

Valley County Planning and Zoning

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

MEETING DATE: March 12, 2026

TO: Planning and Zoning Commission

STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

APPLICANT: Perpetua Resources Idaho Inc, c/o Cindy Kneen
PO Box 429, Donnelly, ID 83615

REPRESENTATIVE: Danielle Strollo, Givens Pursley
601 W Bannock ST, Boise, ID 83702

PROPERTY OWNER: Murph and Marys LLC
1112 S Cherokee Ave, Emmett ID 83617

LOCATION: 420 Murphs Ave, Yellow Pine, ID 83677
Parcel RP19N08E216604 located in the SW ¼ Section 21, T.19N, R.8E,
Boise Meridian, Valley County, Idaho

SIZE: 39.5 Acre Parcel

REQUEST: Recreational Business – RV Park

EXISTING LAND USE: RV Park / Trailer Court with Rental Cabins and a Residence and Gravel Pit

Perpetua Resources Idaho INC is requesting a conditional use permit to add 24 RV sites to an existing RV Park for worker housing. The RV Park / Trailer Court was originally permitted by C.U.P. 88-2. In 2012, C.U.P. 12-1 included approval to expand the park with nine sleeper units and a kitchen unit. Those uses were removed when the exploratory drilling was completed. The site currently has 11 RV spaces and 8 small cabins available for rent.

The additional 24 units would receive on-site housekeeping services and employees would be shuttled 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.

Perpetua Resources is currently leasing the existing RV sites and cabins. All sites would be available to the general public when the lease expires.

This site has electrical, water, and sewer infrastructure to accommodate existing RV sites and cabins. Potable water would be provided to park residents until the Yellow Pine Water Users Association system is fixed. 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.

Most of the cabin and RV sites have parking in front of them. For the new RV sites, the residents would rely on employer-provided shuttle services for transportation and would not bring vehicles that require overnight parking.

Each RV space is 20-ft wide and 50-ft long with 5-ft between spaces. An average RV is 8-ft wide.

The site was previously approved for gravel extraction, referred to as the Valdez Gravel Pit, and managed by Valley County (C.U.P. 97-5, 10-3, and 19-01).

The 39.5-acre property is accessed from Murph's Avenue and Stibnite Road, both public roads.

FINDINGS:

1. The application was submitted on January 26, 2026.
2. Legal notice was posted in the *Star News* on February 19, 2026, and February 26, 2026. Potentially affected agencies were notified on February 10, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent February 11, 2026. The notice and application were posted online at www.co.valley.id.us on February 10, 2026. The site was posted on February 27, 2026.

3. Agency comment received:

Brent Copes, Central District Health, has no objection. Providing septic to 24 RV sites will require a large Soil Absorption System (LSAS) which requires an application, fees, test holes, nutrient-pathogen study, consultation with DEQ, and an engineered design. (February 24, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated that detailed site grading and drainage plans are not required for this application. Applicant is required to retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs). (February 23, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (February 17, 2026)

Emily Hart, McCall Airport Manager, had no comments. (February 10, 2026)

Brandon Flack, Idaho Fish and Game, had no comments. (February 20, 2026)

Yellow Pine Water Users Association (YPWUA) does not support approval of the request. YPWUA is the only provider of water delivery in Yellow Pine. The owner of the RV park is provided water delivery service as specified in the original C.U.P. The water has been declared non-potable by DEQ; no potable water will be available until the new treatment plant is completed after September 2027. (March 3, 2026)

4. Public comment received:

Jason Stevens, Trustee for the Larry Stevens Family Trust, stated the proposal negatively would affect two contiguous parcels owned by the Trust, 545 and 625 Stibnite Road. The

application is incomplete and more information is needed. (March 4, 2026)

5. Physical characteristics of the site: The site is relatively flat and partially treed. Has existing internal driveways.
6. The surrounding land use and zoning includes:
 - North: Single-Family Residential Parcels and Alpine Village Lodge
 - South: Land managed by the U.S. Forest Service – Boise Ranger District
 - East: Land managed by the U.S. Forest Service – Boise Ranger District
 - West: Single-Family Residential Parcels and Lots
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses (e) Recreational Business (4) Campgrounds and facilities

Review of Title 9-5 Conditional Uses and Title 12-1 Mobile Homes Subdivisions and Parks: Travel Trailer Courts should be done.

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

TABLE 5-A STANDARDS FOR CONDITIONAL USES

Use Description	Building Setbacks (feet)				Max. Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
	Front	Side	Side Street	Rear				
Commercial uses: Recreation business	50	30	50	50	1%		45 ft	1 for each 4 occupants

9-5A SITE IMPROVEMENTS

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.

D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. Corps of Engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.

E. Site Grading Plan:

1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. The Valley County Engineer or assigns shall approval all site grading and stormwater management plans prior to earthwork being don on-site.
2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer or assigns.
3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
 - a. Public Roads Require: 100-yr storm event for major roads, bridges, etc. and 50-year for all other facilities.
 - b. Private Roads Require: 100-yr storm event for major roads, bridges, etc. and 25-year event for all other facilities.
 - c. Site Development not directly specified shall use the 25-year storm event.

F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.

G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.

H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

9-5A-2: ROADS AND DRIVEWAYS:

B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.

9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:

D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes 1 :

1. Parking Area Dimensions:
 - a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
 - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
 - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').

9-5A-4: LANDSCAPING:

- A. Purpose And General Regulations:
3. General Regulations
 - d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
 - f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.
 4. Maintenance:
 - a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
 - b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
 - c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
 - d. Maintained In Accordance With Site and/or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
 - e. Modification and/or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
 - f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
 - g. Sight Obscuring Landscape Features: Sight obscuring landscape features such as hedges shall be maintained in such a manner that vision necessary for safe operation of motor vehicles or bicycles along or entering public roadways is not obstructed.
- B. Landscaping; Standards Of Design:
1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
 7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
 8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:

- a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
- b. All retention areas shall maintain slopes no steeper than three to one (3:1).
- 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
- 10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
- 11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

9-5A-5: FENCING:

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5B PERFORMANCE STANDARDS

9-5B-1: NOISE:

- A. Commercial Or Industrial Activity: The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

9-5B-2: LIGHTING:

- C. Standards:
 - 2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
 - 4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code:
 - a. The height of any light fixture or illumination source shall not exceed twenty feet (20').
 - b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.
 - c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.
 - d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real

property. Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign 1 .

5. Parking Areas, Walkways Or Similar Uses: All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.
6. Searchlights: Searchlights shall only be operated for special events or grand openings for a maximum of one week. Searchlights shall not be operated on residential or agricultural property.
7. Mercury Vapor Lights: The installation of mercury vapor lamps is hereby prohibited.
8. Flashing, Intermittent Or Moving Lights Prohibited: Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit the flashing porch light signal used only while emergency services are responding to a call for assistance at the property, or holiday lights.
9. Industrial And Exterior Lighting: Industrial and exterior lighting shall not be used in such a manner that produces glare on public highways and neighboring property. Arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the property line. Exceptions will be made for necessary repairs to equipment.
10. Sensor Activated Lights: Sensor activated lights, provided:
 - a. They are located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way.
 - b. They are set to only go on when activated and to go off within five (5) minutes after activation has ceased.
 - c. They shall not be triggered by activity off the property.
11. Towers, Power Lines And Power Poles: Lighting of radio, communication and navigation towers along with power lines and power poles, provided the owner or occupant demonstrates that the federal aviation administration (FAA) regulations can only be met through the use of lighting.
12. Outdoor Lighting Plan: All applications for a conditional use permit shall include an outdoor lighting plan for the entire site which indicates how the above standards are to be met. The approved permit shall be a part of the conditional use permit and/or the building permit.

9-5B-3: ELECTRICAL INTERFERENCE:

Provisions must be made for necessary shielding or other preventive measures against interferences occasioned by mechanical, electrical, electronic, and nuclear equipment, uses or processes with electrical apparatus in nearby buildings or land uses.

9-5B-4: EMISSIONS:

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1 . State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-5: DUST:

- A. Minimization Required: Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.
- B. Created By Approved Operation: Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust 1 along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-6: OPEN STORAGE:

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed.

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement pre-fire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS:

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

- A. Minimum Lot Area:
 - 1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
 - 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
 - 3. No frontage is required for recreation business.
 - B. Minimum Setbacks:
 - 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 - 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
 - C. Maximum Building Height And Floor Area:
 - 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
 - 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 - 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
 - D. Site Improvements:
 - 4. Parking spaces for recreation businesses shall be provided at the rate of one per each four (4) occupants or as determined by the commission.
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SUMMARY:

Staff's compatibility rating is a +9.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).

STAFF COMMENTS / QUESTIONS:

- 1. This site is within the Yellow Pine Fire District and the Yellow Pine Water Users Association boundaries. It is not within an irrigation district nor herd district.
- 2. The site has water rights according to the application.
- 3. Commissioners shall determine if the proposed parking spaces are adequate for the use.
- 4. Is the gravel pit still active? If so, how will the gravel pit operations work with the RV units?
- 5. Will traffic be less for this use versus the gravel pit?
- 6. How many people are in each RV?
- 7. Which driveway into this property will be the primary access? Is the second access available for emergency ingress/egress?

Question to P&Z Commission:

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code, etc.? If not, which ones does it not comply with?
2. Would impacts be properly mitigated? If not, which impacts would not be mitigated?
3. What could the applicant do to gain approval?

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Maps
- Google Map – Aerial View
- Photos Taken February 27, 2026
- Assessor Plat – T.19N R.8E Section 21
- Record of Survey 12-036
- Site Plan
- C.U.P. 88-2 Recreation Vehicle Park
- C.U.P. 12-01 Midas Gold General Operations
- C.U.P. 19-01 Valley County Quarry & Site Plan
- Responses
- Septic Information Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Shall retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).
7. Must comply with requirements of Central District Health.
8. Must comply with the requirements of the Yellow Pine Fire District.
9. If allowed, campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
10. No guest parking or campsites allowed in the setback areas: 50 feet from the front and rear property lines; and 30-ft from the side property lines.
11. Snow must be stored on-site.
12. The site must be kept in a neat and orderly manner.
13. Shall post a sign with rules and phone number(s) to contact for emergencies or other issues.
14. Shall obtain a sign permit from Valley County prior to installation of any sign.
15. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
16. Pets shall be contained to the property, either by leash or electronic collars.
17. Trash, including pet waste, should be properly disposed of and not allowed to accumulate.
18. Foods should be stored in a manner that does not attract wildlife.
19. Building permits will be required for any fencing over 6-ft in height.
20. Noxious weeds must be controlled using proper land management principles
21. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
22. Each RV Unit and Cabin should be individually numbered. A site plan with the unit numbers should be given to PZ Staff and the Valley County Sheriff's Office to improve emergency response times.

23. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.

24. The maximum number of people at each camp site shall be _____.

END OF STAFF REPORT

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:
- DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and
1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
 2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
 3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.
- LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
 2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23		
RESIDENTIAL USBS	1. AGRICULTURAL	+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2	1	
	2. RESIDENCE, S.F.	+2	+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	+1	-1	+1	-2	-2	2	
	3. SUBDIVISION, S.F.	-1	+2	+1	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2	3
	4. M.H. or R.V. PARK	-2	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	-2	4
	5. RESIDENCE, M.F.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	-2	5
	6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	-2	6
	7. P.U.D., RES.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	-2	7
CIVIC or COMMUNITY SERVICE USBS	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1	8	
	9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2	9	
	10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+2	+2	10	
	11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1	+2	-1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1	11
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	12
COMMERCIAL USBS	13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	-1	-1	-1	-2	-2	-2	-2	-2	-1	+2	+2	+2	13
	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	-1	-1	+1	+1	+1	+1	+2	+1	+2	+2	-1	+1	14
	15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1	-1	-2	-2	-1	-2	-2	+2	-1	+1	15
	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2	+1	+2	+2	+1	+2	+1	-1	-1	16
	17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1	+1	+1	-1	+1	+1	-2	-2	17
INDUST. USBS	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1	+2	+2	+2	+1	+1	+1	21
	19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	-2	-2	+1	-2	+2	-1	+2	+1	+2	+2	-2	-2	19
	20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1	+2	+1	-2	+1	20
INDUST. USBS	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+1	+2	+2	+2	+1	+1	21
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+2	+2	-1	-1	-1	-1	-2	-1	-2	-2	+1	+2	22
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+2	+2	+1	+1	-1	-1	-2	-1	-2	-1	+1	+2	23

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #4 RV Park

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +1 X 4 +4

1. Is the proposed use compatible with the dominant adjacent land use?

S.F. Residences

(+2/-2) -2 X 2 -4

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

National Forest

(+2/-2) +1 X 1 +1

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Cabin Rentals

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

Large and has trees

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Smaller (RV vs homes)

(+2/-2) -1 X 2 -2

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

It will be more than the residential uses; mitigation is the transport of employees.

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Noise from occupants (?); fire pits (?)

(+2/-2) -2 X 2 -4

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

this use could help fund water improvements; no sheriff

(+2/-2) +1 X 2 +2

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

It would be associated revenues + improvements

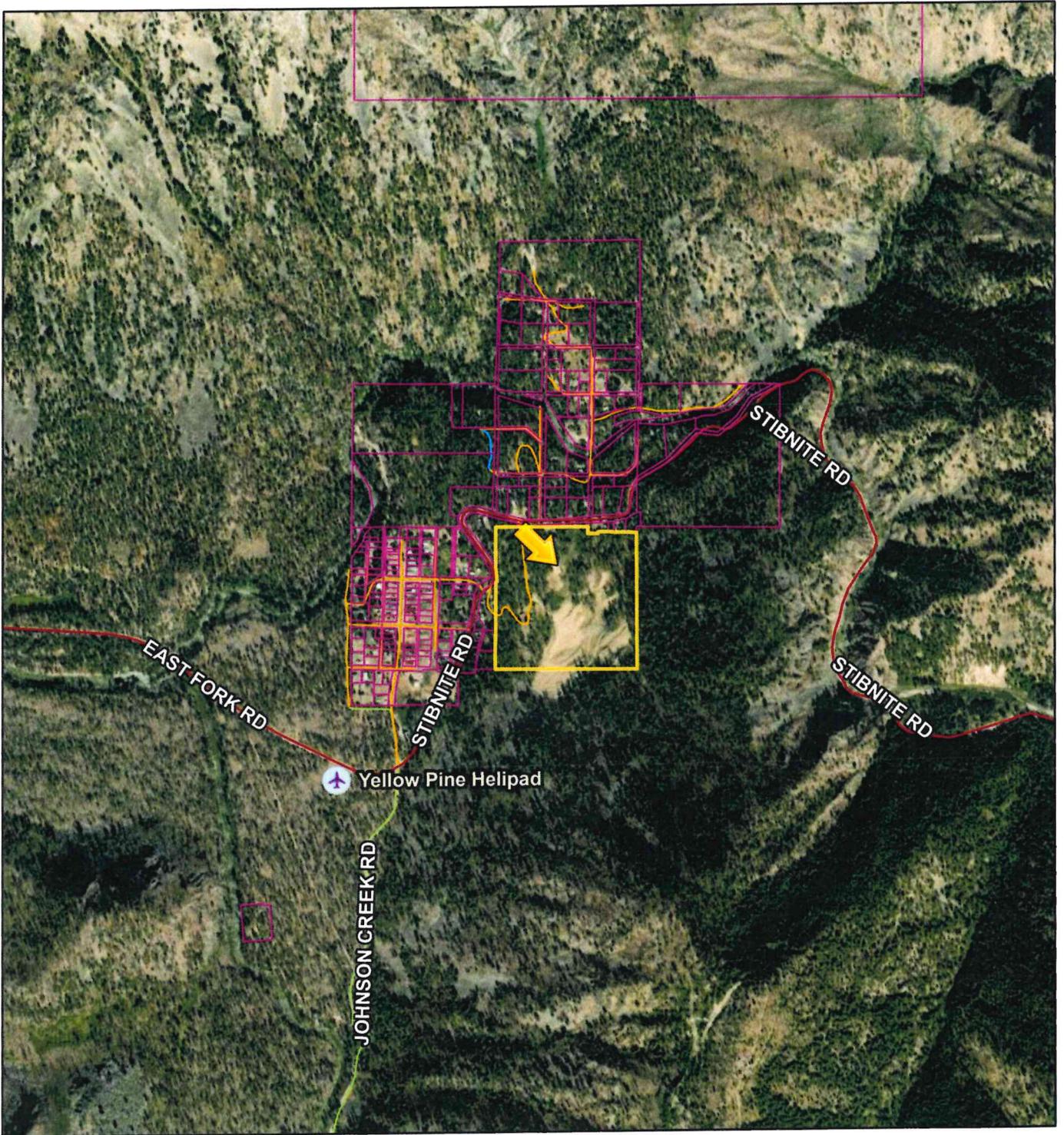
Sub-Total (+) 19

Sub-Total (-) 10

Total Score +9

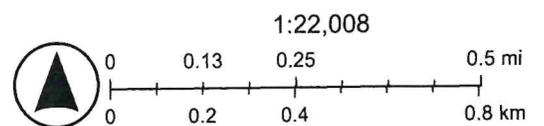
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

