



PO Box 429, 13181 Hwy 55
Donnelly, ID 83615
(208) 901-3060
PerpetuaResources.com

January 26, 2026

Cynda Herrick, Director
Valley County Planning and Zoning Department
PO Box 1350
Cascade, ID 83611

**Re: Conditional Use Permit for Murph's RV Park Expansion, Valley County Parcel
RP19N08E216604**

Dear Cynda:

We write to request a CUP to add 24 new RV service pedestals for future RVs at Murph's RV Park located at 420 Murph's Road in Yellow Pine. The park is currently operating as a travel trailer court pursuant to approved CUP 88-2 and CUP 12-01.

Murph's RV Park has been operating successfully since 1988, providing workforce housing for Valley County residents, and for Stibnite workers in particular, in compliance with its conditional use approvals. This proposal will not materially alter the approved use, the site's overall footprint, or its community impact. In 2012, Perpetua received approval to expand the park with the addition of nine sleeper units and a kitchen unit in the area where Perpetua now seeks to add 24 RV service pedestals. These 24 additional units will receive on-site housekeeping services and shuttle service to and from the Stibnite mining site provided by Perpetua as part of its broader Stibnite mine operations plan. The intent is for these sites to begin construction this spring for completion by the end of summer 2026.

Criteria for Approval

The application meets the required criteria for approval under Sections 9-5-1(B)(3) and 9-5-2(C) of the Valley County land use ordinance.

First, the expansion will increase the value of privately owned property. Increasing the number of utility-equipped sites will increase the property's value to the current and future park owners and allow the park to house more members of the Valley County community.

Second, the expansion will have no undue adverse impact on the environment. This area of the park already includes electrical, water, and sewer infrastructure to accommodate existing RV utility pedestals and cabins and new utility service including electrical and water will tie into existing infrastructure. Further, the additional pedestals proposed will be in an area already developed and cleared of vegetation, so no impacts to the natural environment will be required.

Third, the expansion will have no undue adverse impact on adjoining properties. The additional pedestals will be well within the bounds of the already developed park so no outward expansion of the site is required and no adjacent residences will gain any close neighbors.

Fourth, the expansion will have no undue adverse impact on governmental services. The park currently complies and will continue to comply with fire department recommendations for reducing fire danger, no new roads are required to serve the expansion, and the project will pay impact fees for the additional 24 RV utility pedestals. Perpetua is entering into separate agreements with the County to mitigate impacts of mining activities on services and roads.

Fifth, the expansion is consistent with the county comprehensive plan. The proposal aligns with the below sections of the Plan:

Chapter 3 Property Rights	Project allows a more efficient use of land for a needed workforce housing use that promotes the public welfare of Valley County.
Chapter 4 Natural Resources	Uses existing utility infrastructure to create more housing without additional environmental impacts. The project also involves no new permanent buildings and no impacts to sensitive environmental areas.
Chapter 5 Hazardous Areas	The proposed expansion does not include any known hazardous areas and includes a sewage disposal system with sufficient capacity to ensure groundwater protection. The park uses fire mitigation best practices including regular cleanup and maintenance to reduce fuels and ignition sources. The park will continue to operate in compliance with requirements from the Yellow Pine Fire District consistent with the 2012 CUP.
Chapter 7 Transportation	The location of this expansion close to the Stibnite mining site and Perpetua’s Stibnite shuttle system will reduce vehicle miles traveled and minimize impacts on county roads. The RV park expansion will contribute impact fees for each pedestal to mitigate county maintenance impacts. Perpetua is entering into a separate agreement with the County to mitigate impacts of mining activities on county roads.
Chapter 8 Housing	This expansion of an already existing workforce housing development creates additional affordable housing for Perpetua workers (aligned with Objective 1) with minimal negative community impact. The additional RV pedestals in the Murph’s park also alleviates the need for these housing units elsewhere, further away from the job site.
Chapter 9 Economic Development	This expansion will provide homes for additional Perpetua workers, promoting economic growth in the county. It will also facilitate job growth in the natural resources and mining industry, one of the highest wage industries as indicated on page 69 of the Comprehensive Plan. Perpetua will also be supporting local businesses with contracts for park services like housekeeping, maintenance, and trash disposal.
Chapter 13 Land Use	This expansion of the Murph’s RV park to accommodate more RV pedestals locates housing and development in a village where utilities are already present and in an area that is already

	developed, not where natural resources will be impacted. It also increases the value of this property with more home sites.
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Performance Standards: 9-5B-1 et. seq.

