Perpetua Resources
IDAHO INC.

702 W Idaho Street, Ste 200
Boise, ID 83702
(208) 424-8800

PerpetuaResources.com

September 28, 2026

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

Re: Conditional Use Permit for Outdoor Storage Use on Valley County Parcel RP16N03E262405

Dear Cynda:

We write to request a conditional use permit for outdoor storage use of 15.5 acres of a larger 80-acre property located off State Highway 55 on Loomis Lane (Valley County Parcel no. RP16N03E262405). The property is currently used by Kendra and Colton Brown as irrigated agricultural land and is adjacent to the Browns' existing laydown yard to the east on Loomis Lane. The requested CUP will allow the 15.5-acre site (the "**Site**") to be leased by Perpetua to be used as temporary outdoor storage and laydown, modular office structure, and parking in connection with its mining operations but may also be used in the future as a storage or laydown area for other area businesses. The intent is for the Site to begin grading activities late this fall or early winter upon approval by the County.

Site Plan and Use

The Site amounts to about 19% of the overall property and will be used for storage of equipment and materials plus a modular office and long-term vehicle parking. The Site will be graded and landscaped according to the plans attached to this application. Two groves of trees on the southeast and southwest of the property will provide a visual buffer between the Site and adjacent property owners. Along the eastern and northern edges, the Site plan includes planting trees for additional landscaping and buffering. The western portion of the property will remain in active agricultural use by the Browns.

The parking lot includes spaces for about 180 total vehicles. It is not a day use lot but instead a long-term storage area for vehicles of miners during the course of their shifts up at the Stibnite mine. Mine employees will arrive at the parking lot with their personal vehicles, park, and be shuttled to the Stibnite mine for a shift lasting around 14 days (14 on, 14 off). During the shift, workers will not return to these vehicles; they will return only after the shift is over. With shuttles for transporting about 10 miners each, a conservative average daily trip estimate is 41 one-way vehicle movements per day. This shuttle setup reduces vehicle trips on Loomis Lane as well as on other area roads, including Warm Lake Road up to the mine. In addition to the parking lot, some traffic will be generated by the storage and laydown use. An exact trips figure is difficult to determine though it will likely be less than the workforce shuttle program.

Criteria for Approval

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

First, the use will increase the value of privately owned property. The new commercial use is needed for growing businesses in the area, improving its market value. The site will also be enhanced with better grading, drainage, and streetside landscaping.

Second, the use will have no undue adverse impact on the environment. Most of the property will remain as irrigated agricultural land while the proposed storage area will follow best practices for site drainage and dust mitigation, minimizing effects on neighboring properties and the environment. No natural resources will be impacted by the proposed use. Instead, it will be converting less productive agricultural ground to an in-demand commercial use.

Third, the use will have no undue adverse impact on adjoining properties. In addition to runoff controls using drainage management, the project will adhere to property setbacks and will include fencing with privacy slats to limit visibility of the use. No residential uses abut the site and the property to the south will be buffered visually by the grove of trees that will remain on site. Landscaping includes evergreens along Loomis Lane to further screen the use from other property owners and along the eastern edge of the property where it borders the southern neighbor's driveway. Fencing will prevent livestock on other properties from wandering onto the site.

Fourth, the use will have no undue adverse impact on governmental services. The use requires little infrastructure, with only an extension of power necessary to run minimal lighting on the site. Water for landscaping materials will be provided via fresh water truck or mobile water trailer. Roads are currently adequate to serve this use and no new roads are proposed. The property will comply with fire department recommendations for reducing fire danger. The modular office will likely have a portable toilet facility for use by employees in the modular office.

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

Chapter 3 Property Rights	Project allows a more efficient use of land for a needed storage use that promotes the public welfare of Valley County.
Chapter 4 Natural Resources	The project will have no impacts to sensitive environmental areas.
Chapter 5 Hazardous Areas	The proposed expansion does not include any known hazardous areas. The use will adhere to fire department requirements and use fire mitigation best practices to ensure public safety.
Chapter 9 Economic Development	This project will support area businesses and allow an in-demand use on the site, promoting economic growth in the county. It will also facilitate job growth in the natural resources and mining industry, one of the highest wage industries as indicated on page 69 of the Comprehensive Plan.
Chapter 13 Land Use	This project allows a new use of a property where utilities are already present and in an area that is already developed, not where natural resources will be impacted. Associated improvements will improve the value of the property.