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



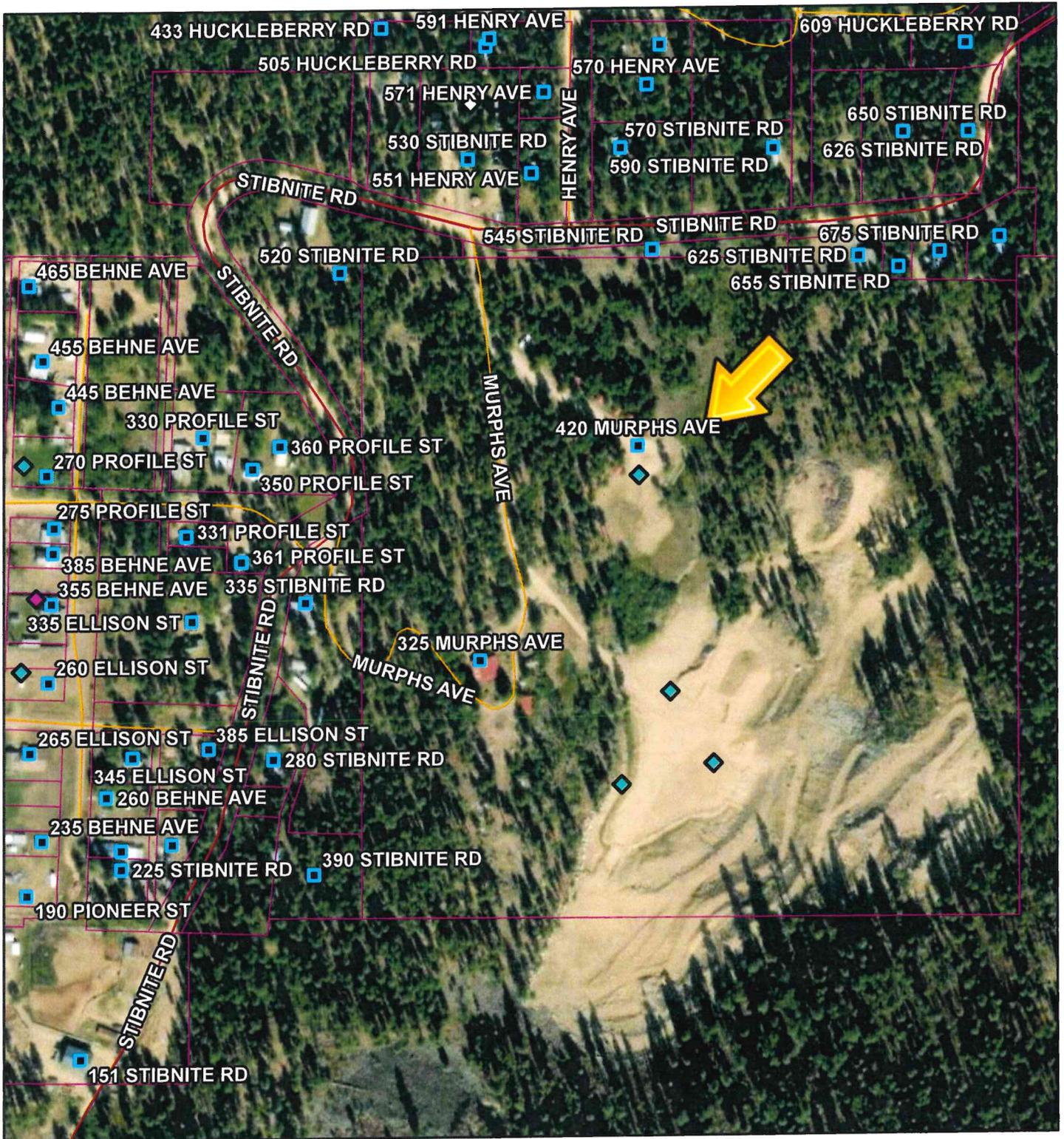
1/28/2026, 11:35:25 AM

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



Vantor

C.U.P. 26-001 Aerial Map



1/28/2026, 9:41:17 AM

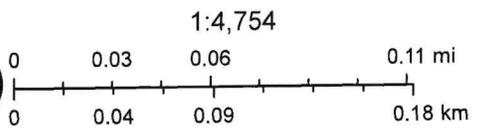
Permits

-  CUP
-  VAR
-  PSP
-  Address Points

 Parcel Boundaries

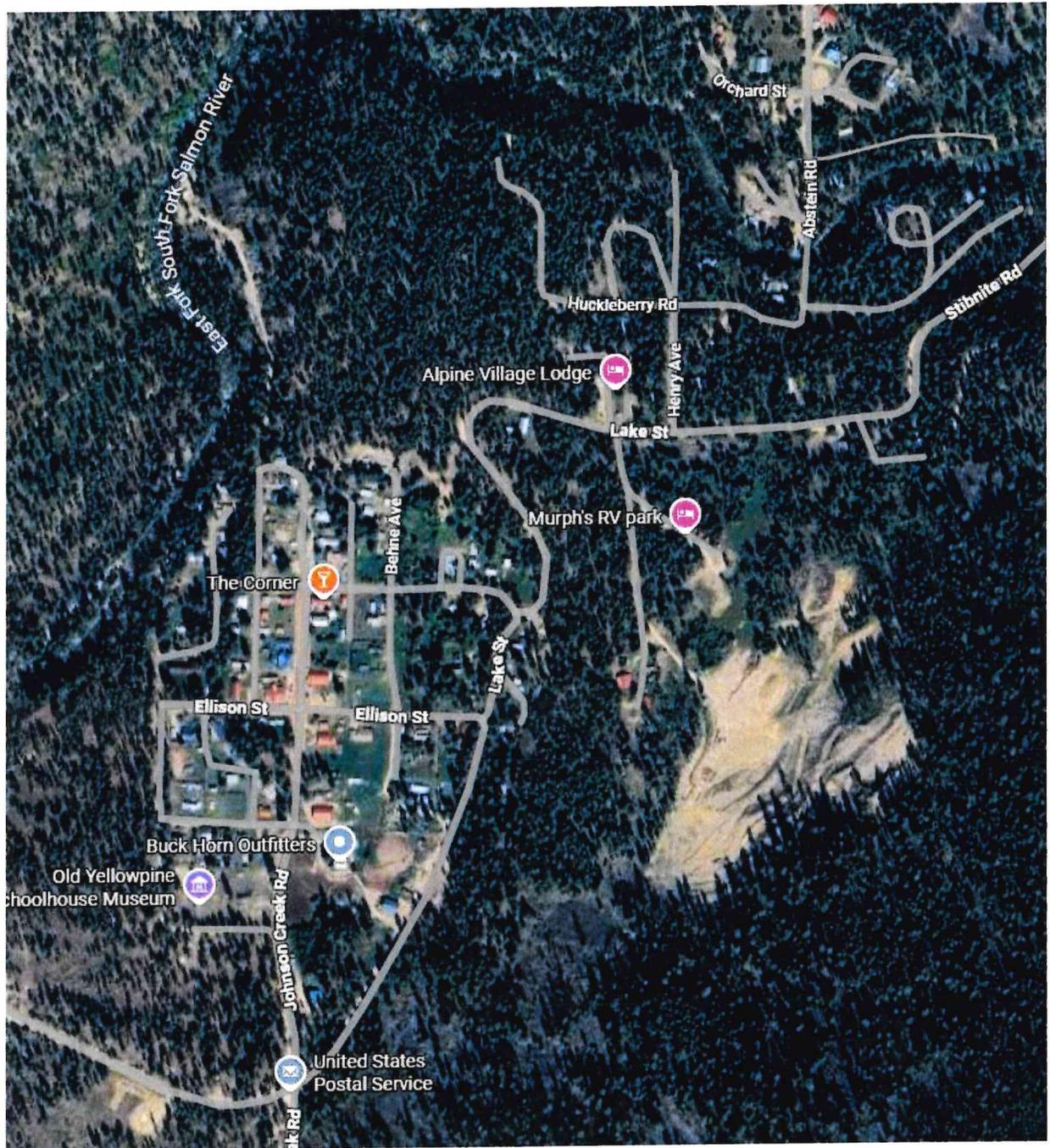
Roads

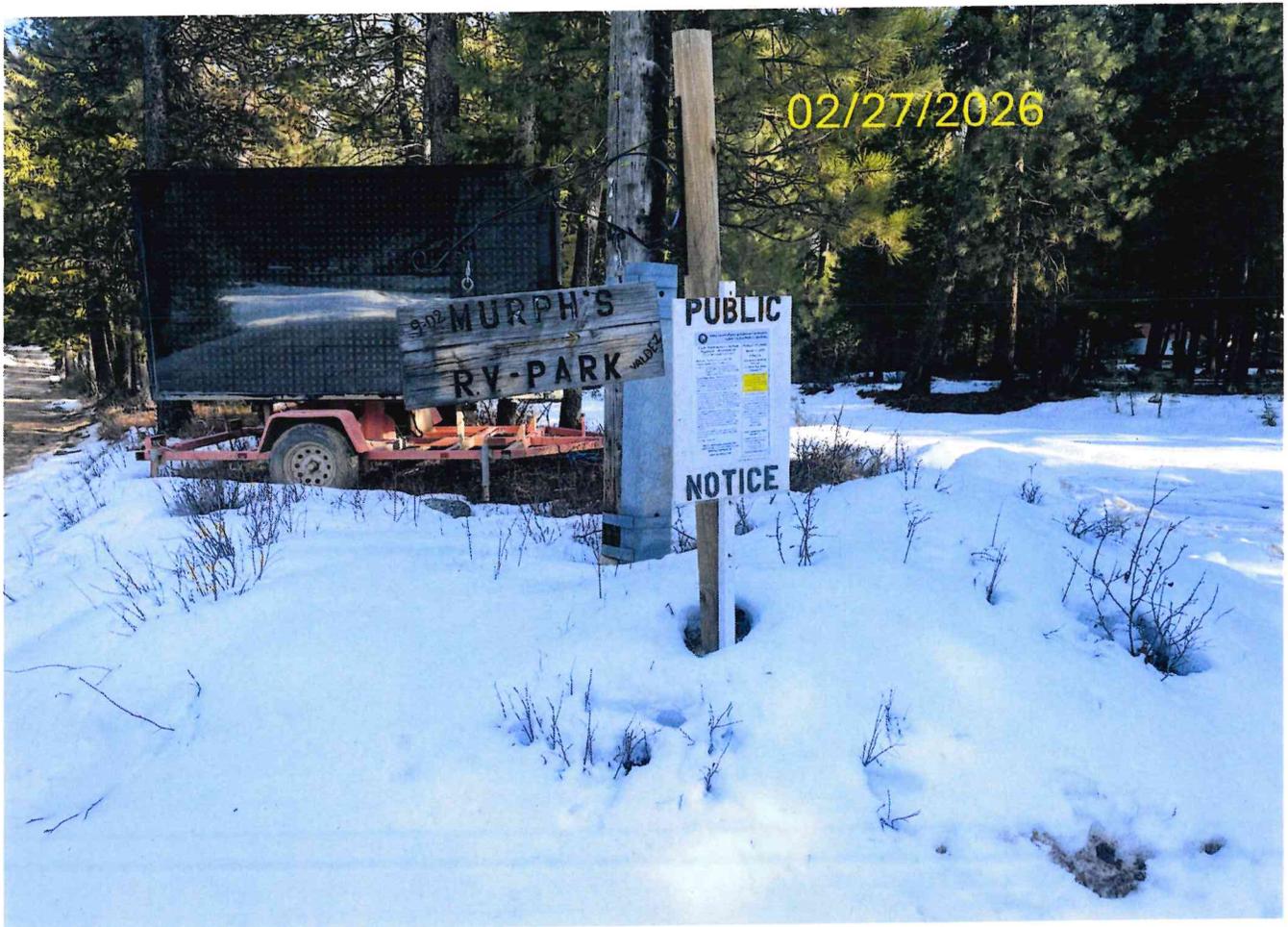
-  COLLECTOR
-  URBAN/RURAL



Vantor

Google Maps – Aerial View





Instrument # 374533
 VALLEY COUNTY, CASCADE RANGE
 1-2-2013 08:13:34 No. of Pages: 1
 Approved by: MICHAEL SPURDUES
 Er-Officio Recorder, Dept. of Lands
 in lieu of recorder of survey

Book 12, Page 36
 of Records of Surveys.

SURVEYOR'S NOTES:
 Much controversy continues in local opinion regarding the destruction
 moving, and resetting of original C.O. and BLM cadastral monuments.
 The monument was destroyed by the original surveyor, John Russell,
 subdivision by Robt. M. Nelson in 1968 by the BLM from careful
 consideration of local testimony and use. However, the south 1/4 corner
 bearing trees. It is obvious that Nelson did not occupy this corner.
 From my extension of his surveyed boundaries for both subdivisions (circa 1964),
 the monument was found to be approximately 55 feet north of the
 55 feet north of the BLM position. At the south 1/4 corner he would have had
 have used a position falling about 180 feet south of the BLM position. I find both
 scenarios implausible, and attribute his errors to calculation blunders, or gross
 monuments. Neither does the BLM, the USFS, nor the 6 private practice surveyors
 listed herein.

