cells or run-on and run-off diversion systems. No landfill cells or run-on and run-off diversion system may be used until construction is approved by the Director.

The Permittee shall notify the Director of the completion of construction of any final cover system and shall provide all necessary documentation and shall request approval of the construction from the Director.

All engineering drawings submitted to the Director shall be stamped and approved by a professional engineer with a current registration in Utah.

B. Run-On Control

Perimeter drainage channels and berms shall be constructed as specified in the permit application. These channels shall be maintained at all times to effectively prevent run-off from the surrounding property from entering the landfill.

III. LANDFILL OPERATION

A. Operations Plan

The Operations Plan included in the permit application and this Permit shall be kept onsite at the landfill or at the location designated in Section III G of this Permit. The landfill shall be operated in accordance with the Operations Plan as included in the permit application. If necessary, the facility owner may modify the Operations Plan, provided that the modification meets all of the requirements of UAC R315-301 through 320, is as protective of human health and the environment as that approved in the permit application, and is approved by the Director as a minor modification under UAC R315-311-2(1)(a)(xiii). Any modification to the Operations Plan shall be noted in the operating record.

Any modification to the Operations Plan must be submitted to the Director for approval and is considered a minor permit modification in compliance with UAC R315-311-2(1)(a)(xiii) unless the Director determines the change should be subject to public comment under UAC R315-311-2(1)(b).

B. Security

The Permittee shall operate the landfill so that unauthorized entry to the facility is prevented. All facility gates and other access routes shall be locked during the time the landfill is closed. At least one person employed by the Permittee shall be at the landfill during all hours that the landfill is open. Fencing and any other access controls as shown in the permit application shall be constructed to prevent access of persons or livestock by other routes.

C. Waste Inspections

The Permittee shall visually inspect incoming waste loads to verify that no wastes other than those allowed by this Permit are disposed in the landfill. A complete waste inspection shall be conducted at a minimum frequency of 1 % of loads received, but no less than one complete inspection each week. Loads to be inspected are to be chosen on a random basis.

All loads suspected or known to have containers capable of holding more than five gallons of liquid will be inspected to assure that the container is empty.

All loads that the operator suspects may contain a waste not allowed for disposal at the landfill will be inspected.

Complete inspections shall be conducted as follows:

1. The operator shall conduct the random waste inspection at the working face or an area designated by the operator.
2. Loads subjected to complete inspection shall be unloaded at the designated area;
3. Loads shall be spread by equipment or by hand tools;
4. A visual inspection of the waste shall be conducted by personnel trained in hazardous waste recognition and recognition of other unacceptable waste; and
5. The inspection shall be recorded on the waste inspection form found in the permit application in Attachment B. The form shall be placed in the operating record at the end of the operating day.

D. Cover

The Permittee shall cover the waste as necessary to prevent fires and to control vectors, blowing litter, odor, scavenging and fugitive dust. Wastes that are capable of attracting or providing food for vectors, materials that may become windblown litter or fine materials that may become fugitive dust shall be covered with a minimum of six inches of earth at the end of the working day in which they are received. An alternative cover material may be used when the material meets the requirements of UAC R315-303-4(4)(b) through (d) or when the alternative daily cover meets the requirement of UAC R315-303-4(4)(e).

A minimum of six inches of earthen cover shall be provided no less than once each month for all other wastes received at the landfill. This cover must consist of soil, no alternative may be used.

At the end of each day of operation when soil or an alternative cover is placed, the amount and type of cover placed and the area receiving cover shall be recorded in the operating record and certified by the operator.

E. Roads

All access roads within the landfill boundary used for transporting waste to the landfill for disposal shall be improved and maintained as necessary to ensure safe and reliable all-weather access to the disposal area.

E. Burning of Waste

Intentional burning of solid waste is prohibited and is a violation of UAC R315-303-4(2)(b). All accidental fires shall be extinguished as soon as possible.

G. Record Keeping

The Permittee shall maintain and keep on file at the Comstock/Mountain Lion Iron Mine field office, a daily operating record and other general records of landfill operation as required by UAC R315-302-2(3). The landfill operator, or other designated personnel, shall date and sign the daily operating record at the end of each operating day. Each record to be kept shall contain the signature of the appropriate operator or personnel and the date signed.

1. The daily operating record shall include the following items:
  - a. The number of loads of waste and the weights or estimates of weights or volume of waste received each day of operation and recorded at the end of each operating day;
  - b. Major deviations from the approved plan of operation recorded at the end of the operating day the deviation occurred;
  - c. Results of other monitoring required by this Permit recorded in the operating record on the day of the event or the day the information is received;

- d. Records of all inspections conducted by the Permittee, results of the inspections, and corrective actions taken shall be recorded in the record on the day of the event;
2. The general record of landfill operations shall include the following items:
    - a. A copy of The Permit including the permit application;
    - b. Results of inspections conducted by representatives of the Division representatives or representatives of the Southwest Utah Public Health Department, when forwarded to the Permittee;
    - c. Closure and Post-closure care plans; and
    - d. Records of employee training

#### H. Reporting

The Permittee shall prepare and submit to the Director an Annual Report as required in UAC R315-302-2(4). The Annual Report shall include the period covered by the report, the annual quantity of waste received, an annual update of the financial assurance mechanism, and all training programs completed.

