



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

C.U.P. 26-001 Murphs’s RV Park Expansion – Amendment of C.U.P 88-2 and C.U.P.12-1

Applicant: Perpetua Resources Idaho INC

Property Owner: Murph and Marys LLC

Location: 420 Murphs Ave, Yellow Pine 83677
Parcel RP19N08E216604 located in the SW ¼
Section 21, T.19N, R.8E, B.M., Valley County, ID

Project Description: Perpetua Resources Idaho INC is requesting a conditional use permit to add 24 RV sites for worker housing. The RV Park / Trailer Court was originally permitted by C.U.P. 88-2. C.U.P. 12-1 included approval to expand the park with nine sleeper units and a kitchen unit.

The additional 24 units would receive on-site housekeeping services and shuttle service to and from the Stibnite mining site. The sites would remain as rental sites when no longer needed by workers for the Stibnite Mine operations. The proposed expansion includes the addition of new and replaced cabin decks equipped with new steps and handrails.

This site has electrical, water, and sewer infrastructure to accommodate existing RV sites and cabins. A centrally located dumpster would be emptied weekly and not taken to the Yellow Pine transfer site. The new RV sites are in an area already developed and cleared of vegetation. The applicant states that the site is already adequately screened.

The 39.5-acre property is accessed from Murph’s Avenue and Loomis Lane and Stibnite Road, 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 700 South Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted on the Valley County website:

www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

March 12, 2026

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.

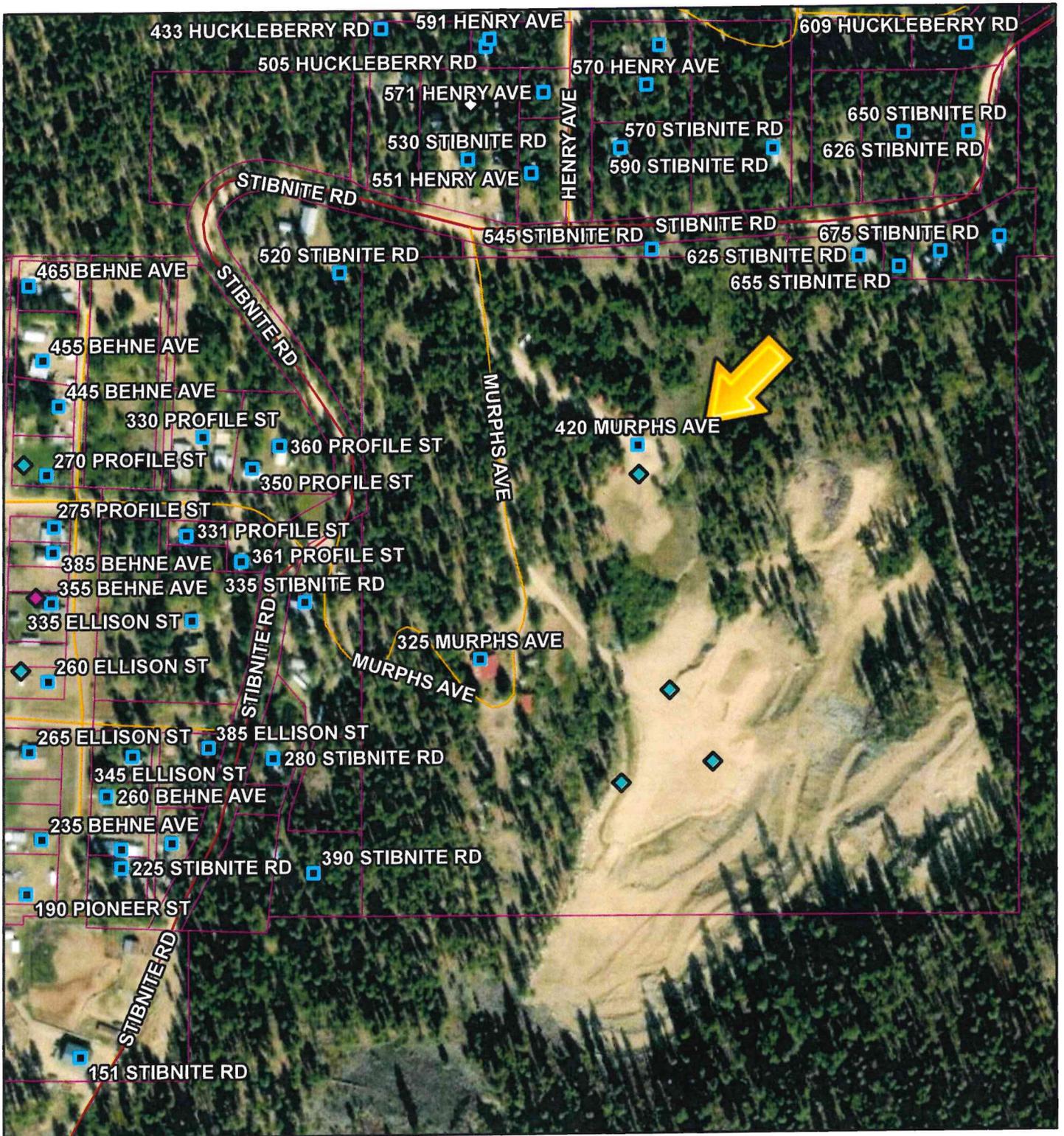
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, March 4, 2026.