LEGEND

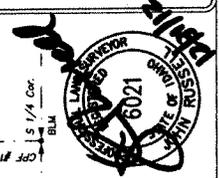
- ⊕ = Found 1/4, or 1/16 Cor. mkd. BLM or USFS
- ⊙ = Found 5/8" rebar with 1.5" alum. cap mkd.:
- PLS 3480, John Sumner (JS); or 5/8" rebar mkd.:
- PLS 5618, Bob Fodrea (BF);
- CE/LS 849 Don McCarter (DMC)
- ⊚ = Found unmarked 5/8" rebar
- ⊙ = Set 6 ft. orange caronite line post
- ⊚ = distance between line posts
- 210.36 = distance between found monuments
- ⊕ = Utility Pole
- ⊞ = Electric transformer
- ⊞ = Phone Pedestal
- ⊞ = GPS Base Station

DRAWN: J. Russell DATE: 10/17/12 SHEET: 1 of 1
 REVISED: JER 12/12-30/12
 RSI #12-012 (10-019, 1-045) Drawing: 12-12C.dwg ROS lab
 (c) Valdez Map1, Russell Geometric (2012) All Rights Reserved

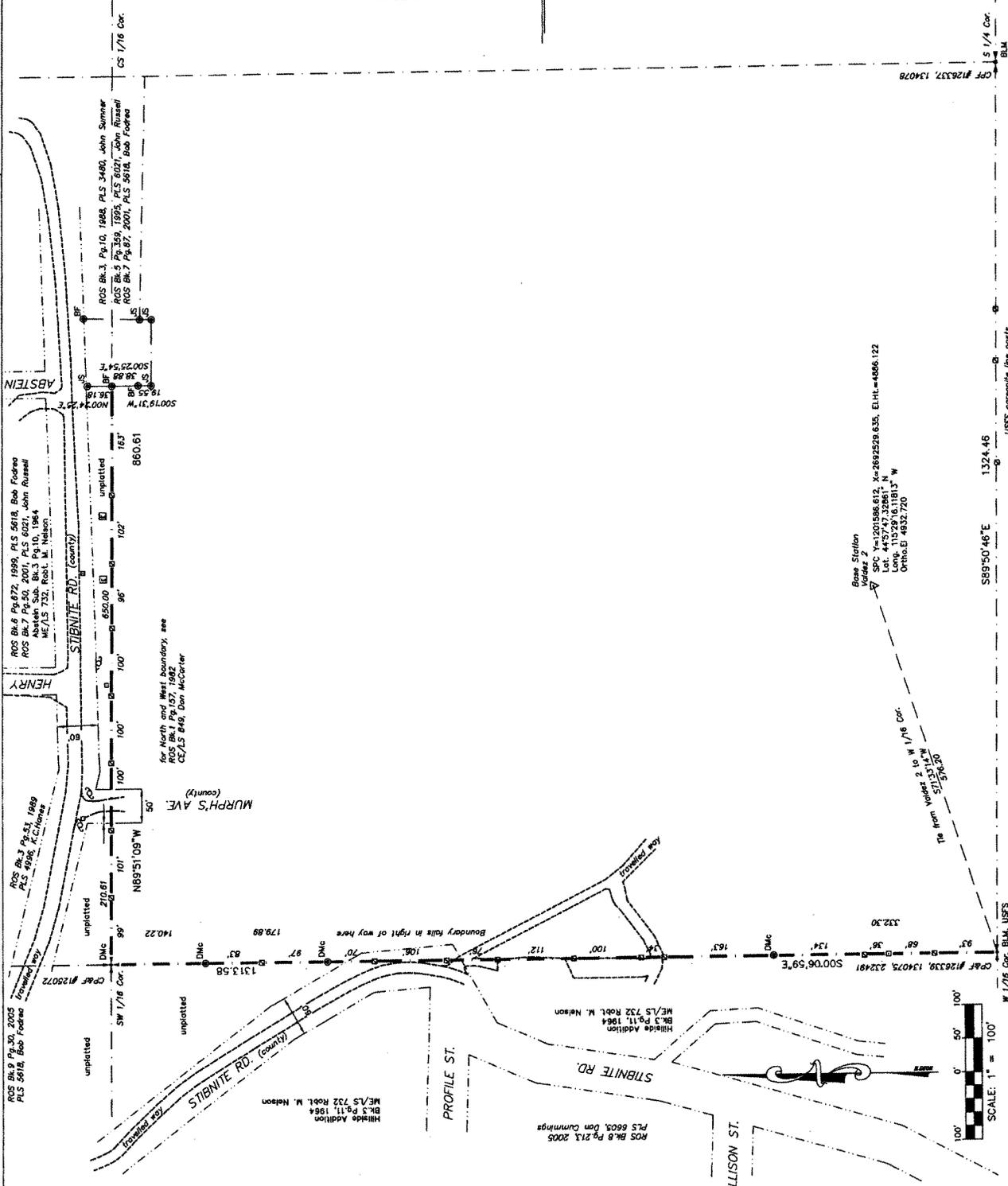
RECORD OF SURVEY
 for

GORDON VALDEZ

situated in the
 SE 1/4 SW 1/4 Section 21
 T.19N., R8E., B.1M.
 Valley County, Idaho
 Russell Surveying, Inc. ~ McCall, Idaho
 December 2012.
 12/30/12 Sheet 1 of 1



I, John Russell, Idaho Professional Land Surveyor
 #6021, do hereby certify that this plat was prepared from
 notes taken during an actual survey made by me or under
 my direct supervision, in October 2012,
 and that it correctly represents the points, courses,
 and distances as recorded in said field notes.



See BLM Dependent Recovery, 1968, and USFS ROS BK.1, Pg.208, 1984

BEARINGS NOTES:
 Survey was performed with Trimble 5800 RTK-GPS units and
 using NGS GPS CORS solutions for 7 hours observations.
 State Plane Coordinates HAVE NOT been modified. To do so use
 a Combined Factor of 1.000294837 applied at Valdez 2.
 Bearings are Grid. Mapping angle is -0°11'06.988".
 SPC ID-W, NAD 83(2011), EPOCH 10, NAVD 88, CGOID 12

Murphy Camp Mockup



N
W E
S

RV Sites 20ftX50ft
Light Poles

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

VALLEY COUNTY PLANNING AND ZONING COMMISSION

VALLEY COUNTY COURTHOUSE
CASCADE, IDAHO 83611

May 24, 1988

Mr. Roger Brady, Project Engineer
Argee Corporation
P. O. Box 796
Cascade, Idaho 83611

Re: C.U.P. 88-2
Recreation Vehicle Park
Yellow Pine, Idaho

CONDITIONAL USE PERMIT

May 24, 1988

Dear Sir:

This letter is the Conditional Use Permit for construction of a 23 space recreational vehicle park in Yellow Pine, Idaho. This permit was approved by a decision of the Valley County Planning & Zoning Commission on May 12, 1988. No appeals were received within 10 days; the decision therefore stands.

This permit is for a recreational vehicle park with a maximum of 23 spaces in accordance with provisions of the application including the letters and reports submitted in support of the application, the approved plans prepared by CTM Engineers, the staff report, the Valley County Land Use & Development Ordinance, and the Minimum Standards and Criteria for Approval of Development and Operation of Mobile Home Subdivisions and Parks, Travel Trailer Courts and Parks, (Yellow Book) subject to the following 21 conditions:

- 1) The improvements required in the Land Use & Development Ordinance and the Yellow Book as specifically modified herein shall be completed, in-place, and ready for use within one year or this permit shall become null and void.
- 2) Said improvements shall be completed, in-place, and ready for use prior to any occupancy.
- 3) Only Recreational Vehicles and travel trailers shall occupy the spaces. No dependent units shall be allowed in the park.
- 4) A central potable water supply shall be provided each space by a system approved by the agency or agencies with jurisdiction.

VALLEY COUNTY PLANNING AND ZONING COMMISSION

VALLEY COUNTY COURTHOUSE
CASCADE, IDAHO 83611

C.U.P. 88-2
May 24, 1988
Page 2

- 5) A central sewage collection and disposal system shall be constructed to serve each space and approved by the agency or agencies with jurisdiction.
- 6) An underground electrical service shall be provided each space and approved by the agency or agencies with jurisdiction.
- 7) Gravelled streets with a minimum width of 18' shall be constructed in accordance with the approved plan and subject to the review of the County Engineer.
- 8) Each space shall contain a gravelled driveway and parking area to accommodate two vehicles. No parking shall be allowed along the roadway. Additional parking, if needed shall be provided in the cul-de-sac area.
- 9) Each space shall contain a gravelled hardstand to accommodate the maximum proposed trailer.
- 10) Three area lights shall be installed to provide uniform lighting along the roadway.
- 11) Solid waste shall be collected at each site under the supervision of the park owner or manager. A dumpster shall be located in the vicinity of the parking area and cul-de-sac for the disposal of waste from each space. The dumpster shall be serviced weekly by Lakeshore Disposal Co.
- 12) The minimum distance from the front of trailers to the edge of the road shall be 15 feet.
- 13) Each space shall be designated by a number and marked accordingly at a front corner of the space.
- 14) The park owner or manager shall maintain records as required in the Yellow book.
- 15) The site and within 300 feet of the park shall be cleared of slash and shall be maintained so as not to be an unusual fire threat.
- 16) No walks shall be required.
- 17) A sanitary station is not required.
- 18) Paved surfaces or edge protection of paved surfaces are not required.

VALLEY COUNTY PLANNING AND ZONING COMMISSION

VALLEY COUNTY COURTHOUSE
CASCADE, IDAHO 83611

C.U.P. 88-2
May 24, 1988
Page 3

- 19) An emergency sanitary facility is not required.
- 20) Occupancy shall be seasonal in accordance with restrictions set forth by Central District Health Department regarding operation of the septic tank/drain field.
- 21) Any change in the nature or scope of use or occupancy from those provisions specifically provided herein shall require a Conditional Use Permit.

