

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: CUP 26-015 Resolution Minerals RV Site - Addendum
MEETING DATE: September 3, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Resolution Minerals Limited, 105 Highland Ave, Hope ID 83636
PROPERTY OWNER: Reinhold Trager Trust & Sharon Trager Trust,
1611 Early View Dr, Anchorage AK 99504
AGENT: Eric Klepfer, 30959 N Riffle Rd, Spirit Lake ID 83869
LOCATION: 250 Westside Ave – Yellow Pine - School Addition Subdivision Lot 7
Block 1
in the SWSW Section 21, T.19N, R.8E, Boise Meridian, Valley
County, Idaho
SIZE 0.34-acres
REQUEST: RVs for Employee Housing
EXISTING LAND USE: Single-Family Residential Lot with 1 RV

Please refer to the Staff Report for August 13, 2026.

FINDINGS:

1. The applicant was unable to attend the public hearing on August 13, 2026.
2. The matter was tabled to September 3, 2026.
3. However, as two people had traveled from Yellow Pine to testify, the Commission allowed public testimony. Please see the meeting minutes (attached). The applicants are also able to view the testimony on the You-Tube recording of the meeting.
4. An email was sent to the applicant and the applicant's representative on August 14, 2026. This email stated that the matter was tabled, included the meeting recording website, and stated that the RV use by employees is not allowed to occur at the site until a conditional use permit is in effect.
5. Additional comments received since previous staff report was completed:

Ann Forster testified in opposition on August 13, 2026.

Nikki Saleen testified in opposition on August 13, 2006.

A petition in opposition, with 16 names, was submitted on August 10, 2026.

Candy and Willie Sullivan are opposed due to the lack of water availability, the septic system insufficiency, and lack of supervision at the site. (August 14, 2026)

Ann and Jeff Forster, 320 Westside Avenue, Yellow Pine, submitted pictures tacking August 14-15, 2026, showing five RVs on the site. She is concerned that the applicant will continue to comply with Valley County Code. The Commission should also consider whether the site has sufficient on-site parking to accommodate the employees and all associated vehicles without relying on neighboring properties of the U.S. Forest Service land for overflow parking. (August 15, 2026)

Phil Jensen and Merrill Saleen, Yellow Pine, submitted a request for code compliance investigation and inspection to determine whether the property's current use, occupancy, RV placement, structures, utilities, wastewater facilities, and site development comply with applicable requirements. (August 21, 2026)

ATTACHMENTS:

- Proposed Conditions of Approval
- DRAFT Relevant Portions of Meeting Minutes of August 13, 2026
- Additional Responses Received

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. Must comply with requirements of the Yellow Pine Water Users.

10. If allowed, campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
11. No parking or campsites allowed in the setback areas: 20 feet from the front and rear property lines; and 7 1/2-ft from the side property lines. *(previous CUPs for this type of use followed residential setbacks.)*
12. Snow must be stored on-site.
13. The site must be kept in a neat and orderly manner.
14. Shall post a sign with rules and phone number(s) to contact for emergencies or other issues.
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. The site address of 250 Westside Ave shall be posted at the driveway entrance in an area where it is visible year-round (i.e. not hidden by snow or plants). Numbers should be at least 3 ½ inches in height, contrast with their background, and be visible during both daytime and at night from the road.
23. Each RV Site 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.
24. 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.
25. This is not approval to use public lands for parking.
26. The maximum number of people at each camp site shall be _____.

END OF STAFF REPORT

Valley County Planning and Zoning Commission

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350

Ken Roberts, Chairman
Carrie Potter, Vice-Chair



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission
August 13, 2026
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 4:00 p.m.

A. OPEN: Meeting called to order at 4:10 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Schneider moved to approve the minutes of July 9, 2026. Commissioner Potter seconded the motion. Motion passed unanimously.

Chairman Roberts announced that tonight is Commissioner Schneider's last day on the Commission and presented her with a plaque of appreciation. Commissioners stated they appreciate Commissioner Schneider's commitment, preparedness, insightfulness, and fairness.

C. OLD BUSINESS:

- 1. VAR 26-005 Poulsen Setback Variance:** Marsha Poulsen is requesting a variance to relax the front yard setback from 30 feet as described on the Pelican Heights subdivision plat to 10 feet due to the slope of the property. The 2-acres site is Pelican Heights Subdivision Lot 5, addressed at 1497 Pine Ridge Drive, in the NESW Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from July 9, 2026.**

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Commissioner Mabe moved to remove VAR 26-005 Poulsen Setback Variance from the table. Commissioner Schneider seconded. Motion passed unanimously.