#### I. Self Inspections

The Permittee shall inspect the facility to prevent malfunctions and deterioration, operator errors and discharges that may cause or lead to the release of wastes or contaminated materials to the environment or create a threat to human health or the environment. These general inspections shall be completed no less than quarterly and shall cover the following areas: waste placement, soil cover and compaction, fences and access controls, roads, run-on/run-off controls, litter controls and records. A record of the filled-out inspection forms in Attachment B of the permit application shall be placed in the daily operating record on the day of the inspection. Areas needing correction, as noted on the inspection report, shall be corrected in a timely manner. The corrective actions taken shall be documented in the daily operating record.

J. Training

Permittee shall provide training for on-site personnel in landfill operation, including waste load inspection, hazardous waste identification and personal safety and protection.

IV. CLOSURE REQUIREMENTS

A. Closure

The Permittee shall close and maintain the facility in accordance with the closure and post-closure plans included in the permit application and as required by R315-305-5(5) UAC.

B. Title Recording

The Permittee shall meet the requirements of UAC R315-302-2(6) by recording with the Iron County Recorder as part of the record of title that the property has been used as a landfill. The recording shall including waste disposal locations and types of waste disposed.

C. Post-Closure Care

Post-closure care at the closed landfill shall be done in accordance with the Post-Closure Care Plan in the permit application. Post-closure care shall continue until all waste disposal sites at the landfill have stabilized and the finding of UAC R315-302-3(7)(c) is made.

D. Financial Assurance

The approved mechanism, as described in the Attachment E of the permit application, shall be established and funded, as required, by the Permittee prior to receipt of waste. The financial assurance mechanism(s) shall be adequately maintained to provide for the cost of closure at any stage or phase or anytime during the life of the landfill or the Permit life, whichever is shorter. The Permittee shall keep the approved financial assurance mechanism in effect and active until closure and post-closure care activities are completed and the Director has released the facility from all post-closure care requirements.

The Permittee shall keep in effect and active the currently approved financial assurance mechanism or another mechanism that meets the requirements of UAC R315-309 to cover the costs of closure and post-closure care at the landfill until

the Director has released the facility from all post-closure care requirements.

E. Financial Assurance Annual Update

An annual revision of closure and post-closure costs for inflation and financial assurance funding as required by R315-309-2(2) shall be submitted to the Director as part of the Annual Report.

F. Closure Cost and Post-Closure Cost Revision

The Permittee shall submit a complete revision of the closure and post-closure cost estimates by the date listed on the signature page of this Permit, any time the facility is expanded, any time a new cell is constructed, or any time a cell is expanded.

V. ADMINISTRATIVE REQUIREMENTS

A. Transfers

This Permit may be transferred to a new permittee or new permittees by meeting the requirements of UAC R315-310-11.

B. Permit Modifications

Modifications to this Permit may be made upon application by the Permittee or by the Director. The Permittee will be given written notice of any permit modification initiated by the Director.

C. Expiration

Application for permit renewal shall be made at least six months prior to the expiration date, as shown on the signature (cover) page of this Permit. If a timely renewal application is made and the permit renewal is not complete by the expiration date, this Permit will continue in force until renewal is completed or denied.

D. Expansion

This Permit is for the operation of a Class IIIb Landfill according to the design and Operation Plan described in the permit application. Any expansion of the current footprint designated in the description contained in the permit application,

but within the property boundaries designated in the permit application, will require submittal of plans and specifications to the Director. The plans and specifications must be approved by the Director prior to construction.

Any expansion of the landfill facility beyond the property boundaries designated in the description contained in the permit application will require submittal of a new permit application in accordance with the requirements of UAC R315-310.

Any addition to the list of acceptable waste in Section IE shall require submittal of all necessary information to the Director and the approval of the Director.

E. Status Notification

Eighteen months from the date of this Permit, the Director shall be notified in writing of the status of the construction of this facility unless construction is complete and operation has commenced. If construction has not begun within 18 months the Permittee shall submit adequate justification to the Director as to the reasons that construction has not commenced. If no submission is made or the submission is judged inadequate by the Director, this Permit will be revoked.

F. Construction Approval and Request to Operate

The Permittee shall meet each of the following conditions prior to receipt of waste:

1. The Permittee shall notify the Director prior to acceptance of waste that all the requirements of this Permit have been met and all required facilities, structures and accounts are in place as required.
2. The Permittee shall submit to the Director, for approval, documentation that all local zoning requirements and local government approvals have been obtained for operation of this landfill.
3. The Permittee shall submit to the Director, prior to the construction of any portion of the landfill, including offices, fences, and gates, documentation that the permittee owns or has a lease that allows this property to be used as a landfill.
4. The Permittee shall not construct any portion of the landfill lower than ten feet above the highest historic ground water elevation in the area. The Permittee shall submit documentation of this demonstration for approval by the Director.

5. The Permittee shall obtain from the Director written approval, prior to receipt of waste that all information required by this section has been submitted and the information meets the requirements of this Permit and R315-301 through 320.

File: Comstock/Mountain Lion Iron Mine Class IIIb Landfill - Permit #0803