The application meets the required performance standards under Sections 9-5B-1 et. seq. The RV park does not produce any noises beyond those of a typical residential use consistent with 9-5B-1. Current and additional lighting proposed is pointed downward and compatible with dark sky standards consistent with 9-5B-2. The use does not produce electrical interference or emissions in accordance with 9-5B-3 and 9-5B-4. Internal packed-gravel roads in the park are constructed and maintained so as not to create dust consistent with 9-5B-5. The park contains no open storage areas (9-5B-6) and fire mitigation is provided consistent with the current CUP and fire district’s recommendations (9-5B-7).

CUP Residential Use Standards: 9-5C-1 et seq.

The application meets the required CUP residential use standards under 9-5C-1 et. seq. The current RV park lot meets the frontage standards under 9-5C-2(C), the lot meets the lot coverage and height standards under 9-5C-4, parking meets the requirement of two per unit in 9-5C-5, and with the addition of 24 units to the already existing 11 RV spots and 8 cabins, the park meets the density requirement of under 2.5 units per acre (43 units on 39.9 acres for a density of 1.08 units per acre).

Mobile Home Park Standards: 12-1-3 through 12-1-15

Finally, the expansion of the park meets the mobile home park standards applicable to a travel trailer court classified as TTC-3, codified in Valley County Code sections 12-1-3 through 12-1-15.

12-1-3 Minimum Criteria	The site takes access from the public Stibnite Road. The road through the park meets the requirements of the CUP. The site has reasonable frontage on a public road. The new residents will access Perpetua services at the Stibnite mining site, and Perpetua will provide other services to those workers living in this park’s RVs. RVs are set back over 300 feet from adjacent residences. The site is not located in any areas with objectionable odors or insect or rodent breeding areas. There are no topographic hazards to the site. The site has sewer and electrical utility service and provides adequate drainage. While the Yellow Pine water system is upgraded/repaired, Perpetua will provide drinking water to park residents.
12-1-4 General Design Requirements	Murph’s RV park units are fitted to the ground in an already cleared area suitable for RV stands and the new sites will be similarly situated. The park is harmoniously and efficiently oriented for livability. Residential units are located away from the public road for privacy and quiet. Driveways and parking are located near units for safe and convenient access. Units are grouped together to create an attractive neighborhood, balancing privacy and community. The pedestals are oriented to facilitate ease of movement on and off site. The park provides sanitary facilities. Contemporaneous with occupancy, Perpetua will perform maintenance on the park’s sewer system and conduct site cleanup to remove fallen tree

	limbs and pine needles in preparation for wildfire season. The site includes ample open space that blends with the surrounding forest area. The park is set well back from the public road and interior to the parcel so no periphery screening is required and there are no undesirable views from the public road.
12-1-5 Circulation Development	Convenient access is provided to each RV pedestal by an 18-foot gravel access driveway consistent with the terms of the prior CUP. While each site will have parking and most residents will not have their own vehicles, additional parking is available in the park’s cul-de-sac.
12-1-6 Individual Mobile Home Lots and Trailer Spaces	Every current and proposed new stand has utilities including water, sewer, and electricity. All pedestals are placed such that the RV is stable, provides for privacy from other homes, and can accommodate appurtenant structures or appendages. The proposed expansion will include addition of new and replaced cabin decks equipped with new steps and handrails. Driveways and parking areas ensure that placement and removal is practical for every unit. Gradients are adequate for surface drainage, and each pedestal includes appropriate material for durability and support of maximum anticipated loads all year round. All units meet required setbacks.
12-1-7 Water Supply	The park’s water supply is adequate for sanitation purposes, but Perpetua will provide potable water for residents’ drinking and cooking needs while the Yellow Pine water system is under repair.
12-1-8 Sewage Disposal	Individual sewer connections comply with requirements in this section and the park’s sewer system has capacity for this expansion. Perpetua ensures the system is maintained with regular pumping.
12-1-9 Electrical Distribution System	The park’s electrical system is code compliant and individual pedestals include undergrounded 120 volt A/C connections and grounded outlets.
12-1-10 Service Buildings and Other Community Service Facilities	The park includes sanitary facilities in a permanent building. Other community services, including shuttle service to and from the Stibnite job site, laundry service, and housekeeping services will be provided by Perpetua to its workers.
12-1-11 Refuse Handling	Upon occupancy, the park will include a centrally located dumpster emptied weekly by a local contractor and deposited with Lakeshore Disposal in compliance with Code. This manner of refuse collection has operated successfully for the past 14 years without creating any health hazards or rodent issues. Trash does not go to the Yellow Pine transfer station so this expansion will not add to Yellow Pine’s refuse volume.