Director Herrick presented the staff report, displayed survey on the projector screen, and summarized the following exhibits:

Chairman Roberts opened the public hearing and asked for proponents, undecided, and opponent. No one testified.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Mabe stated the applicant has answered most questions within the staff report. A revised landscaping plan could be left to Staff approval. Commissioner Schneider and Commissioner Potter stated they were okay with that condition. Landscaping should include natural vegetation, grasses, and rocks in setback areas, maybe some trees or shrubs in south portion of parcel. Commissioners concurred that they do not want all the landscaping to be along Highway 55 as it would be removed when the highway width is expanded.

Commissioners would also like the applicant to submit a rendering of the building to Staff, including the colors of the building. Earth tones shall be required. The proposed glass doors, interior lighting, and resulting glow were discussed.

Any change in nature or scope would require a new conditional use permit either by this owner or a future property owner.

Commissioner Schneider moved to approve C.U.P. 26-014 Ore and Husk Office & Warehouse with the stated conditions.

COA: No outside storage.

COA: The building shall be constructed of natural earth colors.

COA: Revised landscape plan shall be submitted to Staff.

COA: Landscaping shall not block visibility at the Pearson Lane and Highway 55 intersection.

COA: No interior lighting in areas with windows or glass doors between 9 p.m. and 7 a.m.

Revised COA # 13: Landscaping shall be maintained. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles. ~~Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.~~ No berms allowed.

Revised COA # 17: No fencing.

Commissioner Mabe seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

4:58 p.m.

2. **CUP 26-015 Resolution Minerals RV Site:** Resolution Minerals Limited is requesting a conditional use permit to place RVs for use as employee housing. A total of six RVs would be connected to an existing septic system and public water and utilities. The 0.34-acre lot, addressed at 250 Westside Ave, is School Addition Subdivision Lot 7 Block 1 in the SWSW Section 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho. Action Item.

Neither the applicant nor a representative were present at 4:58 p.m. It is possible that the applicant was delayed due to the Highway 55 road closure. The item will be considered later during this meeting to give the applicant time to arrive.

Margie Schroeder of Schroeder Enterprises INC and Joseph Kowalczyk, the property owner, presented the request and responded to questions from Commissioners.

The variance is requested due to the long flag lot and the HOA requirement that all driveways be paved or concrete, not because the home is too large. The history and timing was presented. The property owners spent more than a year planning and developing the plans for the home. They were not aware of lot coverage change until completed building permit plans were submitted in June 2026. The proposed home, including the roof eaves, represents a 28% lot coverage. Adding the covered porches and patios would increase lot coverage to approximately 31%. The 3.594-ft long paved driveway would increase lot coverage to approximately 50%. The driveway is necessary.

Mr. Kowalczyk is a professional landscaper in the Boise Valley with over 25 years of experience in landscaping, grading, drainage, and storm water management. He understands firsthand the importance of properly managing water on a property and preventing runoff from negatively affecting neighboring properties. He has prepared a landscape and drainage plan for the lot. Director Herrick stated that if the variance is approved, such a plan would be approved by the Valley County Engineer prior to construction.

Chairman Roberts opened the public hearing and asked for proponents, undecided, and opponent. No one chose to testify.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners concurred that this is a unique issue due to the long flag lot. The lot was platted prior to approval of the ordinance changing the lot coverage definition.

Commissioner Schneider moved to recommend approval of VAR 26-007 Kowalczyk Lot Coverage Variance to the Board of County Commissioners. Commissioner Mabe seconded the motion. Motion passed unanimously.

This was a unanimous decision; therefore, the Valley County Board of County Commissioners are not required to have a public hearing prior to making a decision.

5:30 p.m.

5. **CUP 26-015 Resolution Minerals RV Site:** Resolution Minerals Limited is requesting a conditional use permit to place RVs for use as employee housing. A total of six RVs would be connected to an existing septic system and public water and utilities. The 0.34-acre lot, addressed at 250 Westside Ave, is School Addition Subdivision Lot 7 Block 1 in the SWSW Section 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho. Action Item.

The Commission discussed CUP 26-015. Neither the applicant nor a representative had arrived by 5:30 p.m. However, Chairman Roberts wished to accommodate those who have made the effort to come to the meeting and put their testimony on record. The applicant would be able to listen to the meeting recording.

Nikki Saleen, 555 Orchard Street, Yellow Pine, also submitted a letter in opposition. There is a lot of emotion of residents regarding the character of Yellow Pine. If approved, where would this type of use stop. There are multiple lots in Yellow Pine that have multiple RVs. This is not what she wants to see and appears to be a money grab at the expense of other residents. She questioned if the new water system will be able to support these additional people. Many septic tanks in Yellow Pine are old and not well maintained; Ms. Saleen has personal knowledge of the inadequacy of the septic system on the proposed site; she had an RV on this property previously and it was slow to drain.