END OF CONDITIONAL USE PERMIT 88-2



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Date May 21, 2012
Approved by [Signature]

Instrument # 369444
VALLEY COUNTY, CASCADE, IDAHO
5-22-2012 01:46:02 No. of Pages: 2
Recorded for : VALLEY COUNTY
ARCHIE N. BANBURY Fee: 0.00
Ex-Officio Recorder Deputy [Signature]
Index to: MISCELLANEOUS RECORD

**CONDITIONAL USE PERMIT
NO. 12-01
Midas Gold General Operations**

Issued to: Midas Gold Inc.
15920 E. Indiana, Suite 101
Spokane Valley, WA 99216

Property Location: A temporary year-round staging area and worker camp consisting of tent platforms and trailers is proposed for Stibnite area on 53.6 acres in the SW ¼ Section 11, T.18N, R.9E., B.M. Office facilities, parking, and storage will occur in Lake Fork at 13871, 13872, and 13876 Highway 55, in the SW ¼ Section 3, T.17N, R.3E, B.M. **Workers will also be housed in Yellow Pine at Murph's RV Park, SESW Section 21, T.19N, R.8E, B.M.** All sites are in Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of May 10, 2012. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 12-01 with Conditions for establishing worker housing and exploratory mining operations as described in the application, staff report, and minutes.

The effective date of this permit is May 22, 2012.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

3. The use must be established within one year or an extension must be applied for and approved by the Commission.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must comply with requirements of the appropriate Fire Department.

END CONDITIONAL USE PERMIT



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

Instrument # 419853
VALLEY COUNTY, CASCADE, IDAHO
3-26-2019 09:51:19 AM No. of Pages: 2
Recorded for : VALLEY COUNTY P & Z
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

CW

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

Date March 26, 2019

Approved by [Signature]

**CONDITIONAL USE PERMIT
NO. 19-01
Valley County Quarry**

Issued to: Valley County Road & Bridge
PO Box 672
Cascade, ID 83611

Property Owner: U.S.F.S. Boise National Forest
Cascade Ranger District
PO Box 696
Cascade, ID 83611

Property Location: The site is 4.9 acres south of the existing Valdez Quarry (12.9 acres) located west of Yellow Pine in the NENW Section 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of March 14, 2019. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 19-01 with Conditions for establishing a quarry and appurtenant uses as described in the application, staff report, and minutes.

The effective date of this permit is March 26, 2019.

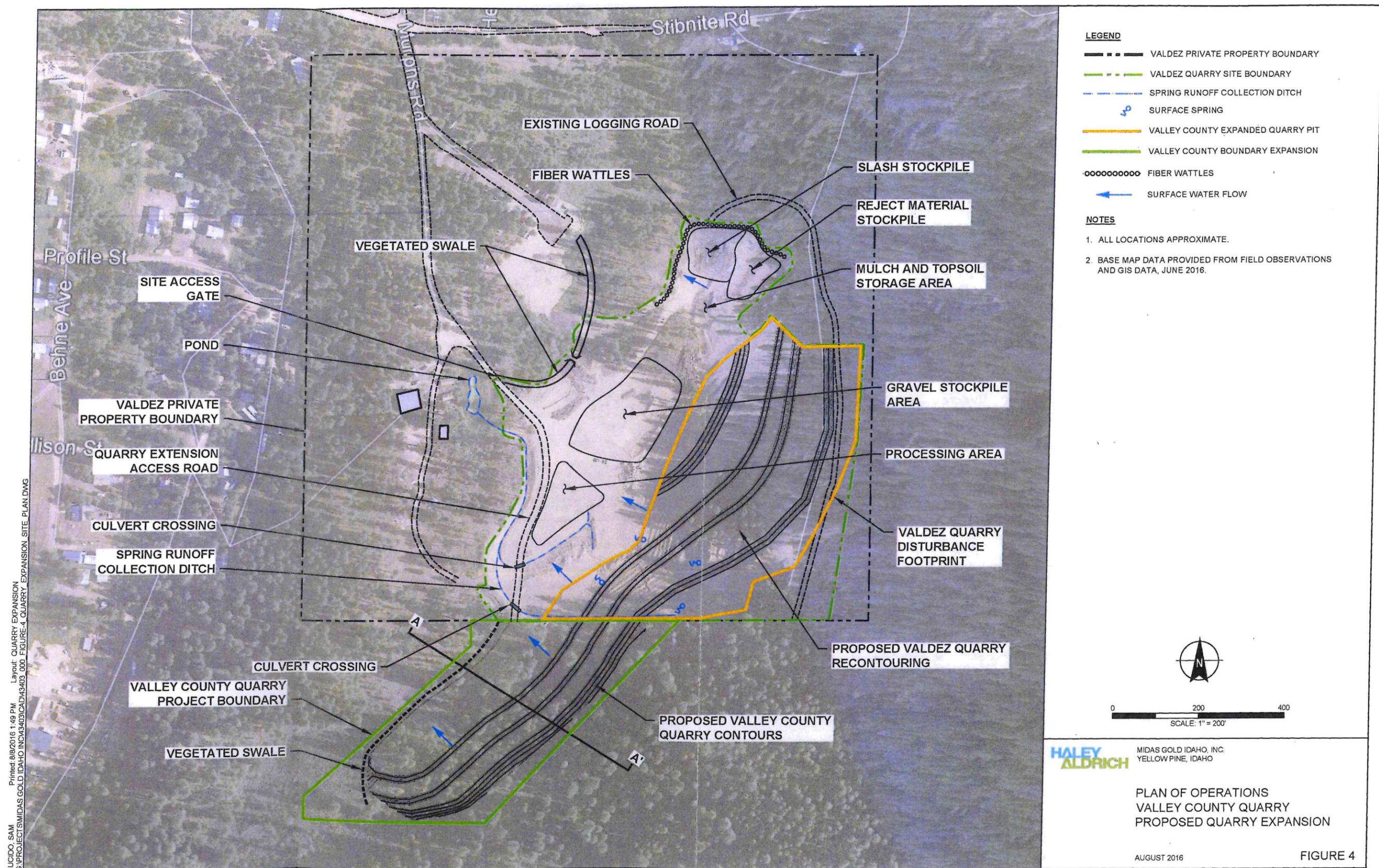
Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The proposed use described in the application and in this report shall be established and in

use within one year of the date of approval or this permit shall be null and void.

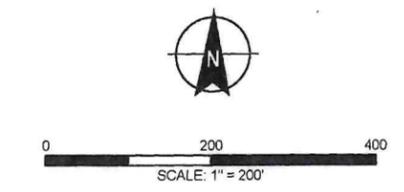
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. The applicant shall provide and maintain orderly and proper disposal of waste including byproducts of the operation, other solid waste and sanitary waste. Containment facilities for fuel and chemicals shall be a part of this condition as spills may affect the water table.
6. All lighting must comply with the Valley County Lighting Ordinance.
7. A copy of any required permits from the U.S. Forest Service shall be submitted to Valley County Planning and Zoning prior to disturbance.
8. A copy of the approved Reclamation Plan with the Idaho Department of Land shall be submitted prior to disturbance of the site.
9. Must comply with the requirements of the Valley County Engineer as it pertains to stormwater management prior to any site grading or on-site activity. All sediment will be controlled on applicant's site and shall maintain natural flow for stormwater runoff.
10. Dust shall be controlled on-site and roads shall be watered to the standards of DEQ, EPA, and Valley County Code requirements. The standards in Appendix C need to be addressed and approved by the Commission, if fugitive dust occurs. Dust from normal traffic is not included in this condition
11. Hours of operation shall be 7:00 a.m. to 7:00 p.m., with no Saturdays or Sundays or federal holidays.
12. Two weeks prior to crushing operations, notice shall be given to the county and the neighbors.
13. No operation from the Friday before to the Monday after the Harmonica Festival, Golf Tournament, or other major event in Yellow Pine.
14. Reclamation will be done as described with phase one and completed prior to the first snow of 2019, and year to year thereafter.

END CONDITIONAL USE PERMIT



- LEGEND**
- VALDEZ PRIVATE PROPERTY BOUNDARY
 - VALDEZ QUARRY SITE BOUNDARY
 - SPRING RUNOFF COLLECTION DITCH
 - ☺ SURFACE SPRING
 - VALLEY COUNTY EXPANDED QUARRY PIT
 - VALLEY COUNTY BOUNDARY EXPANSION
 - FIBER WATTLES
 - ← SURFACE WATER FLOW

- NOTES**
1. ALL LOCATIONS APPROXIMATE.
 2. BASE MAP DATA PROVIDED FROM FIELD OBSERVATIONS AND GIS DATA, JUNE 2016.



HALEY ALDRICH MIDAS GOLD IDAHO, INC.
YELLOW PINE, IDAHO

**PLAN OF OPERATIONS
VALLEY COUNTY QUARRY
PROPOSED QUARRY EXPANSION**

AUGUST 2016 FIGURE 4

LUCIDO, SAM
 G:\PROJECTS\MIDAS GOLD IDAHO\INC\34303\CD\43403_000\FIGURE-4 QUARRY EXPANSION SITE PLAN.DWG
 Printed: 8/22/2016 1:49 PM
 Layout: QUARRY EXPANSION

Figure 4. Proposed Quarry Expansion



Valley County Transmittal
Division of Community and Environmental Health

- Return to:
- Cascade
 - Donnelly
 - McCall
 - McCall Impact
 - Valley County

Rezone # _____
 Conditional Use # CUP 26-001 Murphy's RV Park
 Preliminary / Final / Short Plat _____

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - beverage establishment
 - grocery store
 - child care center

14. CDH has no objection to the CUP. Providing septic to 24 RV sites will require an Large Soil Absorption System (LSAS). An LSAS will require an application, fees, test holes, Nutrient pathogen study, consultation with DEQ and an engineered design. Reviewed By: Bruce Cooper Date: 2/24/26

Parametrix No. 314-4875-001

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672
Cascade, ID 83611

Re: March 12, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed in the March 12, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following:

Old Business:

1. SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The preliminary site grading plans included with this request show cut and fill slopes extending beyond the proposed road right-of-way and easements. The Applicant should address how the proposed slopes will be protected from individual lot development. The typical section and vertical grades detailed in the preliminary plans appear to meet the Tamarack design criteria but will be verified in the Valley County review.

New Business:

1. C.U.P. 25-035 Albright Camping Sites

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

2. SUB 26-001 Bitton Subdivision – Preliminary and Final Plat

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

3. C.U.P. 26-001 Murph's RV Park Extension – Amendment of C.U.P. 88-2 and 12-1

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground



disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

4. C.U.P. 26-002 Harris Cove Lodge

No changes to the site topography so detailed site grading and drainage plans are not required for this application.