12-1-12 Insect and Rodent Control	The park maintains open and common areas and buildings so as not to create habitat for noxious insects or weeds and will continue to do so.
12-1-13 Fuel Supply and Storage	No fuel is stored on site.
12-1-14 Fire Protection	The park is in compliance with fire district rules, is kept free of rubbish and flammable materials, and common area buildings are equipped with fire extinguishers. Each RV will receive a new fire extinguisher at the time of occupancy to ensure all extinguishers are up-to-date.
12-1-15 Compliance with Health Practices	The park operates in compliance with health authority requirements: it maintains a register of occupants, reports any known communicable diseases, and supervises the park for compliance with Code and the operative CUPs. The Stibnite site will also have an on-site medic to monitor and respond to emergencies.

Conclusion

As described in this letter, the proposed use complies with all applicable Code provisions. We ask for approval of the requested conditional use permit to add 24 RV pedestals to the Murph’s RV Park to support additional worker housing for Perpetua’s mining operations in Valley County. If you have any questions, please feel free to contact me.

Sincerely,



Cindy Kneen
Safety and Camp Superintendent

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		<input type="checkbox"/> Check # _____	or <input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card
FILE #	__C.U.P. 26-001 _____	FEE \$	<u>250</u> _____
ACCEPTED BY	_____	DEPOSIT	_____
CROSS REFERENCE FILE(S):	<u>CUP 88-2 & 12-1</u>	DATE	<u>1-26-2026</u>
PROPOSED USE:	<u>RV Park - Murph's RV</u>		

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: Cindy Kneen Date: 1/26/2026

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. 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
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 208-995-1572
Owner Purchaser Lessee Renter

MAILING ADDRESS 13181 Highway 55, PO Box 429, Donnelly, ID ZIP 83615

EMAIL cindy.kneen@perpetua.us

PROPERTY OWNER MURPH AND MARYS LLC

MAILING ADDRESS 1112 S Cherokee Ave, Emmett, ID ZIP 83617

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 420 Murphs Ave, Yellow Pine, ID, 83677

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
Parcel 5: 39.47 Acres, Yellow Pine, Idaho - SE SW Section 21, Township 19 North, Range 8 East, Boise Meridian.

TAX PARCEL NUMBER(S) RP 19N08E216604

Quarter SE4 of SW4 Section 21 Township 19N Range 8E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 39.9 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
RV park (travel trailer court) with 11 RV spaces and 8 permanent small cabins (placed on trailer spaces) as well as one sanitary facility.

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.

South Forest land.

East Forest land.

West Residences.

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: No new permanent structures proposed excepting RV stand attachments.

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

Number of Proposed Structures: 0

Number of Existing Structures: 1 sanitary bldg

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor 96

2nd Floor _____

Total 96

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 Travel Trailer stand

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

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 960 sq ft of cabins

8d. DENSITY OF DWELLING UNITS PER ACRE: 1.08

9. SITE DESIGN:

Percentage of site devoted to building coverage: < 1%

Percentage of site devoted to landscaping: _____

Percentage of site devoted to roads or driveways: < 2%

Percentage of site devoted to other uses: _____, describe: _____

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 0

b. Parking spaces proposed: 48

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:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front _____

Rear _____

Side _____

Side Street _____

12. NUMBER OF EXISTING ROADS: 1 - Stibnite 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:
Sewer - septic maintained by Perpetua; electricity from Idaho Power; non-potable water from Yellow Pine water users
16. PROPOSED UTILITIES: No new utilities to property, just new connections for additional sites.
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:
We are aware of the water situation and will be providing potable water to park residents until the YPWUA system is fixed.
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): No information available.
(Information can be obtained from the Natural Resource Conservation Service: 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:
Site work will include trenching for new electrical wiring and panel and water piping to provide utilities to new RV stands.
-
- 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