Ann Forster, 320 Westside Ave, state Yellow Pine has been her primary residence since 2013. She lives two lots away from the proposed site. The applicant is already noncompliant. The use of the lot by the mining company has already increased traffic in the area. There are now seven electric units on the property. There were six RVs on the site in Spring 2026. Currently there are four RVs on the lot. There are also additional company and/or employee vehicles parked on U.S. Forest Service land across the road, including a large water truck and large trailer. She previously submitted an opposition letter; a petition in opposition has also been submitted.

Chairman Roberts stated this testimony will be part of the record for CUP 26-015.

Short break to 5:48 p.m.

- 6. CUP 26-017 West Mountain Aggregates Rock Pit:** West Mountain Aggregates LLC is requesting a conditional use permit to operate an existing rock pit. Operations would include extraction, crushing, screening, and sale of native rock and gravel to local construction and road-maintenance market. The operation would consist of a portable, contract-supplied crushing and screening plant during the daylight hours in the non-winter season. Access is from Red Ridge Road, Old Council Road, and West Mountain Road. The 242.90-acre parcel, RP17N02E110605, is in the SW ¼ Section 11, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the GIS map, and site on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Email chain from the applicant, Flying S Title and Escrow, and Valley County Staff regarding removal of the conservation easement shown on the Assessor Plats. This easement was vacated by a Court order. (October 28, 2025; October 29, 2025; August 11, 2026; August 12, 2026)
- **Exhibit 2** – Cody Janson, Parametrix and Valley County Engineer, commented on governing standards and permits, existing right-of-way and variances, roadway geometry and structural section, drainage and erosion control, traffic and haul-route information, and project generated improvements and County conditions. The letter was generated based upon questions the applicant had for the Valley County Engineer and Road Department concerning what improvements would be required for Old Council Road. (August 10, 2026)
- **Exhibit 3** – Ryan Waite, Idaho Department of Lands, stated the attached reclamation plan draft 3 is sufficient to cover IDL requirements, pending any comments from IDEQ, IDFG, or IDWR. (August 13, 2026)
- **Exhibit 4** – Amy Geppert is opposed to added gravel trucks in the Blackhawk Lake and West Mountain Road area. (August 12, 2026)
- **Exhibit 5** – Erin Ferguson, Blackhawk Lake, is opposed. (August 12, 2026)
- **Exhibit 6** – Shelley Lupher, Blackhawk Lake Estates, requested an expansion of the notification area. (August 12, 2026)
- **Exhibit 7** – Mike and Bronny Bowman, Blackhawk Lake Estates, are opposed to the additional noise and trucks. (August 12, 2026)
- **Exhibit 8** – Mark Lupher, JR., Blackhawk Lake POA President, is opposed to the lack of notification, to using Blackhawk Lake Drive for access, and to the increase in overweight vehicle traffic on West Mountain Road. (August 12, 2026)
- **Exhibit 9** – Nori and Behzad Cohan, Blackhawk Lake, are opposed. (August 12, 2026)
- **Exhibit 10** – Bill Geppert, 20 Woodduck Lane, is opposed to more mining trucks in the area. (August 12, 2026)
- **Exhibit 11** – Jeff Huang, Blackhawk Lake Estates, is opposed due to adverse impacts on

Water for the ponds was discussed. The applicant has 160 shares in Gold Fork Irrigation Company that may only be used for irrigation. The applicant proposes to deliver water to the ponds. Portion of the water would then be used for irrigation and stored for downstream use. Ponds would be lined thus not ground water fed. Chairman Roberts stated a discussion with the irrigation company will be necessary.

Chairman Roberts opened the public hearing. No one wished to testify on this matter.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners stated that mitigations have been noted. There is a need for gravel in Valley County. The phasing plan was appreciated, particularly the completion of one pond prior to the excavation of the next. Berms will address the landscaping issue. The applicant will be motivated to keep the site looking good. The dust mitigation plan was reviewed.

Commissioner Potter moved to approve C.U.P. 26-021 Gold Fork River Ranch Pond Borrow Sales & Reclamation with the stated conditions.

COA: Stockpiles of aggregate material shall not exceed a height of 8-ft above existing ground level. Stockpile shall be started on the western portion of the property and wrap to the east.

COA: Shall not start pond excavation until water rights are secured.

Commissioner Mabe seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

9:00 p.m.