5. SUB 26-002 Newton Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Pearson Lane is a public road and requires 70 ft of dedicated right-of-way (35 ft each side of centerline). This development will need to dedicate right-of-way along Pearson Lane to accommodate a 35-ft right-of-way from existing centerline. The preliminary plat needs to be clear that Pearson Lane is dedicated right-of-way and not an easement.

Traffic volumes from this development were described to have minimal impact on the existing Pearson Lane, but a Development Agreement may still be required for this project.

Wetlands were identified on the site but don't appear to be impacted by the road improvements; however, the Applicant is responsible for delineating any wetlands encountered within the road improvement and will need to coordinate with all applicable agencies and receive all required approvals/permits prior to County approval of the final site grading and drainage plans.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE





February 17, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: Valley County PZ Meeting - March 12, 2026 - Notice

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY D1, D3, D4

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. AIR QUALITY C1, D2, D5

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

3. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

5. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

6. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material

releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

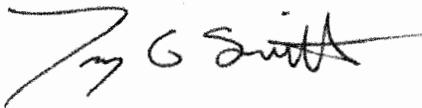
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

7. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

From: Emily Hart <ehart@mccall.id.us>
Sent: Tuesday, February 10, 2026 10:34 AM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick
<cherrick@valleycountyid.gov>
Subject: Re: Valley County PZ Meeting - March 12, 2026 - Notice

Good morning,

Airport comments for C.U.P. 25-035 Albright Campground remain unchanged from Jan. 8 Hearing.

SUB 26-002 Newton Subdivision - 1.5 miles from Runway 34, in Horizontal Surface. FAA Form 7460-1 required for building permits.

No other Airport Comments.

Best,
Emily

Emily Hart, ACE GA/CM | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall, ID 83638
Direct: 208.634.8965 | Cell: 208.630.3441
www.mccall.id.us/airport

From: Flack,Brandon <brandon.flack@idfg.idaho.gov>

Sent: Friday, February 20, 2026 12:18 PM

To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Re: Valley County PZ Meeting - March 12, 2026 - Notice

Hi Cynda and Lori,

No comments from IDFG on any of these applications.

Thanks,

Brandon Flack

Regional Technical Assistance Manager

Idaho Dept. of Fish and Game

Southwest Region

15950 N. Gate Blvd.

Nampa, ID 83687

Ph: (208) 854-8947



From: Clint Limbaugh [REDACTED]
Sent: Wednesday, March 4, 2026 7:04 AM
To: Lynn Imel <limel.ypwater@gmail.com>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>; Jason Stevens [REDACTED]; Tom Olson [REDACTED]; Tim DeHaas [REDACTED]; yellowpinewaterusers@gmail.com <yellowpinewaterusers@gmail.com>
Subject: Re: C.U.P. 26-001

Looks good to me
Thanks
Clint
Sent from my iPhone

On Mar 3, 2026, at 9:55 PM, Lynn Imel <limel.ypwater@gmail.com> wrote:

Lynnea Imel
Sent from my iPad

On Mar 3, 2026, at 5:56 PM, Yellowpine Waterusers Association <yellowpinewaterusers@gmail.com> wrote:

Planning & Zoning Dept., Valley County, Idaho,
Yellow Pine Water Users Assoc.(YPWUA) provides the following comments to be included in the public comments at the Valley County Planning & Zoning Department's March 12, 2026 public meeting:

1. Yellow Pine Water Users Assoc. is the only provider of water delivery in Yellow Pine. The owner of the RV park is provided water delivery service as specified in the original C.U.P. approved approximately 1998. The water delivered in the distribution lines has been **declared non-potable** by DEQ and all users are frequently notified to boil water before use. **No potable water is provided** and none will be available until the new treatment plant is completed after September 2027.
2. The property owner of the RV park has not contacted YPWUA regarding this proposal. Perpetua has not contacted or provided YPWUA a written proposal. YPWUA provides a service to property owners, not the party leasing or renting property. The owner is liable for all fees and requested service.
3. In the past, Perpetua contacted YPWUA requesting to access water from the distribution lines. That request is not a part of this comment.
4. The YPWUA Board has met and discussed this proposal. We do not support approval of the request for the reasons stated. Providing water delivery to present water users is the first priority of the Board.

Approved by: Clint Limbaugh, President; Jason Stevens; Lynnea Imel, Sec.-Treas.

March 4, 2026

Sent Via Email

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611

RE: C.U.P. 26-001 Murphs's RV Park Expansion – Amendment of C.U.P. 88-2 and C.U.P 12-01

Dear Cynda,

My name is Jason Stevens, Trustee for the Larry Stevens Family Trust providing comments on Conditional Use Permit 26-001 Murphs's RV Park Expansion – Amendment of C.U.P. 88-2 and C.U.P. 12-01. This proposed expansion will affect two contiguous properties held by the trust: 545 Stibnite Road (Parcel RP19N08E215254) and 625 Stibnite Road (Parcel RP19N08E215390). I am writing to strongly object to the proposed RV Park Expansion at 420 Murphs Ave. based upon the information presented in this application.

I am concerned that this proposal does not align with local zoning regulations for the following reasons:

- **Incomplete Application:** The Conditional Use Permit does not appear to meet all the criteria required to be completed and submitted for a conditional use permit. This C.U.P. has not provided the following information:
 - Detailed Project Description – This box is checked, but is incomplete.
 - *Disclosing the purpose* - The purpose of Perpetua's CUP appears to shift between 24 new RV service pedestals and "expansion of an already existing workforce housing development" as noted in this CUP. Is this CUP the expansion of 24 RV pedestals and stands or the approval of a workforce housing development? I am of the understanding that an expansion to an existing RV park would be for seasonal RVs with axels and tires that are not attached to the ground.

Will a separate CUP be required of Perpetua to change the use of the RV Park to a Commercial mining man camp? The use of these future RV sites is not clear in this CUP, aside from using them as part of a man camp with onsite housekeeping and shuttle services to the site.

- *Strategy* – Perpetua attempts shows compliance with Mobile Home Standards 12-1-3 through 12-1-15. The CUP lists the park designation as TTC-3 which would be incorrect it does not meet the definition of being located on a highway or major county road in order to serve transient traffic. The better fit per the definition and current use would be TTP-4. The Valley County definition is provided below for reference.

TRAVEL TRAILER PARK: Any area, tract, plot, site or parcel of land whereupon two (2) or more trailers are placed for dwelling purposes only, the tenure being for a short seasonable time basis, for which a rental fee is paid or made collectible to the person holding the land, and is located on a route to, or adjacent to, a recreational area.

Here are comments on the strategy to meet these codes

- *12-1-5 Circulation Development*

By not providing a plot plan drawn to scale this application cannot show that it complies frontage requirements for each proposed RV space.

- *12-1-6 Individual Mobile Home Lots and Trailer Spaces*

What are the appurtenant structures or appendages referenced in this application?

- *12-1-7 Water Supply*

Yellow Pine, ID does not have potable water and is on a boil order.

- *12-1-8 Sewage Disposal*

This CUP does not reference the maximum occupancy of the site (56 people) that was set with CUP 12-01 based upon the capacity of the septic system. As this septic system is nearing its lifecycle, who will be monitoring occupancy and overuse of the system? Perpetua mentions maintenance but does not address what will happen if the system is overloaded and overflows. If this occurs it will run towards the trusts property. Will Perpetua be required to complete the cleanup if the system overflows?

Second, the proposed point of connection has approximately three feet of coverage. How can this system be extended to accommodate an additional 500 feet, constrained by pipe minimum slopes without lift

stations or another septic field? In addition the proposed sewer extension would traverse an existing drainage swale onsite.

- *12-1-11 Refuse Handling*

The CUP mentions housekeeping services and trash disposal. The trash disposal is being proposed as a centrally located dumpster emptied weekly by a local contractor. It is also specifically noted that this will not go to the Yellow Pine transfer station. If this refuse is not going to the transfer station what will prevent it from becoming a bear nuisance in town!

Will there be bear proof trash receptacles or an enclosed dumpster acting as a new transfer station for the RV park as this is almost doubling the villages population. Will the site be completely fenced in to keep the wildlife out of the trash dumpster or will it be placed in a bear proof structure?

- *12-1-12 Insect and Rodent Control*

If the onsite dumpster is approved, will a Pest control plan be prepared and executed as this will be introducing a potential nuisance not onsite previously

- *12-1-13 Fuel Supply and Storage*

As there will be no fuel storage onsite, can Perpetua confirm that no propane tanks larger than what come with the RVs will not dropped onsite.

- *Address fire mitigation* - This CUP references a 2012 C.U.P. with the Yellow Pine Fire District but no mention of a current application with them for this change in use. Has the Yellow Pine Fire District been notified of this proposed expansion? Is a Conditional Use Permit required from Yellow Pine Fire District before approval of CUP 26-001?

- *Plot Plan* -This box was checked on the CUP application, but the information was not provided.

- I could not find a plot plan for the referenced parcel attached with this application that is drawn to scale, showing the boundaries, dimensions, area of lot, existing

and proposed utilities, streets, easements, parking, setbacks, and buildings. The “mockup’s” provided with CUP do not meet minimum requirements set forth by the application.

- Landscaping Plan – This box was NOT checked on the application or provided
 - No landscape plan was provided with this application. Does Perpetua propose any landscaping interior to the site due to added parking areas or for screening from adjacent landowners?
 - The irrigation plan included with this application only had one box checked at the top indicating this land has water rights available to it. *The rest of the application was left blank.* In leaving this blank they do not address any stormwater concerns requested by the plan despite adding future impervious areas via RV’s, decks and parked cars.

The application also did not check any boxes for the additional documentation nor provide it. Has the Yellow Pine Water Users Association been notified of this expansion? Can this project move forward with Yellow Pine being on a boil order from the State?

- Site Grading Plan – This box was checked on the application, but the information was NOT provided.
 - No site grading plan has been provided 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.
- Lighting Plan – This box was NOT checked, but was diagrammatically shown on the mockup
 - Why isn’t a proposed light pole height and proposed fixture head identified with this application for review? Without this information how are they showing compliance with dark sky standards and photometric compliance for exterior lighting?