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction \rightarrow).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction \longrightarrow).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: _____

Also, provide the following documentation:

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____
Applicant

Date: ____/____/____



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: *Cindy Kneen*
Applicant

By: Valley County Weed Supervisor

Date: _____

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 additional RV stands will have little to no impact on traffic as most of the new occupants of the park will not have their own personal vehicles. Instead, they will be shuttled to and from their job site by Perpetua. Current roads serving the site are adequate.
2. Provision for the mitigation of impacts on housing affordability.
The proposal will increase available housing units in the county while having no impact on housing affordability.
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 current site produces very little noise and the limited scope of construction and low impact RV use will result in little noise outside of ordinary residential 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.
The site improvements include additional lamp posts that adhere to the county's dark sky requirements. Otherwise, the site will not produce heat or glare.
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 particulate emissions existing currently are those from users entering and exiting the site. This impact will be minimized by the Perpetua shuttle service to and from, limiting auto traffic. The site's gravel roads will be compacted to minimize dust impacts.
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.
The addition of 24 stands will lead to a slight increase in water use on the site for sanitation (but not drinking) purposes. Otherwise, there are no changes.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
There are no fire hazards existing on site, nor are any proposed.

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.
None proposed.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.
None required.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
No soil stability concerns have existed on this site since its opening in 1988 and no changes are proposed.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
Except for the installation of additional underground utility hookups, no site grading or ground changes are proposed. The project includes no sound and sight buffers, landscaping, or fencing. Open areas remain as currently on site.

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 changes to visibility of the site from public roads 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 due to its current use as an RV park.

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

The proposal will provide housing for Perpetua mine workers. The addition of 24 RV stands will increase the property value of the site, while both construction and site maintenance will create jobs for local businesses.

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

Perpetua is entering into separate agreements with the County to mitigate impacts of mining activities on services and roads.

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

The project will increase available housing to allow more workers to live in the county, improving the local economy.

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?

Minimal, as the park is already operating.

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

An additional 24 RV stands are proposed.

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

Proposed completion by summer 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 sites will be rented by Perpetua consistent with its current lease of the park. Rent will not be paid by residents.

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

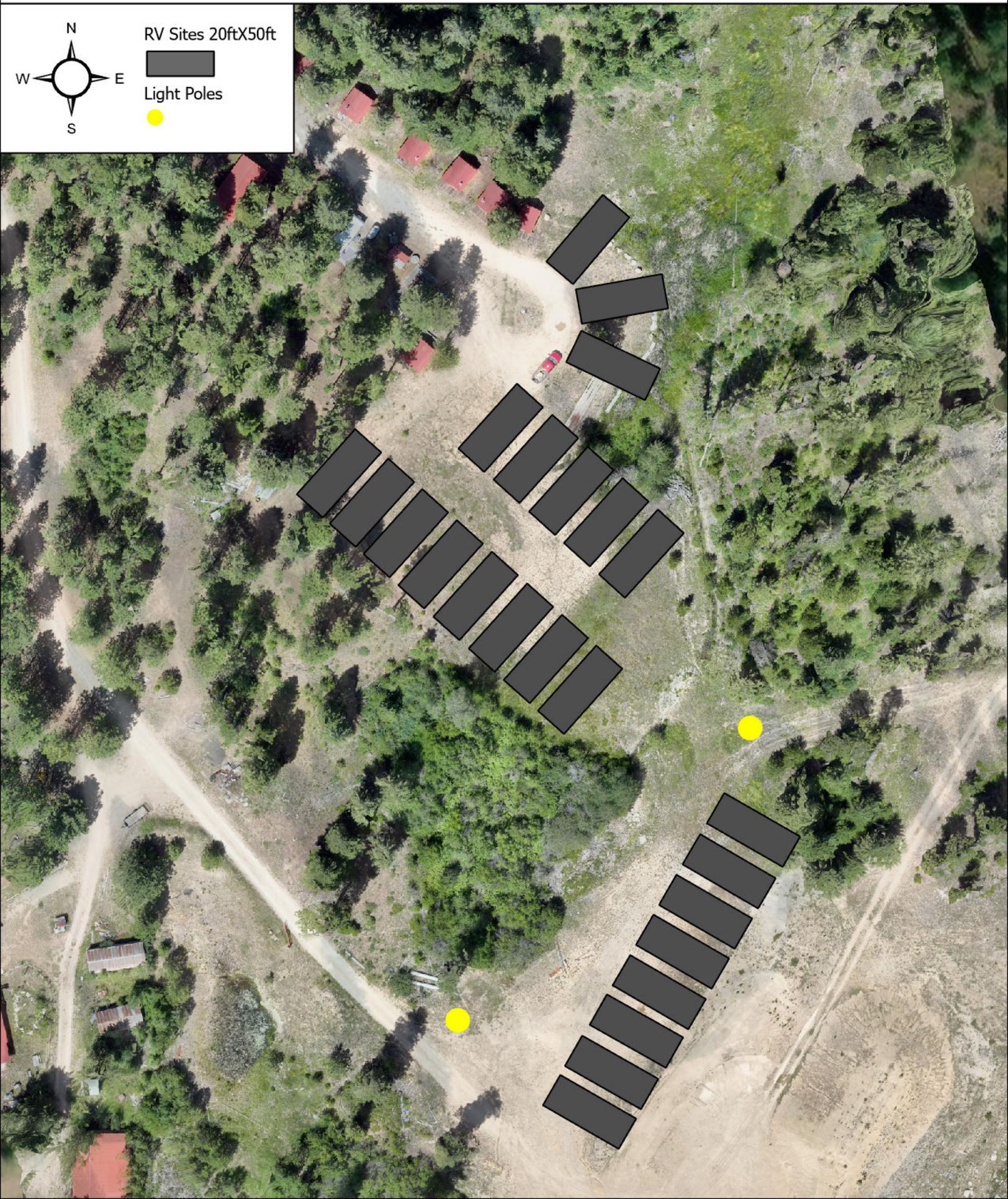
For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