11. The Commission revisited **CUP 26-015 Resolution Minerals RV Site** from earlier in the evening. No applicant or representative was present. Commissioner Mabe moved to table **CUP 26-015 Resolution Minerals RV Site** to September 3, 2026, at 4:00 p.m. Commissioner Potter seconded the motion. Motion passed unanimously.

9:03 p.m.

E. OTHER:

The agenda order was modified by Chairman Roberts to allow people who have been waiting to be heard next.

1. Appeal of Administrative Decision – V-1-17. Action Item

V-1-17 Setback Variance, approved in 2017 allowing a 10-foot building setback, was discussed by Commissioners and Staff. Per Valley County Code, an applicant has five years to act on an approved variance. V-1-17 was approved due to a water line easement and topographical features of Crown Point Subdivision # 2 Lot 15, addressed at 31 Robbins Drive. The property owner received a variance, a building permit, and constructed up to the property line. The property owners now wish to add onto the building and believe the 10-foot variance is still in effect for new construction. Director Herrick determined that V-1-17 has expired and new construction must meet the County's setbacks or obtain approval of a new variance. The proposed construction would not be in the same footprint. The property owner believes the variance was



PETITION OPPOSING CONDITIONAL USE PERMIT (CUP) 26-015

To: Valley County Planning & Zoning Commission and Valley County Board of Commissioners

Re: Conditional Use Permit (CUP) 26-015 – Resolution Minerals Employee RV Housing Site, 250 Westside Avenue, Yellow Pine, Idaho

We, the undersigned residents, property owners, and interested members of the Yellow Pine community, respectfully request that the Valley County Planning & Zoning Commission and the Valley County Board of Commissioners **deny Conditional Use Permit (CUP) 26-015**.

We believe the proposed employee RV housing development is incompatible with the surrounding residential neighborhood and does not adequately address its impacts on neighboring properties, public infrastructure, public safety, or the long-term character of Yellow Pine.

Our concerns include:

- The proposed residential density is inconsistent with the surrounding neighborhood.
- Employee RVs appear to have been placed on the property before approval of the requested Conditional Use Permit, and the County should determine whether the existing use complies with current zoning regulations before considering any expansion.
- The proposed operation has characteristics of a commercial employee housing or RV facility rather than private residential or recreational use.
- Increased traffic, limited on-site parking, commercial vehicles, and overflow parking create safety concerns for nearby residents and children.
- Additional long-term residents will increase demands on Yellow Pine's limited water, wastewater, sanitation, and other public infrastructure.
- The proposal will increase noise, visual impacts, and reduce the residential and rural character of the neighborhood.
- Approval of this application could establish a precedent encouraging similar high-density workforce housing developments on residential parcels throughout Yellow Pine.

We recognize that workforce housing is an important issue. However, housing solutions should be located and designed in a manner that protects existing residential neighborhoods and complies with Valley County's land use regulations.

We respectfully request that Valley County:

1. Deny Conditional Use Permit (CUP) 26-015.

2. Require compliance with all applicable zoning regulations before considering any future application for this property.
3. Protect the residential character of Yellow Pine by ensuring future development is compatible with surrounding neighborhoods and supported by adequate infrastructure.

By signing below, we respectfully ask the Planning & Zoning Commission and the Valley County Board of Commissioners to carefully consider the concerns of local residents and property owners when making their decision.

	Printed Name	Signature	Property Address or Mailing Address	Date
1.	Bryan Marciniak	<i>[Signature]</i>	7274 E. SHIELDS DR. Nampa, ID 83687	7/25/26
2.	Cassie Marciniak	<i>[Signature]</i>	7274 E Shields Dr. Nampa ID 83687	7/25/26
3.	Jacqueline Sullivan	<i>[Signature]</i>	2913 Chester Ln. Caldwell, ID 83605	07/25/2026
4.	Shawna	<i>[Signature]</i>	Shawnisey Sullivan 2913 Chester Ln. Caldwell ID 83605	7/25/26
5.	Willie Sullivan	<i>[Signature]</i>	P.O. Box 61 Yellow Pine ID 83677	7/27/26
6.	CANDACE Sullivan	<i>[Signature]</i>	P.O. Box 61 Yellow Pine, ID 83677	7/27/26
7.	RICHARD FORSTER	<i>[Signature]</i>	3550 N. LAKE SHORE DR. #1028, CHICAGO, IL 60657	7/29/26
8.	Kalie Schleicher	<i>[Signature]</i>	13646 G. Bach Ave Nampa ID 83651	
9.	Joseph Schleicher	<i>[Signature]</i>	13648 S. Bach Ave. Nampa ID 83651	
10.	Chris Niebrand	<i>[Signature]</i>	714 Hucklebury Rd. Yellow Pine ID 83677	7/31/26
11.	Kathryn A Denton	<i>[Signature]</i>	1709 S Euclid Ave Boise, ID 83725	7/31/26
12.	MARC A. AUTH	<i>[Signature]</i>	1709 S. EUCLID AVE Boise, ID 83725	7/31/26
13.	GARY NIEBRAND	<i>[Signature]</i>	714 HUCKLEBERRY YP ID 83677	7/31/26
14.	Mike McDermott	<i>[Signature]</i>	547 Ochava YP	7/31/26
15.	Mervill & Nikki Salen	<i>[Signature]</i>	555 O-land St. YP.	8/2/26