- IMPACT REPORT

1.Has a traffic study been completed for traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance? A shuttle service is mentioned in the application but there is no mention of how many vehicles and frequency in which they will be making the ride to work and back. Without this information how can an impact be determined?

6. This question was not answered. The question was only responded to in relation to increased water usage for sanitation and did not address any of the grading and drainage impacts of this proposed change in use.

I request that this commission deny the application based on these omissions. Thank you for your consideration.

Sincerely,



Jason Stevens, TTEE

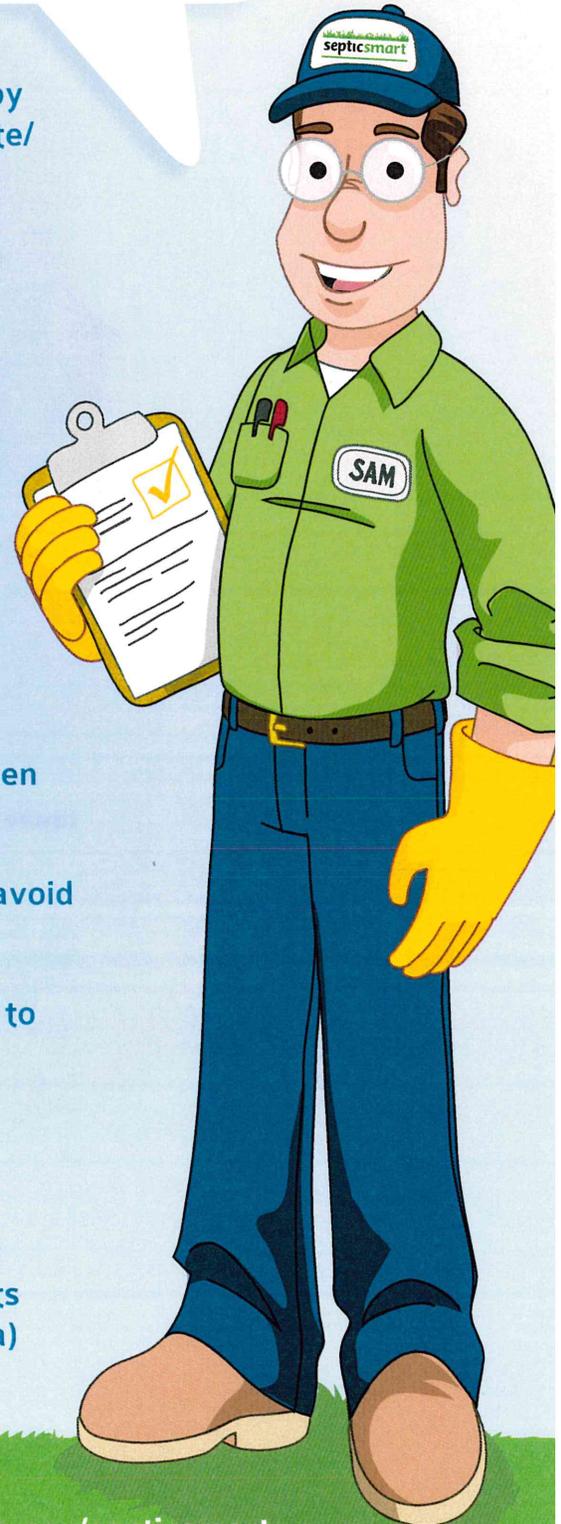
799 Gear Street

Reno, NV 89503



Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/ local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)



A Homeowner's Guide to Septic Systems



**Idaho Department of Environmental Quality
1410 N. Hilton
Boise, ID 83706**

January 2001

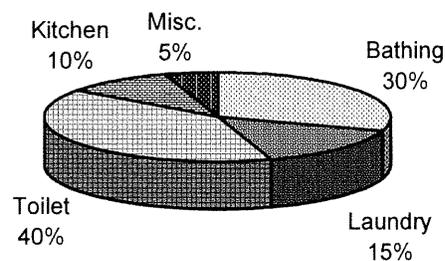


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho’s homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho’s soils annually, and this figure grows each year. In 1999, Idaho’s seven health districts issued over 6,100 permits for new septic systems.

Septic systems dispose of household sewage, or wastewater, generated from toilet use, bathing, laundry, and kitchen and cleaning activities. Because septic systems are underground and seldom require daily care, many homeowners rarely think about routine operations and maintenance. However, if a septic system is not properly designed, located, constructed, and maintained, groundwater may become contaminated.

Household Wastewater

Households that are not served by public sewers depend on septic tank systems to treat and dispose of wastewater. Household wastewater carries with it all wastes that go down the drains in our homes, including human waste, dirt, food, toilet paper, soap, detergents, and cleaning products. It contains dissolved nutrients, household chemicals, grease, oil, microorganisms (including some that cause disease), and solid particles. If not properly treated by your septic system, chemicals and microorganisms in wastewater can travel through the soil to groundwater and pose a health hazard.



The average person uses between 50 and 75 gallons of water per day; mostly in the bathroom. Reducing your water use will help your septic system to work more efficiently.

Your Septic System

A conventional septic system has three working parts: a septic tank, a drainfield, and surrounding soil.

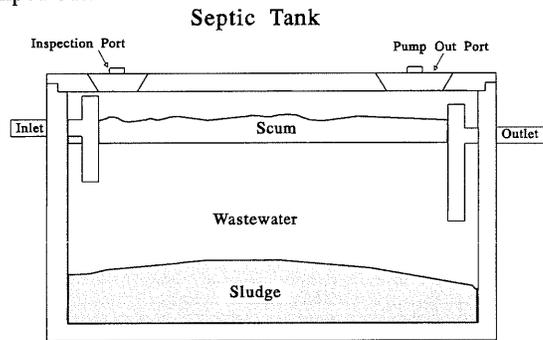
Septic Tank

Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks are required for larger homes. Local district health departments issue permits for septic systems and specify the minimum size tank. Some systems installed before the current rules and regulations may have smaller septic tanks.

A septic tank has three main functions:

- to remove as many solids as possible from household wastewater before sending the liquid, called “effluent,” to a drainfield;
- to decompose solids in the tank; and
- to store solids that do not decompose.

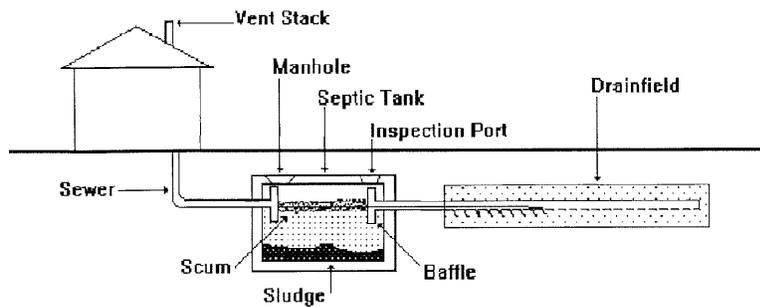
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced in volume and composition. Solids that do not decompose accumulate in the tank and eventually must be pumped out.



Tees, or baffles, are provided at the tank’s inlet and outlet pipes. The inlet tee slows the incoming wastes and reduces disturbance of the settled sludge. The outlet tee keeps the solids and scum in the tank. As new wastewater enters the tank through the inlet tee, an equal amount of wastewater is pushed out of the tank through the outlet tee. The effluent that leaves the tank has been partially treated but still contains disease-causing bacteria and other pollutants.

Drainfield

Each time raw wastewater enters the tank it forces an equal amount of effluent into a drainfield. A standard drainfield is composed of a series of perforated pipes buried in gravel-filled trenches in the soil. The effluent seeps out of the perforated pipes and percolates through the gravel to the soil.



Soil

The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the effluent has passed into the soil, most of it percolates downward and outward, eventually entering the groundwater. Soils are critical to the treatment of septic tank wastewater.

A system that is not functioning properly will release nutrient-rich and bacterial-laden wastewater into the groundwater and/or surface water. These contaminated waters pose a significant public health threat to people that come into contact with them. Wastewater that moves with groundwater can transport bacteria considerable distances. This can result in a threat to public health and adversely affect the quality of ground and surface waters.

Caring for Your Septic System

Installing Your System

In order to have a septic system installed on your property, you must first obtain a permit. Permit applications are available from your local district health department. Next, you must have a site evaluation performed. Make arrangements for this with your district health department and with a licensed septic system installer. Note that not all property is suitable for septic systems, so some permits may be denied. It is recommended that you have a site evaluation performed before you purchase property. Finally, have your system installed by a licensed installer and inspected by your local health district. Provide regular, preventative, maintenance to keep your system running smoothly.

Inspecting Your System

When too much sludge and scum are allowed to accumulate in your tank, the incoming sewage will not have enough time in the septic tank for solids to settle. Solids may flow to the drainfield and clog the pipes, causing the sewage to overflow to the ground surface, where it exposes humans and animals to disease-causing organisms. To prevent this from happening, it is very important to inspect your tank regularly and have it serviced when needed. All tanks have accessible manholes for inspecting and pumping. Some excavation work may be needed to uncover the manhole.

Properly designed tanks should have enough capacity for three to eight years of use before needing service. This is dependent upon the amount of wastewater generated. It is recommended that an average family of four have its septic tank pumped out every three to five years. Don't wait for signs of system failure to have your tank pumped. Your tank should be checked annually to measure sludge and scum levels. A licensed septic tank pumper can provide a septic tank inspection and recommend when the tank should be pumped. A tank inspection should include measuring the depth of scum and sludge and inspecting the tees in the septic tank.

If you do the inspection yourself, it is important to understand that septic tanks always appear full because both the inlet and the outlet are at the top of the tank. What you will need to know is how much of the tank's volume is being taken up by scum and sludge. When sludge and scum take up more than 35 percent of the tank volume, these solids need to be removed by pumping. A pole wrapped in a coarse weave cloth can be used to check the sludge depth. An extension on the pole can be used to measure the scum depth. Record these measurements as part of your pumping records. To check the tees, uncover the inspection ports.

Never allow anyone to enter your septic tank. Dangerous gases and the lack of oxygen can kill in minutes.