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. 26-001 Aerial Map



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Permits

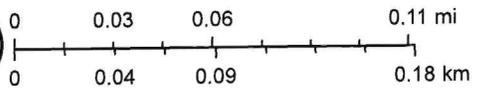
- ◆ CUP
- ◆ VAR
- ◆ PSP
- Address Points

Parcel Boundaries

Roads

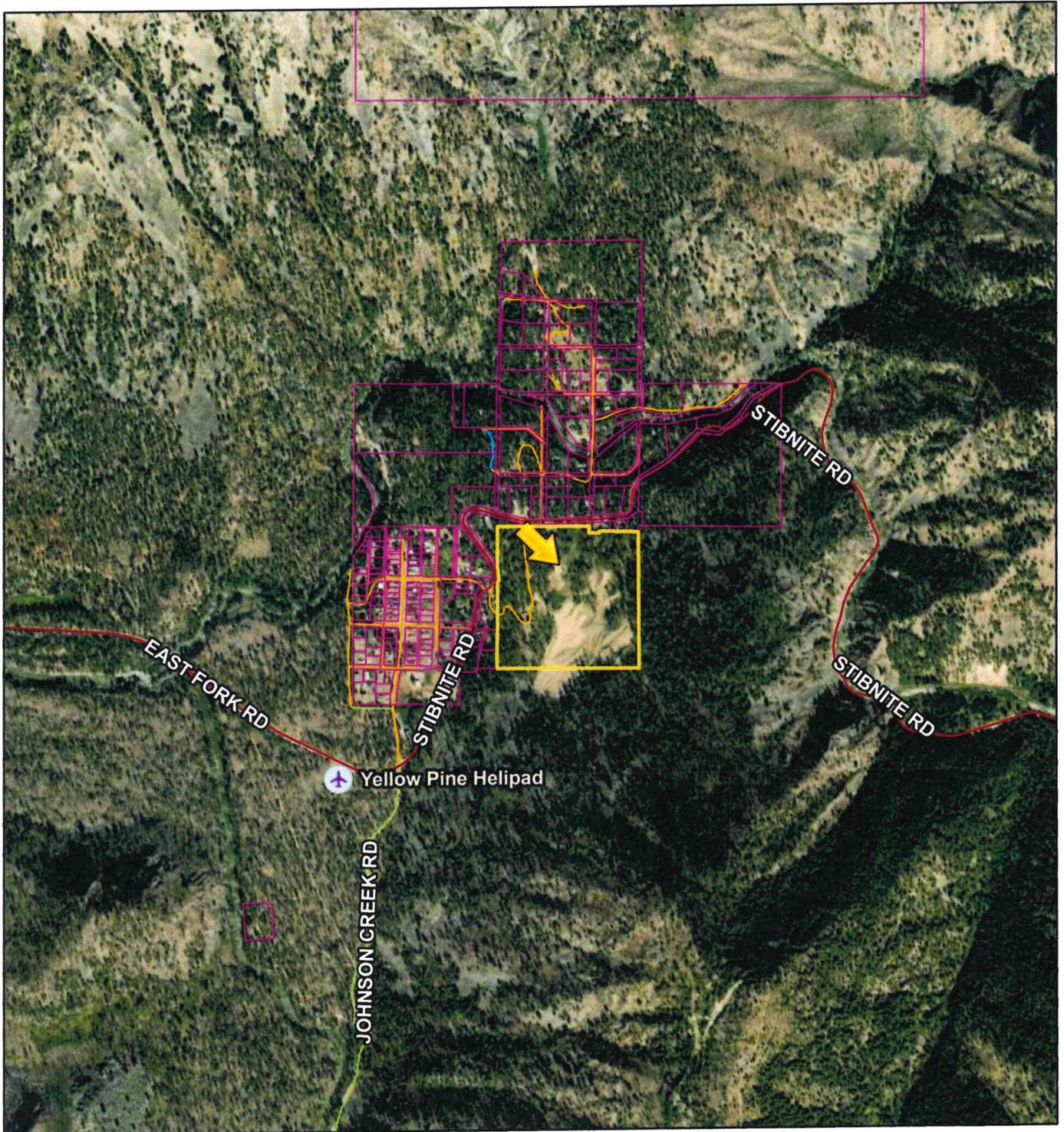
- COLLECTOR
- URBAN/RURAL

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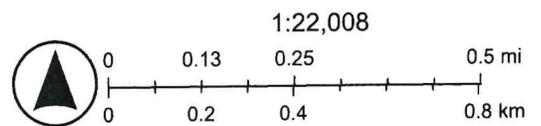
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C.U.P. 26-001 Location Map- Yellow Pine



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- Airstrips
- Parcel Boundaries
- Roads
 - COLLECTOR
 - URBAN/RURAL
 - USFS
 - PRIVATE

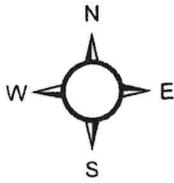


Vantor

Murphy Camp Mockup



Perpetua
Resources



RV Sites 20ftX50ft



Light Poles