Conditional Use Permit Standards: 9-5-3

The proposed laydown and storage use meets the general standards applicable to commercial uses. The use involves mainly site grading and gravel placement. Only one office trailer with wheels and

no permanent foundation will be placed on site, well outside of required structure setbacks from Loomis Lane. The site has direct frontage on a public road and does not have any frontage on Highway 55. All potential impacts are addressed in the project application form's impact report section.

Site Improvements: 9-5A-1 et. seq.

The application meets the requirements of the Site Improvements section of Code. The preliminary site grading plan shows existing site topography and specifications for materials and their placement as necessary to complete the work. The project's use of gravel to stabilize soil and reduce the amount of dust generated from vehicles on the site is a best practice and will be reviewed by the county engineer prior to initiation of grading or use, as will the stormwater management plan.

The site plan includes two access points to Loomis Road and approximately 180 total parking spaces. The driveways to the site will be compacted gravel similar to the parking and laydown use areas.

The project includes a landscaping area along Loomis Lane and the eastern boundary to screen the laydown use from the public right-of-way and adjoining property. Most of the property's 80 acres will remain agricultural ground cover and groves of existing trees constitute another approximately 12 acres. In all, landscaping exceeds requirements for the lot. Added landscaping improvements will be maintained by Perpetua. Fencing will comply with Code and provide security and privacy. Sufficient utilities already exist on site and the site will not require any additional utilities.

Performance Standards: 9-5B-1 et. seq.

The application meets the required performance standards under Sections 9-5B-1 *et. seq.* The storage use will not produce any objectionable noises consistent with 9-5B-1, nor is the noise in any noise sensitive areas. Proposed lighting will be pointed downward and compatible with dark sky standards consistent with 9-5B-2. The use does not produce electrical interference or emissions in accordance with 9-5B-3 and 9-5B-4. The site's grading and maintenance activities will ensure fugitive dust is contained consistent with 9-5B-5. Open storage will be set back and screened from the roadway by landscaping and fencing such that it will not be visible from the public right-of-way consistent with 9-5B-6. Fire mitigation will be provided consistent with fire code and fire district recommendations per 9-5B-7.

CUP Commercial Use Standards: 9-5F-1

The application meets the required CUP commercial use standards under 9-5F-1 *et. seq.* The lot exceeds the 75-foot frontage requirement. The laydown yard does not front Highway 55, and the site will meet other setback requirements. The site will include approximately 180 total parking spaces.

Road and Bridge Department

The Applicant recently met with the Road and Bridge Department. We understand the roads in this area were included within the traffic impact study of the McGregor Subdivision, approved by Valley County in 2024. The traffic impact study indicated in 2028 under no build conditions, a southbound right turn lane was warranted at the intersection of Old State Road and State Highway 55. We will continue to work with the Road and Bridge Department on necessary road improvements after zoning approval.