Murphy Camp Mockup

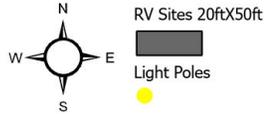


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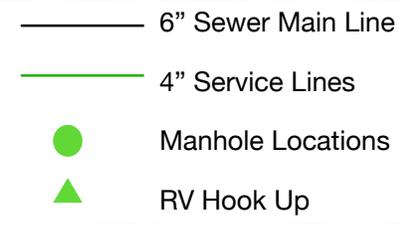
RV Sites 20ftX50ft
Light Poles

A legend box containing a compass rose with cardinal directions (N, S, E, W) and two items: a grey rectangle labeled "RV Sites 20ftX50ft" and a yellow circle labeled "Light Poles".

Murphy Camp Mockup



Tie into Existing Sewer Line



Notes

Materials and installation shall adhere to State and Local Standards.

Layout assumes existing system has enough capacity for proposed addition.

Layout assumes gravity flow for new sewer lines.

Each RV Spot will have an RV Hookup



O-K Gravel Works
11146 Highway 55
Cascade, ID 83611

Project Name

Murph's Campground Additions

Project Location

420 Murph's Rd.
Yellow Pine, ID 83677

Prepared By

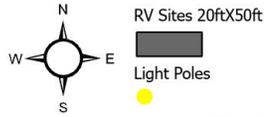
O-K Gravel Works
208-315-4690

Prepared For

Perpetua Resources
208-995-1572

Preliminary Sanitary Sewer Layout

Murphy Camp Mockup



Tie into Existing Water Line



Notes

Materials and installation shall adhere to State and Local Standards.

Layout assumes existing system has enough capacity for proposed addition.

Each service line will have a shut off valve

Each RV spot will have a frost free hydrant.