From: Willie Sullivan <[REDACTED]>
Sent: Friday, August 14, 2026 11:43 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Resolution trailer CUP

We had hoped to attend the hearing Thursday but due to the road closure was unable to come.

Our concern is based on the lack of water availability and septic system insufficiency and further, the lack of supervision at these sites.

Currently there are two additional properties in Yellow Pine that are now housing trailers or are preparing to house trailers. Perpetua has followed the rules and protocols for the properties they are utilizing in the Village and have made a genuine effort to communicate with the citizens. To date, we have had no such communication from Resolution and no attempt to interact with community leadership.

They have closed access to the Golden Gate road in conjunction with the USFS with no input from the community. I realize this issue is not part of the Planning and Zoning process but we mention it as an example of lack of communication and concern for the Yellow Pine community.

We urge you to deny this request at least until further information about Resolution's overall plan for housing it's work force and the potential utilization of additional lirs in the Village.

Thank you for you consideration. Hopefully this letter can be submitted due to the highway closures.

Sincerely,
Candy and Willie Sullivan

August 15, 2026

To: Valley County Planning & Zoning Commission

Cc: Valley County Board of Commissioners

Re: Conditional Use Permit 26-015 – Resolution Minerals Employee RV Housing, 250 Westside Avenue, Yellow Pine, Idaho

Dear Members of the Valley County Planning & Zoning Commission:

I am writing regarding the August 13, 2026, Planning & Zoning hearing concerning Conditional Use Permit (CUP) 26-015 for the proposed Resolution Minerals employee RV housing site at 250 Westside Avenue in Yellow Pine.

I would first like to thank the Commission for allowing another Yellow Pine property owner and me to present our opposition to the proposed CUP. We traveled from Yellow Pine specifically to attend the hearing and appreciated the opportunity to present our concerns. We also understand that Resolution Minerals was not present to provide its position or respond to the issues raised. We appreciate that the Commission nevertheless allowed us to be heard.

After presenting our statements, we left the courthouse during the Commission's break between hearings. When I returned to Yellow Pine, I observed additional RVs on the 250 Westside Avenue property. Photographs taken August 14–15, 2026, are attached for reference. As shown in the photographs, five RVs are now visible on the property. The large flatbed gooseneck trailer also remains parked across the street on Boise National Forest property.

I am also concerned that if the applicant continues not to appear at scheduled Planning & Zoning hearings, without providing notice that it will be unable to attend, there may be a continued lack of compliance with Valley County Planning & Zoning requirements while CUP 26-015 remains pending. Of particular concern is that additional RVs were placed on the property immediately following the August 13, 2026, hearing, at which Resolution Minerals was not present and did not indicate that it would be unable to attend. The timing of this activity raises a reasonable concern that the property may continue to be used or modified without regard to the County's applicable regulations while the CUP is still under consideration. I believe the Commission should consider whether the current use and any further additions to the site are in compliance with Valley County regulations and what steps, if any, are appropriate to ensure compliance while the application remains pending.

I understand that CUP 26-015 has now been tabled and will be considered at a future hearing scheduled for September 3, 2026, after 4:00 p.m. I appreciate the opportunity for the Commission to further consider the concerns raised regarding the proposed use of the property.

The presence of five RVs on the property, along with the continued parking of the large trailer and other items on adjacent Boise National Forest property, raises questions that I believe should be addressed as part of the Commission's consideration of the CUP.

Another important consideration is the nature of the population currently occupying the site. The individuals staying in the RVs are Resolution Minerals employees and represent a transient workforce rather than permanent residents of the property. Because employees are working mine shifts, the occupants are not necessarily arriving and departing on a consistent daytime schedule. Shift changes can result in employees coming and going at various times, with vehicles and RV occupants changing as work schedules change.

