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July 28, 2025

Valley County Planning and Zoning Department  
c/o Cynda Herrick, Planning Director  
219 N. Main  
PO Box 1350  
Cascade, ID 83611  
*Via email to [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)*

RE: Narrative for Perpetua Office Conditional Use Permit Application

Dear Ms. Herrick and Members of the Planning and Zoning Commission:

On behalf of the property owner Perpetua Resources, Inc., we write to submit the attached application for a conditional use permit for an office located at 345 Yellow Pine Avenue in Yellow Pine, Valley County (the “**Project**”). The Project involves an interior remodel of the former Silver Dollar Grill building to create 2,193 square feet of meeting space, two individual offices, two bathrooms, a storage closet, a bullpen, and cubicles for an estimated two to four Perpetua employees involved in the Stibnite mining project. We anticipate completing the remodel by the end of 2025 and finalizing the Project with landscaping in late 2026.

The office also includes a lobby space that will display educational materials about the history of Stibnite and its restoration, which will continue to share the history of Stibnite with the public after the mining project concludes. Upon installation in late 2026, this space is expected to attract up to 10 visitors per week.

## **Project Details**

The Project is proposed as an adaptive reuse of a building and site that is a prior nonconforming use as defined by Valley County Code (“VCC”) § 9-1-10. The Project is located on Lots 5 and 6 of Block C of the Yellow Pine townsite plat, which dates to 1930. Each lot in the plat is 50 feet wide, below Valley County’s requirement of 75 feet of frontage. Further, the building that is currently present on the property, which dates to at least the 1950s, appears to cross over the lot lines according to the county’s GIS map, and therefore does not conform to Valley County’s setback requirements. The building’s front setback is also proposed to remain at 0 feet to Johnson Creek Road, inconsistent with the requirement of a 30-foot front setback.

While most of the Project consists of interior remodeling, we propose to improve the outside of the site in a few different ways. First, the Project removes the three accessory buildings

south and west of the main building that are structurally unsound to improve the gravel driveway access from Yellow Pine Avenue. Second, we will improve the site's septic system by altering the alley-access driveway to reduce impacts on the leach field. Third, we intend to landscape the site, including planting grass and trees in areas that do not provide parking and access, once we determine where we can plant without impacting the functionality of the leach field behind the building and once irrigation is available in Yellow Pine in 2026. Fourth, we will add a ramp to the existing deck on the south side of the building to improve accessibility consistent with the Americans with Disabilities Act ("ADA"). Finally, we will improve the safety of the hand rail on the existing deck around the building.

Consistent with Idaho and federal law, a prior nonconforming use may be continued so long as it is not expanded or enlarged.<sup>1</sup> Because it proposes only to remodel the interior of the building to a less intensive use and alter the exterior only to add an ADA-compliant ramp to the existing deck (without increasing the building footprint or any setback nonconformity), the Project does not constitute an expansion or intensification of the site's present nonconformance.

### **Applicable Criteria**

VCC § 9-3-1, Table 3A, requires a conditional use permit for a professional, administrative, or general business office for both industrial and commercial use types. VCC § 9-5H-7(B) states that the Commission shall grant an application for a CUP when it meets the applicable criteria. This Project meets the applicable criteria as detailed below.

#### *1. The application and the proposed project are consistent with this title.*

As a remodel of a prior nonconforming use, the VCC is largely not applicable to the Project but we do intend to improve it consistent with the intent of the VCC. We are improving the site and increasing available parking within the confines of what is practicable, proposing five parking spaces (including one accessible space) for an anticipated two to four employees and occasional visitors. The proposed parking area for the Project will be located to preserve the existing building's street frontage. The Project does not include a subdivision of property and utilities are already available for use. We will obtain all necessary building permits prior to initiation of site improvements. Upon assessment of the septic system and water availability, we will provide additional landscaping and green coverage on the site. Access to the site is provided via two public roads, Arnold Alley west of the building and Yellow Pine Avenue on the frontage. Exterior lighting will comply with the county's dark sky standards. Construction-related waste and waste from the office use will be transported off-site for disposal.

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<sup>1</sup> See *Taylor v. Bd. of Cnty. Comm'rs, Cnty. of Bonner*, 124 Idaho 392, 397, 860 P.2d 8, 13 (Ct. App. 1993); *O'Connor v. City of Moscow*, 69 Idaho 37, 202 P.2d 401 (1949); *Glengary-Gamlin Protective Ass'n v. Bird*, 106 Idaho 84, 89, 675 P.2d 344, 349 (Ct. App. 1983).

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2. *The proposed project, by its compatibility rating, is shown not to have any unreasonable negative impacts on adjacent property if all the terms of the application and/or terms of applicable development agreements are satisfied.*

With only two to four employees using the office at any given time and no more than 10 visitors to the exhibits expected per week, the Project will have less of an impact on roads and the surrounding area than its prior use as a restaurant and bar.