While it is impractical to inspect the pipes in your drainfield, it is important to watch for drainfield failure or overuse. See "Warning Signs of System Failure" in this booklet for information.

Maintaining Your System

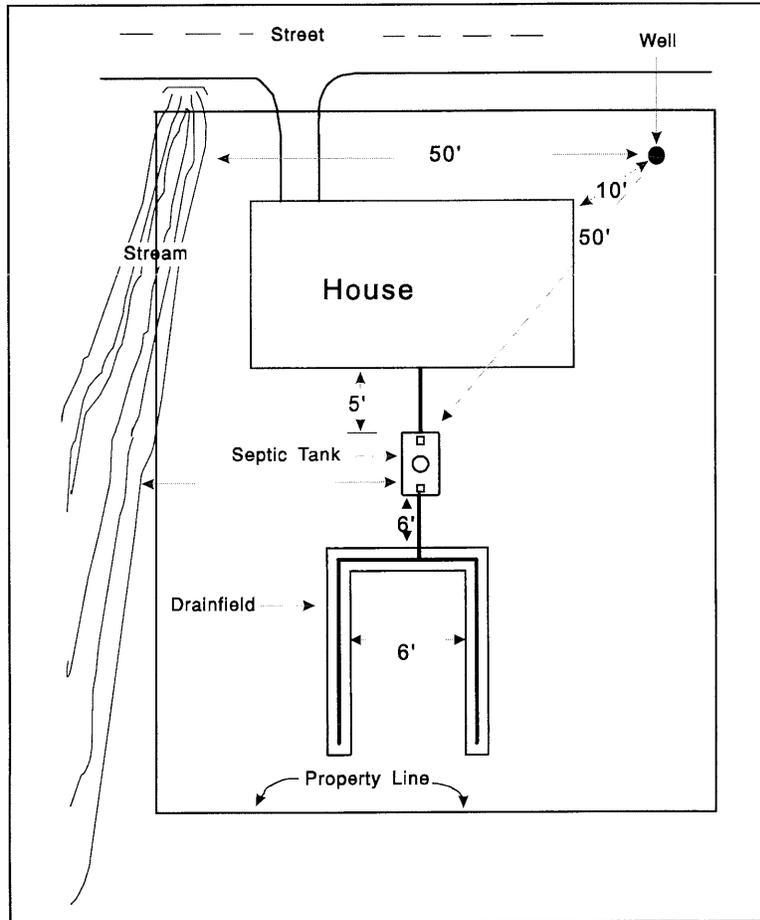
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water depth in the septic tank could cause solids to enter the drainfield and clog the system. Hire a licensed septic tank pumper to pump your tank for you.

Mapping Your System

In order to take proper care of your septic system, you must know the location of the septic tank and drainfield. The location of your septic tank can be determined from plot plans, septic system inspection records, architectural or landscape drawings, or from observations of the house plumbing. If you do not have access to drawings, find where the sewer pipe leaves your house. Some installers mark the location where the waste pipe comes out of the house with an "S" on the foundation. You may want to do this as well. Probe in the ground 10 to 15 feet directly out from the location where the pipe leaves your house to find your tank.

Once the septic tank has been located, make several plot plan diagrams (with measurements) that include a rough sketch of your house, septic tank cover, drainfield area, well, and any other permanent reference points (such as trees or large rocks) and place them with your important papers. You'll find a sample system diagram on the next page, and a place to draw your own inside the front cover of this booklet. You may also want to hang a diagram in your garage and provide one to your local district health office.

Maintain a permanent record of any septic system maintenance, repair, sludge and scum levels, pumping, drainfield condition, household backups, and operations notes.



Create a septic system diagram, similar to this one, for your system.

Warning Signs of System Failure

While proper use, inspections, and maintenance should prevent most septic tank problems, it is still important to be aware of changes in your septic system and to act immediately if you suspect a system failure. There are many signs of septic system failure:

- surfacing sewage or wet spots in the drainfield area;
- plumbing or septic tank backups;
- slow draining fixtures;
- gurgling sounds in the plumbing system;
- sewage odors in the house or yard (note that the house plumbing vent on the roof will emit sewage odors and this is normal); and
- tests showing the presence of bacteria in well water.

If you notice any of these signs, or if you suspect your septic tank system may be having problems, contact a licensed septic system professional or your local district health agency for assistance.

Septic System Dos and Don'ts

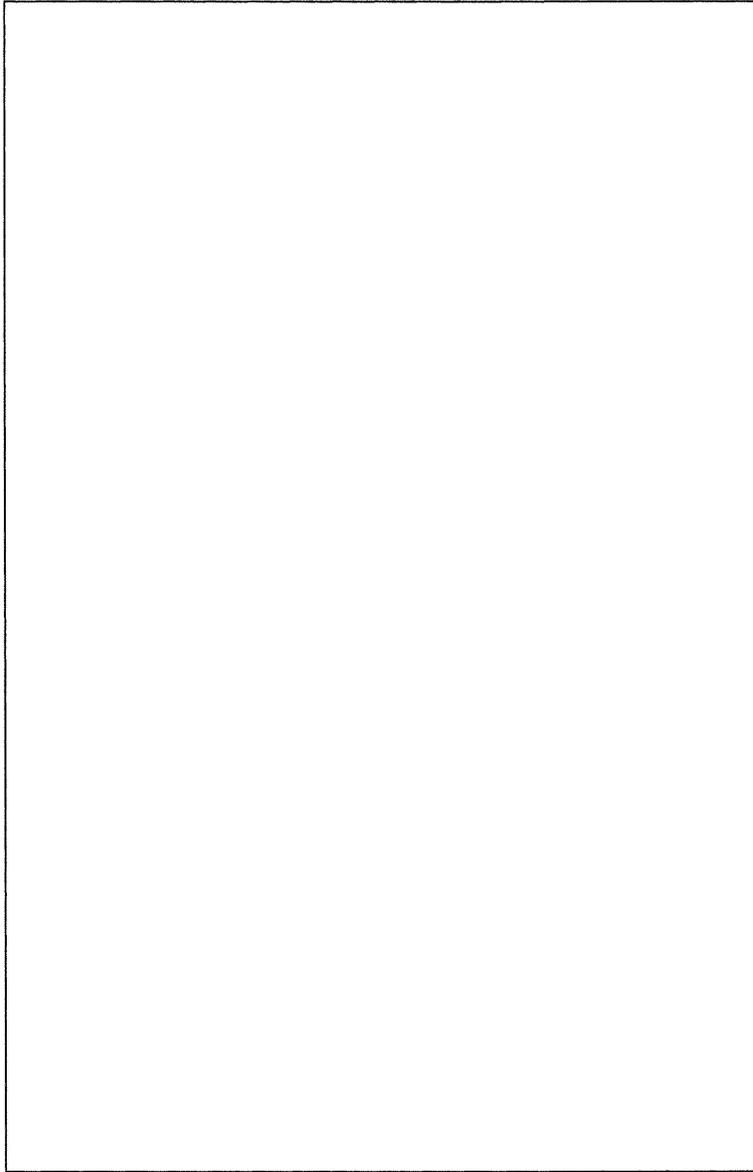
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

Do

- ...practice water conservation. The more wastewater you produce, the more wastewater your system must treat and dispose. By reducing and balancing your use, you can extend the life of your system and avoid costly repairs.
 - Use water saving devices such as low flow showerheads.
 - Repair leaky faucets and plumbing fixtures immediately.
 - Reduce toilet reservoir volume or flow.
 - Take short showers.
 - Take baths with a partially filled tub.
 - Wash only full loads of dishes and laundry.
 - Shut off the water while shaving or brushing your teeth.
 - Balance your water use (e.g., avoid washing several loads of laundry in one day).
- ...keep accurate records. Know where your septic tank is, keep a diagram of its location using the space provided in this booklet, and keep a record of system maintenance.
- ...inspect your system annually. Check the sludge and scum levels inside the tank and periodically check the drainfield for odors, wet spots, or surfacing sewage.
- ...pump your system routinely. Pumping your septic tank is probably the single most important thing you can do to protect your system.
- ...keep all runoff away from your system. Water from roofs and driveways should be diverted away from the septic tank and drainfield area. Soil over your system should be mounded slightly to encourage runoff.
- ...protect your system from damage. Keep vehicles and livestock off your drainfield. The pressure can compact the soil or damage the pipes. Before you dig for any reason, check the location of your system and drainfield area.
- ...landscape your system properly. Plant grass over the drainfield area. Don't plant trees or shrubs or place impermeable materials, such as concrete or plastic, over the drainfield.
- ...use cleaning chemicals in moderation and only according to manufacturer's directions.

Don't

- ...flood irrigate over your system or drainfield area. The best way to irrigate these areas is with sprinklers.
- ...use caustic drain openers for clogged drains. Use boiling water or a drain snake to clean out clogs.
- ...enter a septic tank. Poisonous gases or a lack of oxygen can be fatal.
- ...use septic tank additives. They are not necessary for the proper functioning of your tank and they do not reduce the need for pumping. In fact, some additives can even harm your system.
- ...flush harmful materials into your tank. Grease, cooking oil, coffee grounds, sanitary napkins, and cigarettes do not easily decompose in septic tanks. Chemicals, such as solvents, oils, paints, and pesticides, are harmful to your systems operation and may pollute groundwater.
- ...use a garbage disposal. Using a garbage disposal will increase the amount of solids entering the septic tank and will result in the need for more frequent pumping.



Map your septic system here

For More Information

If you need to obtain a permit for a new or replacement septic system, or if you have questions about septic systems and their operation and maintenance, please contact your local health district.

Panhandle District Health Department
8500 N. Atlas Road
Hayden, ID 83835
208-415-5100

North Central District Health Department
215 10th Street
Lewiston, ID 83501
208-799-0353

Southwest District Health Department
920 Main Street
Caldwell, ID 83605
208-455-5400

Central District Health Department
707 N. Armstrong Place
Boise, ID 83704
208-327-7499

South Central District Health Department
1020 Washington Street North
Twin Falls, ID 83303
208-734-5900

Southeastern District Health Department
1901 Alvin Ricken Drive
Pocatello, ID 83201
208-239-5270

District 7 Health Department
254 "E" Street
Idaho Falls, ID 83402
208-523-5382