This distinction is important when considering the potential impacts of the proposed use on a small residential community such as Yellow Pine. The Commission should consider not only the number of RVs that may be located on the property, but also the number of employees and privately owned vehicles associated with those RVs, the frequency with which occupants may change, and the resulting traffic and parking activity associated with ongoing shift changes.

In particular, I believe the Commission should consider whether the proposed site has sufficient on-site parking to accommodate the employees, their personal vehicles, visitors, and any other vehicles associated with the operation without relying on neighboring properties or Boise National Forest land for overflow parking.

A second issue concerns the parking of vehicles, trailers, and large equipment on the adjacent Boise National Forest property. This concern was raised during the August 13 hearing, and the large trailer remains in that location. If the proposed operation requires more parking than can be accommodated on the applicant's property, I believe the resulting overflow parking should be considered as part of the Commission's evaluation of the CUP.

Accordingly, I believe the following issues should be considered by the Commission as it reviews CUP 26-015:

1. Whether the current placement and occupancy of five RVs and their privately owned vehicles on the property is compliant with Valley County regulations while the CUP remains pending.
2. Whether the proposed use adequately accounts for the transient nature of the Resolution Minerals workforce and the ongoing changes in occupants resulting from employee shift schedules.
3. Whether the property has sufficient on-site parking for employees, privately owned vehicles, visitors, and other vehicles associated with the proposed use.
4. What conditions, including requirements for adequate on-site parking, should be considered as part of any approval of CUP 26-015.
5. How the existing parking of the large trailer and any other vehicles or equipment on Boise National Forest property should be addressed.
6. Whether adequate on-site parking should be required so that the proposed operation does not depend on adjacent public or private property for overflow parking.
7. If the current use or parking arrangement is not compliant, what steps should be taken while the CUP remains under consideration.

I also want to make the Commission aware that other Yellow Pine residents will be attending the September 3, 2026, hearing to present their opposition and concerns regarding the proposed CUP. We believe it is important that the Commission hear directly from residents who live in the community and may be affected by the proposed use.

Thank you for your consideration and for allowing us the opportunity to participate in this process. We appreciate the Commission's continued consideration of the concerns raised by Yellow Pine residents and look forward to participating in the September 3 hearing.