3. *The proposed project will not place any unreasonable burden on the public infrastructure. In the case of an application for a PUD, and, if directed by the board, the commission shall be entitled to defer the presentation of evidence regarding, and decisions regarding, this item to the board.*

By repurposing an already existing building into a less intensive office use, the Project will not place any additional burden on public infrastructure. More accurately, the remodeling proposed will reduce burdens on public infrastructure while preserving a historic building in the heart of Yellow Pine.

We appreciate the Commission's review of this application. If you have any questions, please feel free to reach out to me at 208-388-1288 or [dms@givenspursley.com](mailto:dms@givenspursley.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Danielle Strollo", with a stylized flourish at the end.

Danielle M. Strollo

Encl. Site plan, impact report, CUP application form

# Valley County Planning and Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
cherrick@co.valley.id.us  
208-382-7115



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Check # \_\_\_\_\_ or ☐ Cash or ☒ Card

FILE # C.U.P. 25-021

FEE \$ 250.00

ACCEPTED BY \_\_\_\_\_

DEPOSIT \_\_\_\_\_

CROSS REFERENCE FILE(S): \_\_\_\_\_

DATE 7-28-2025

PROPOSED USE: office

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.  
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: [Signature] Date: 7/25/25

The following must be completed and submitted with the conditional use permit application:

- ☒ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☒ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A **lighting plan**.
- ☒ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the GIS Portal at [www.co.valley.id.us](http://www.co.valley.id.us). Only one copy of this list is required.
- ☐ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☐ **A Development Agreement may be required**. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

**We recommend you review the Valley County Code online at [www.co.valley.id.us](http://www.co.valley.id.us)  
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho**

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

## CONTACT INFORMATION

**APPLICANT** Perpetua Resources **PHONE** 208-901-3161

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

**MAILING ADDRESS** PO Box 429, Donnelly, ID **ZIP** 83615

**EMAIL** Belinda.Provancher@Perpetua.us

**PROPERTY OWNER** \_\_\_\_\_

**MAILING ADDRESS** \_\_\_\_\_ **ZIP** \_\_\_\_\_

**EMAIL** \_\_\_\_\_

**AGENT / REPRESENTATIVE** Danielle Strollo **PHONE** 208-388-1288

**MAILING ADDRESS** 601 W Bannock Street, Boise, ID **ZIP** 83702

**EMAIL** dms@givenspursley.com

**CONTACT PERSON** (if different from above) \_\_\_\_\_

**MAILING ADDRESS** \_\_\_\_\_ **ZIP** \_\_\_\_\_

**EMAIL** \_\_\_\_\_ **PHONE** \_\_\_\_\_

## PROPERTY INFORMATION

**ADDRESS OF SUBJECT PROPERTY** 345 Yellow Pine Avenue, Yellow Pine, ID 83677

**PROPERTY DESCRIPTION** (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

All that certain lot, piece or parcel of land situated in Valley County, Idaho and shown as Lots 5 and 6, Block C, TOWNSITE OF YELLOW PINE, a plat which is recorded in the Office of the Recorder of Valley County, Idaho.

**TAX PARCEL NUMBER(S)** RP 0029600C005A & RP 0029600C0060

Quarter SW Section 21 Township 19N Range 8E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. SIZE OF PROPERTY .276 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Restaurant and bar, one primary building and accessory structures.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: None.

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Residences, Yellow Pine Lodge

South General store

East Storefronts and residences

West Alley, residences

## APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: Keeping current structure height.

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 1 (removing accessories) Number of Existing Structures: 4 (main, 2 barns and lean to)

Proposed Gross Square Feet

1<sup>st</sup> Floor 2,193 (main building only)

2<sup>nd</sup> Floor                     

Total 2,193 (main building only)

Existing Gross Square Feet

1<sup>st</sup> Floor 3,000 (main building and accessory barn)

2<sup>nd</sup> Floor                     

Total Approximately 3,000

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☒ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐           

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable):                     

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES:                     

8d. DENSITY OF DWELLING UNITS PER ACRE:                     

9. SITE DESIGN:

Percentage of site devoted to building coverage: 25%

Percentage of site devoted to landscaping:                     

Percentage of site devoted to roads or driveways:                     

Percentage of site devoted to other uses:                     , describe:                     

**Total: 100%**

10. PARKING (If applicable):

a. Handicapped spaces proposed: 1

b. Parking spaces proposed: 6 total

c. Number of compact spaces proposed: 0

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: No

**Office Use Only**

Handicapped spaces required:                     

Parking spaces required:                     

Number of compact spaces allowed:                     

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>0</u>	<u>                    </u>	<u>15 ft</u>	<u>                    </u>
Rear	<u>60 ft</u>	<u>                    </u>	<u>70 ft</u>	<u>                    </u>
Side	<u>40 ft total</u>	<u>                    </u>	<u>40 ft total</u>	<u>                    </u>
Side Street	<u>n/a</u>	<u>                    </u>	<u>n/a</u>	<u>                    </u>

12. NUMBER OF EXISTING ROADS: 2 including alley Width:                     

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☒

Existing road construction: Gravel ☒ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: 0 Proposed width:                     

