



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

C.U.P. 25-021 Perpetua Resources Office

Applicant: Perpetua Resources

Property Owner: Perpetua Resources Idaho INC

Location: 345 Yellow Pine Avenue
Townsite of Yellow Pine Lots 5A and 6, Block C,
located in the SWSW Section 21, T.19N, R.8E,
Boise Meridian, Valley County, Idaho

Project Description: Perpetua Resources is requesting a conditional use permit for a 2,193-sqft office in the village of Yellow Pine. A lobby space to display education materials about the history of Stibnite is planned; up to 10 visitors per week is expected.

The former Silver Dollar Grill building, addressed at 345 Yellow Pine Avenue, would be remodeled. Three existing outbuildings would be removed.

The existing building does not meet current Valley County regarding setback and frontage requirements. The building, which dates to at least the 1950s, appears to cross over lot lines. The non-conforming use will not be expanded or enlarged.

Parking would be along the south side of the building. The alley-access driveway would be altered to reduce impacts on the existing septic leach field. Landscaping, including grass and trees, would be added. A ramp would be added to the existing deck to improve accessibility consistent with the Americans with Disabilities Act (ADA).

The 0.28-acre site is accessed from Yellow Pine Avenue and Arnold Alley, both public roads.

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted online at:

www.co.valley.id.us

PUBLIC HEARING

September 11, 2025

6:00 p.m.

Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

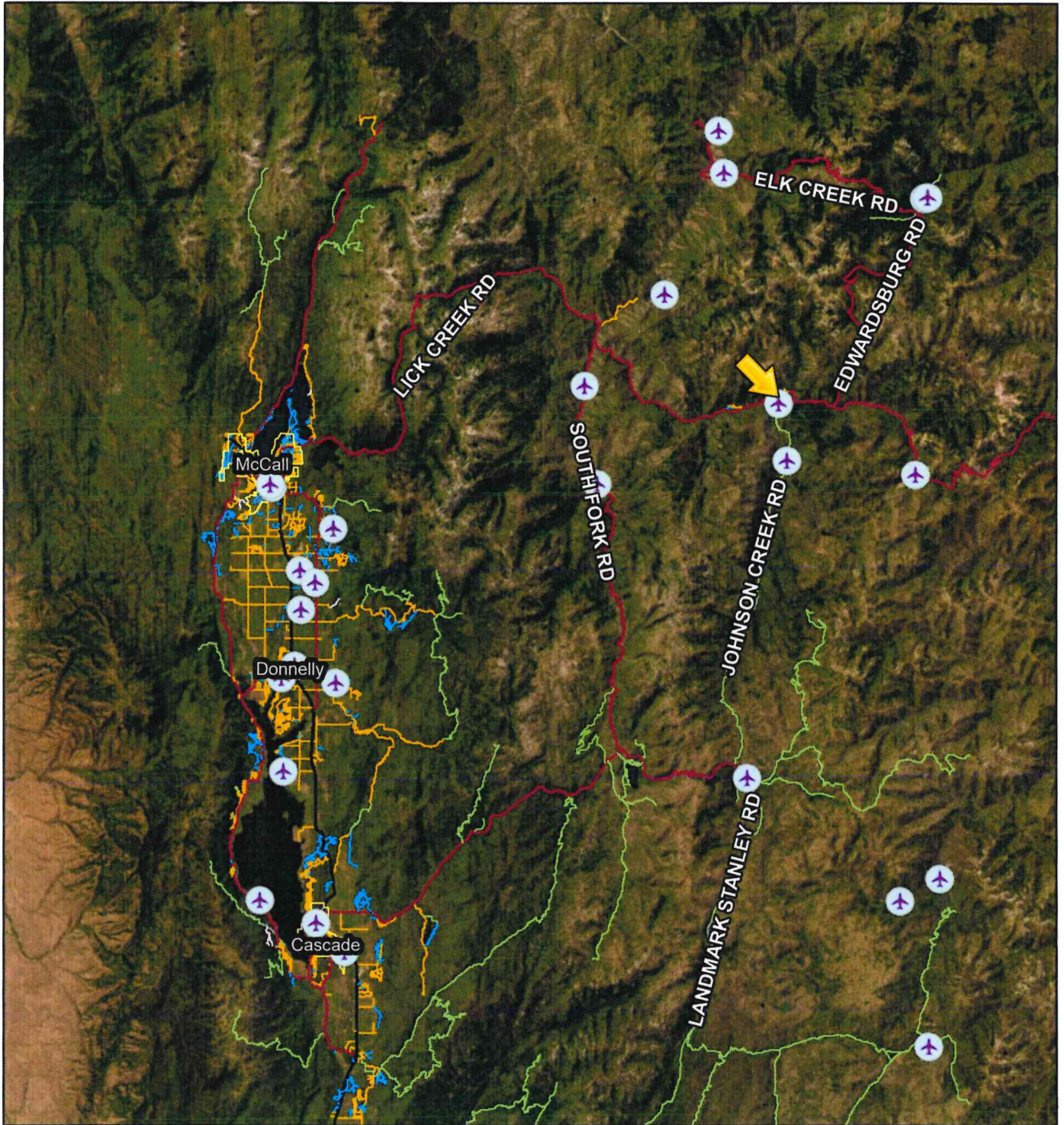
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, Sept. 3, 2025.

If you do not submit a comment, we will assume you have no objections.

**Direct questions and
written comments to:**

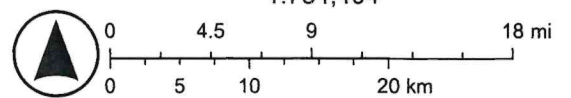
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

C.U.P. 25-021 Location Map



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-  Airstrips
-  Municipalities



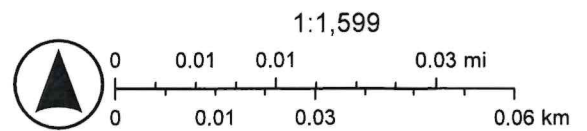
Earthstar Geographics

Created by Valley County

C.U.P. 25-021 Aerial



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Maxar, Microsoft

Created by Valley County

RETAINING TANK

-W-

LEACH/DRAIN FIELD

Older
Remove

Grass
Area

existing
deck

Gift Hall Bldg

Existing Deck

-E- Street - Yellow Pine Ave

Lean-to
Remove

Barn
Remove

will become
gravel driveway

Add ADA Ramp to existing
deck

Existing
Deck

Parking spaces