Respectfully,

Ann Forster

Jeff Forster
320 Westside Avenue
Yellow Pine, Idaho 83677

PHOTOGRAPHIC EXHIBITS

CUP 26-015 – 250 Westside Avenue, Yellow Pine, Idaho

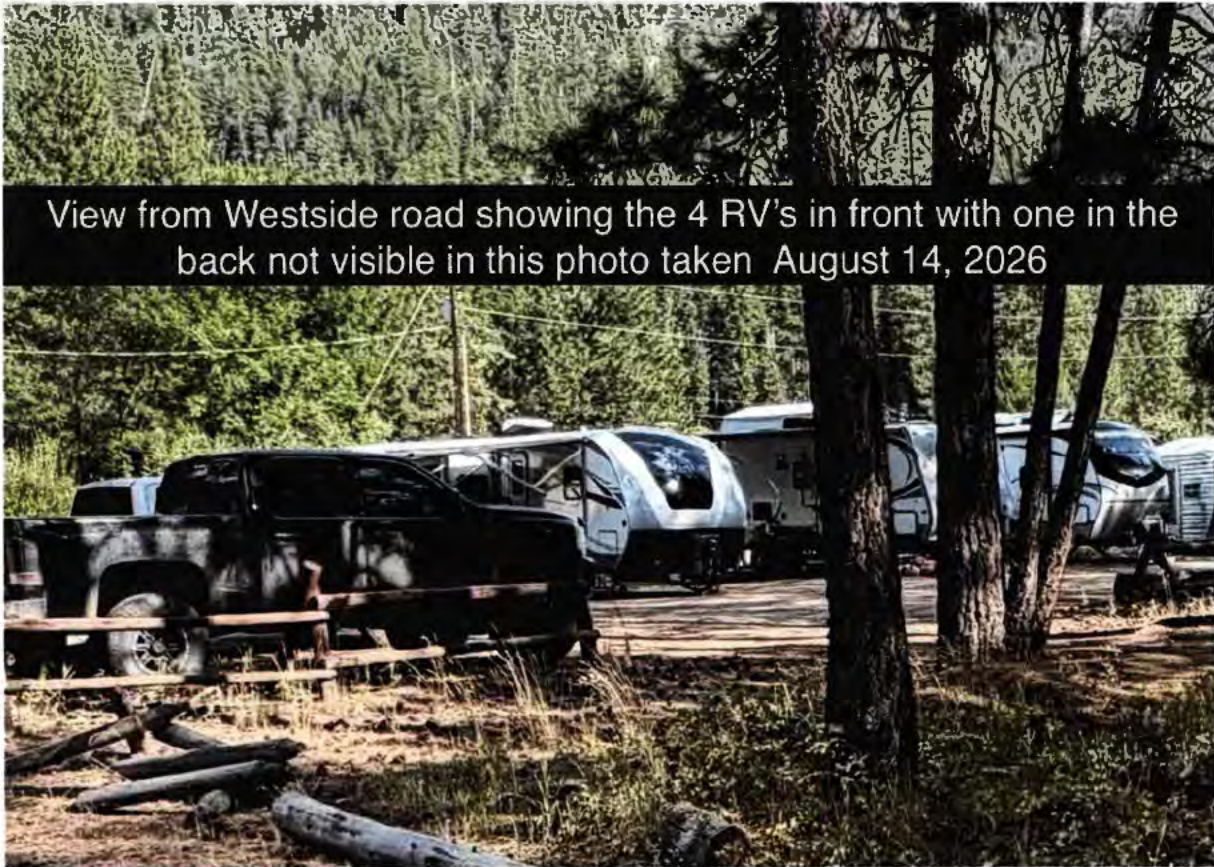


Exhibit 1 – View from Westside Road showing four RVs in front, with a fifth RV positioned farther back and not visible in this photograph. Photograph taken August 14, 2026.



View from Jason Wirth's front porch
135 Ellison Street Yellow Pine, ID 83677

Photo taken August 15, 2026

Exhibit 2 – View from Jason Wirth's front porch, 135 Ellison Street, Yellow Pine, Idaho. Photograph taken August 15, 2026.



View from Jason Wirth's front door and deck
photo taken August 15, 2026

*Exhibit 3 – View from Jason Wirth's front door and deck showing the RVs located on the 250 Westside Avenue property.
Photograph taken August 15, 2026.*



View from Jason Wirth's front yard
Note the container as well as 5 RV's now on the property.
Photo taken August 15, 2026

Exhibit 4 – View from Jason Wirth's front yard. The photograph shows five RVs on the property and a container. Photograph taken August 15, 2026.



Exhibit 5 – View from the Boise National Forest side. The photograph shows the large trailer parked on forest property, as well as a portable toilet and container visible in the area. Photograph taken before additional RV's were placed on the property prior to August 13, 2026.

August 21, 2026



EXECUTIVE SUMMARY

REQUEST FOR CODE-COMPLIANCE INVESTIGATION AND INSPECTION

Property: 250 Westside Ave., Yellow Pine, Idaho

Subdivision: School Addition Subdivision, Lot 7, Block 1

PURPOSE

This document requests that Valley County conduct an objective, on-site investigation and code-compliance inspection of the above-referenced property.

The purpose is to determine whether the property's **current use, occupancy, RV placement, structures, utilities, wastewater facilities, and site development** comply with applicable Valley County zoning, land-use, building, sanitation, and other regulatory requirements.

AREAS REQUESTED FOR REVIEW

The investigation should, as applicable, address:

- **Zoning and land use:** Determine whether the current use of the property is permitted under its zoning classification and consistent with applicable approvals.
- **RV use and occupancy:** Determine whether the number, placement, and residential use of recreational vehicles comply with County requirements.
- **Septic and wastewater:** Verify that the wastewater/septic system is approved and adequate for the property's actual use and occupancy.
- **Structures and improvements:** Determine whether buildings, additions, accessory structures, conversions, and other improvements have required permits and approvals.
- **Utilities:** Review electrical, plumbing, water, sewer, and related installations for required permits and compliance.
- **Occupancy:** Determine whether the property's actual residential or other occupancy complies with applicable regulations.
- **Site development:** Review RV placement, parking, access, utilities, structures, and other site improvements for compliance.
- **Permits and approvals:** Identify required permits, licenses, conditional-use approvals, variances, or other authorizations and verify their status.

REQUESTED COUNTY ACTION

Following the investigation, Valley County is respectfully requested to provide an objective determination of:

1. The applicable zoning classification and permitted uses.
2. Whether the property's current use and occupancy comply with applicable requirements.
3. Whether RV use and placement comply with County regulations.
4. Whether the existing wastewater facilities are approved and adequate.
5. Whether required permits and approvals have been obtained.
6. Whether any code violations or compliance deficiencies are identified.
7. What corrective action, if any, is required to achieve compliance.

BASIS FOR THE REQUEST

The requested inspection is intended to establish the **actual conditions and use of the property** and compare those conditions with the requirements applicable to the property.

This is a request for an **objective regulatory determination by the appropriate Valley County officials**, based upon current site conditions, County records, permits and approvals, and applicable law and regulations.