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒
- 
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Idaho Power for electricity, Lone Pine Water Users for potable and irrigation water, individual septic.
- 
16. PROPOSED UTILITIES: Removing building behind main building and removing power thereto, otherwise keeping utilities.  
Proposed utility easement widths \_\_\_\_\_ Locations \_\_\_\_\_
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐  
Name: \_\_\_\_\_
18. POTABLE WATER SOURCE: Public ☐ Water Association ☒ Individual Well: ☐  
If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_
19. DRAINAGE (Proposed method of on-site retention): On-site retention  
Any special drains? No (Please attach map)  
Soil type(s): \_\_\_\_\_  
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))  
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒  
If yes, explain: \_\_\_\_\_  
\_\_\_\_\_
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒  
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒  
If yes, explain: \_\_\_\_\_  
\_\_\_\_\_
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.  
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT



# VALLEY COUNTY

## WEED CONTROL AGREEMENT

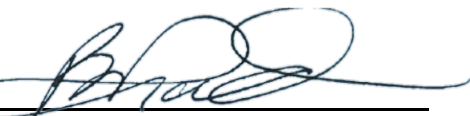
**It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.**

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By:   
Applicant

By: Valley County Weed Supervisor

Date: 7/25/25



# IMPACT REPORT (from Valley County Code 9-5-3-D)

**You may add information to the blanks below or attach additional sheets.**

❖ **An impact report shall be required for all proposed Conditional Uses.**

❖ **Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.**

❖ **The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:**

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

The proposed building remodel and change of use will result in a reduction in impact from the prior approved restaurant use of the site. Construction impact will be minimal and will involve a few contractors working on the inside of the building to reconfigure the interior space, plus one or two workers to build the ADA ramp on the south side of the building and remove the accessory structures currently on site. Once the remodel is complete, traffic impacts will consist of trips to and from for between two and four employees, plus up to 10 visitors to the site per week for the historical educational exhibit.

2. Provision for the mitigation of impacts on housing affordability.

This small office will have no significant impact on housing affordability, as this will be an office space for a maximum of four permanent Perpetua employees paid competitive market wages.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

The limited scope of the construction and low impact office operation will result in little noise outside of the ordinary. There will be no outdoor lighting necessary for construction and dust generated will be limited to vehicles entering and leaving the site, again less of an impact than the prior restaurant use.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

There will be no new heat or glare as the Project consists of a remodel and minor exterior alterations to the building for ADA compliance.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

The only particular emissions existing currently are those from traffic to and from the site. Office use produces no particulate emissions. Once construction on the remodel is complete, emissions and traffic will be less than the prior restaurant use.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

No changes to water resources or demand are expected; if anything, water use will be less than the prior restaurant use.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

No hazardous materials are currently on site, nor will any result from this change of use.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

There will be no removal of existing vegetation and additional vegetation will reduce erosion and improve drainage.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Once irrigation is available on site, trees and grass will be added to the site so the area will be improved from the present dirt lot.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

The soils are suitable to the landscaping improvements proposed and no slope stability problems currently exist.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

No new site grading, cut, fill, or fencing is proposed. Utilities will remain and be improved with increased functionality of the leach field behind the building. Open areas will be improved with grass and trees once irrigation is available. No buffers are proposed.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

No change to site characteristics related to these items is proposed.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

The site was chosen because it was vacant, available, and suited to the needs of office use.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

This will be an office space for two to four Perpetua employees. It may create two to four new positions but will have little impact on property tax revenue. The area may see increased sales tax revenue from the placement of two to four new people regularly purchasing goods and services from local businesses.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

\$0 in increased public service and facilities costs as the Project is remodeling of an existing building. Small net positive economic impact from placement of two to four new employees in the area.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

The Project will increase the amount of office space in the area and generate a small amount of increased demand for services and goods in the area, similar to any new office space.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

N/A.

18. What will be the impacts of a project abandoned at partial completion?

None; the building would remain available as a restaurant and bar or another use.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

Nearly 2,200 square feet of office space.

20. Stages of development in geographic terms and proposed construction time schedule.

Proposed completion by end of 2025, educational space opening and landscaping placement in 2026.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

The building is adjacent to a general store, residences, and other businesses. The use is compatible with the mix in the area and the size is consistent with surrounding buildings.

### **Property Tax Exemption**

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

#### **Protocols for qualifying property exemption in Valley County, Idaho:**

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
  - Multi-family housing must have 5 units or more per structure.
  - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
  - For local housing only (workforce)
  - Short term rentals not allowed
  - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
  - Only the area of remodel/addition may qualify for exemption
  - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

w/ become  
gravel driveway

Barn  
Remove

Lean to  
Remove

Parking spaces

ADA

Existing Deck

Add Ramp to existing deck

Add ADA Ramp to existing deck

existing deck

ADA

ADA

Refrigate Tank

-W-

Leach/Drain Field

Grass Area

Older  
Remove

-N-

Hand  
Doll  
Hdg.

existing deck

Existing Deck

-E- Street