O-K Gravel Works

11146 Highway 55

Cascade, ID 83611

Project Name

Murph's Campground Additions

Project Location

420 Murph's Rd.

Yellow Pine, ID 83677

Prepared By

O-K Gravel Works

208-315-4690

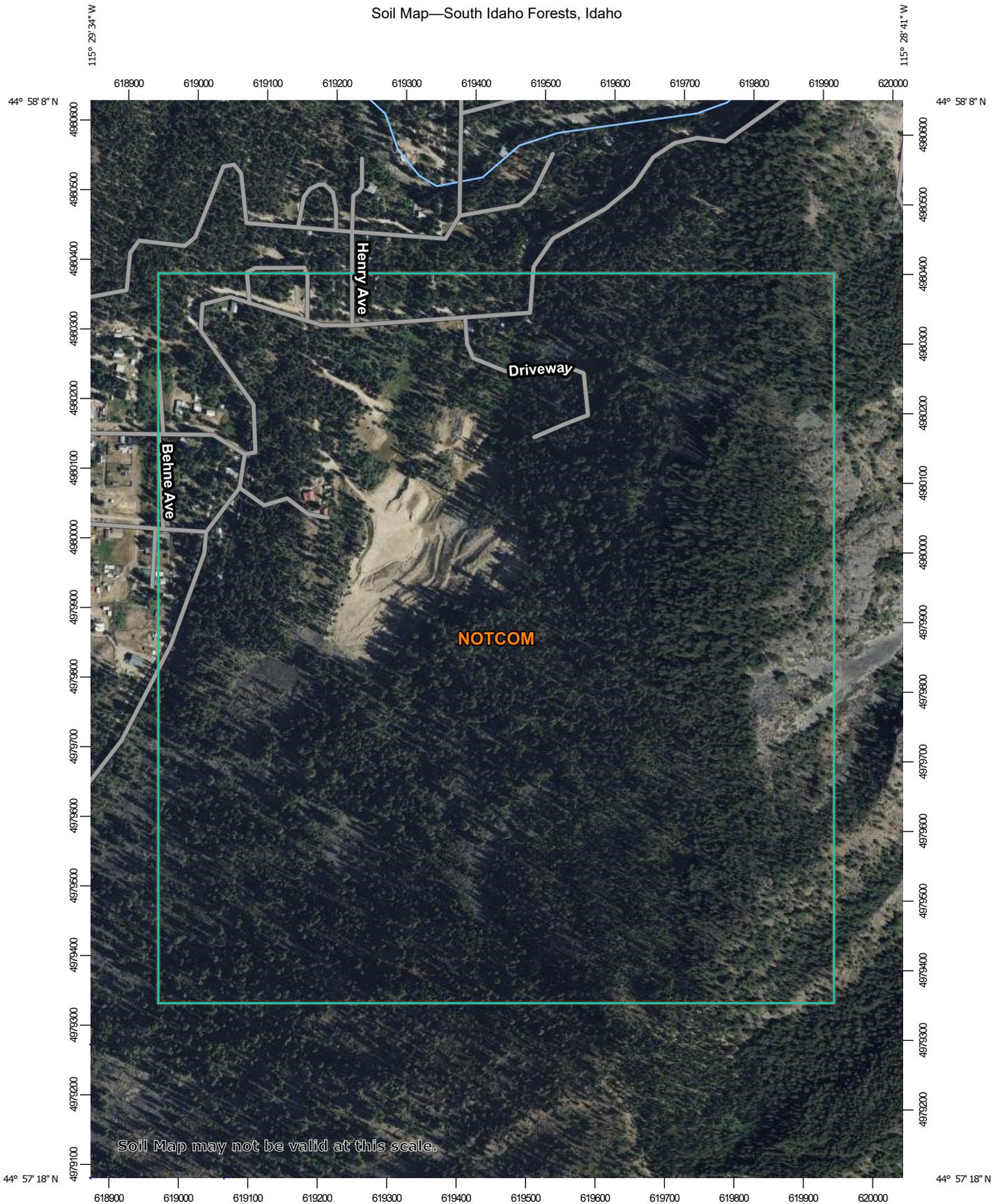
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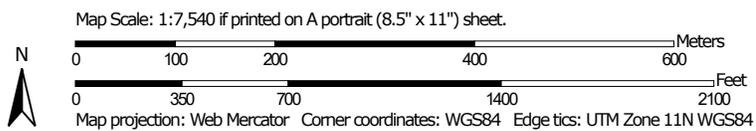
208-995-1572

Preliminary Water System Layout

Soil Map—South Idaho Forests, Idaho



Soil Map may not be valid at this scale.



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.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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: South Idaho Forests, Idaho
 Survey Area Data: Version 9, Aug 27, 2025

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

Date(s) aerial images were photographed: Jul 26, 2022—Oct 12, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NOTCOM	No Digital Data Available	253.0	100.0%
Totals for Area of Interest		253.0	100.0%