Property: 250 Westside Ave., Yellow Pine, Idaho
School Addition Subdivision — Lot 7, Block 1

Submitted to: Valley County, Idaho

Date: 8/21/26

Submitted by: Phil Jensen and Merrill Saleen

August 21, 2026

DETAILED REQUEST FOR CODE-COMPLIANCE INVESTIGATION AND INSPECTION

Property:

**250 Westside Ave.
Yellow Pine, Idaho
School Addition Subdivision, Lot 7, Block 1**

PURPOSE

This document requests that Valley County conduct a formal code-compliance investigation and inspection of the above-referenced property.

The requested investigation is intended to determine whether the current use and development of the property comply with applicable Valley County zoning, land-use, building, sanitation, wastewater, occupancy, and other applicable regulations.

The request is for an objective inspection and determination by the appropriate Valley County officials based upon the property's actual use, physical conditions, permits, approvals, and applicable code requirements.

REQUESTED INVESTIGATION

The County is respectfully requested to investigate and document the following matters, as applicable:

1. Property Use and Zoning Compliance

Determine whether the current use of the property is permitted under the applicable zoning classification and whether the property's present use is consistent with any applicable conditional-use approvals, special-use approvals, variances, or other land-use authorizations.

2. RV and Recreational Vehicle Use

Determine whether the number, placement, occupancy, and use of recreational vehicles on the property comply with applicable County regulations.

This should include determining whether RVs are being used for temporary or permanent residential occupancy and whether such use requires permits, approvals, or compliance with additional standards.

3. Septic and Wastewater Requirements

Determine whether the property's current occupancy and use are adequately served by an approved wastewater/septic system.

The investigation should include verification that the wastewater system is appropriately sized and approved for the actual number of occupants, dwelling units, RVs, or other uses currently occurring on the property.

4. Building and Structural Compliance

Determine whether any structures, additions, conversions, accessory structures, or other improvements located on the property were constructed, installed, converted, or occupied in compliance with applicable County requirements.

Where appropriate, verify whether required building permits or other approvals were obtained.

5. Electrical, Plumbing, and Utility Systems

Determine whether electrical, plumbing, water, sewer, and other utility installations associated with the current use comply with applicable requirements and whether required permits or inspections were obtained.

6. Occupancy

Determine the nature and extent of residential or other occupancy occurring on the property and whether such occupancy complies with applicable zoning, building, sanitation, and land-use requirements.

7. Property Development and Site Conditions

Determine whether the current development of the property—including RV placement, structures, parking, utilities, access, and other improvements—complies with applicable site-development requirements.

8. Required Permits and Approvals

Identify any permits, licenses, conditional-use approvals, variances, or other governmental authorizations that are required for the current use and determine whether those approvals have been obtained and remain valid.

REQUEST FOR COUNTY DETERMINATION

Following its investigation, Valley County is respectfully requested to determine:

1. The zoning classification applicable to the property.
2. The legally permitted uses of the property.
3. Whether the current use complies with applicable zoning and land-use regulations.
4. Whether the current RV occupancy and placement comply with applicable requirements.
5. Whether the existing septic/wastewater facilities are approved and adequate for the current use and occupancy.
6. Whether structures and improvements have received all required permits and approvals.
7. Whether any code violations or other compliance issues are identified.
8. What corrective action, if any, is required to bring the property into compliance.

REQUEST FOR INSPECTION AND DOCUMENT REVIEW

The appropriate Valley County departments are respectfully requested to conduct an on-site inspection and review the County's records concerning the property, including applicable zoning records, permits, site plans, conditional-use approvals, septic/wastewater approvals, building permits, and inspection records.

The purpose of the inspection is to establish the property's actual conditions and compare those conditions with the requirements applicable to the property.

If deficiencies or violations are identified, the County is requested to document the applicable code provisions and identify the corrective measures required for compliance.

GOOD-FAITH REQUEST

This request is made in good faith for the purpose of obtaining an objective determination of whether the property is being used and maintained in compliance with applicable Valley County requirements.

The requested investigation should be based upon the property's current physical conditions, actual use and occupancy, applicable permits and approvals, and the regulations in effect for the property.

Property: 250 Westside Ave., Yellow Pine, Idaho

Subdivision: School Addition Subdivision

Lot: 7

Block: 1

Submitted to: Valley County, Idaho

Subject: Request for Code-Compliance Investigation and Inspection

Date: _____ 8/21/2026 _____

Submitted by: __ Phil Jensen and Merrill Saleen _____

Signature: /s/ Phil Jensen /s/ Merrill Saleen