Conclusion

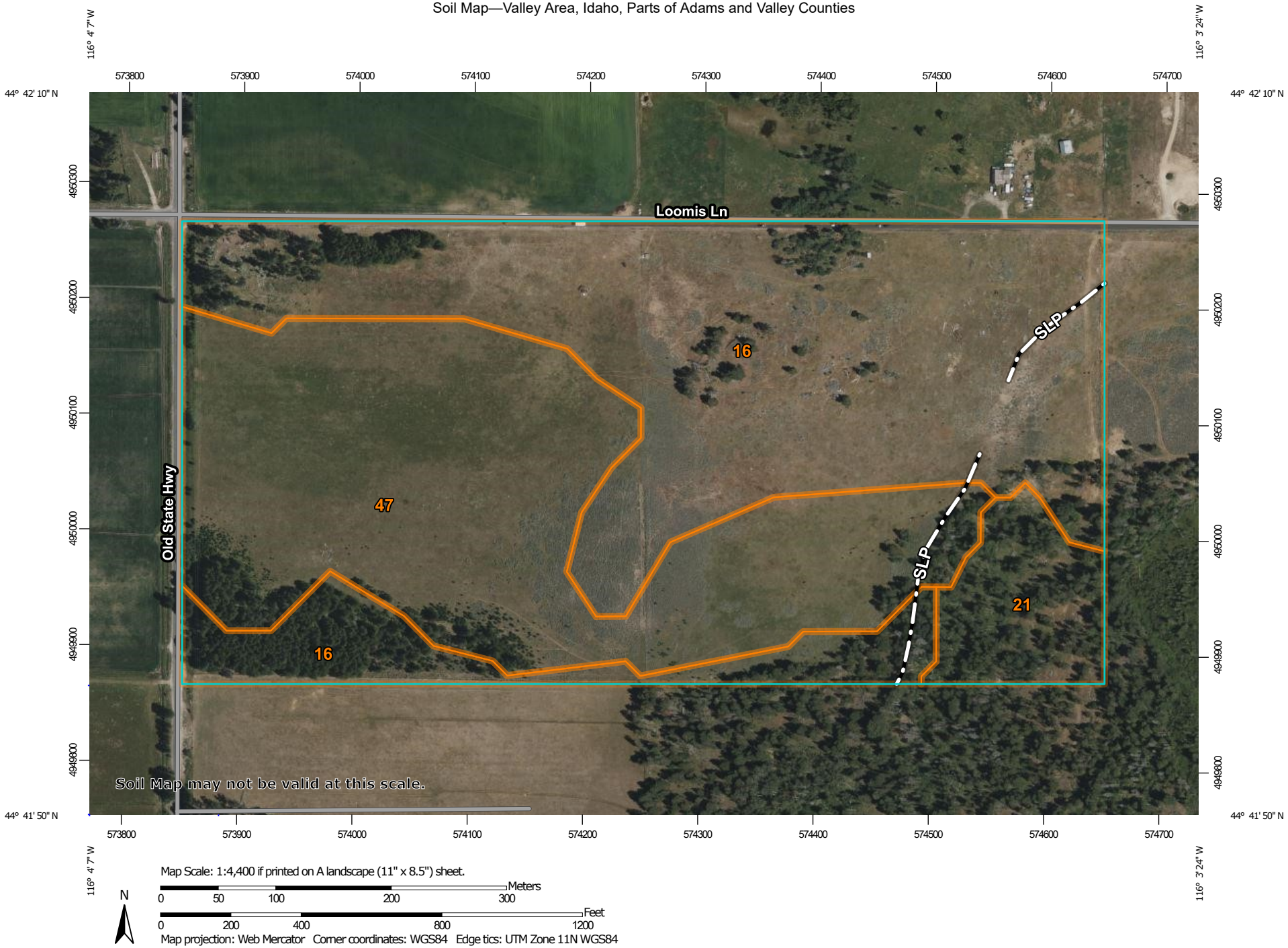
As described in this letter, the proposed use complies with all applicable Code provisions. We ask for approval of the requested conditional use permit to allow outdoor storage use of the property. If you have any questions, please feel free to contact me.

Sincerely,

Belinda Provancher
Community Relations Manager

300 Foot Notice List for Parcel RP16N03E262405				
State	**County**	**Parcel**	**Primary Owner**	**Owner Address**
ID	Valley	RP16N03E234806	ELISON TAD	2811 S 1050 E HAGERMAN ID 83332
ID	Valley	RP16N03E238421	KNIFE RIVER CORPORATION	5450 W GOWEN RD BOISE ID 83709
ID	Valley	RP16N03E260605	BROWN COLTON S	PO BOX 606 DONNELLY ID 83615
ID	Valley	RP16N03E227206	NEEDLES VIEW RANCH LLC	PO BOX 42 DONNELLY ID 83615
ID	Valley	RP16N03E262405	BROWN COLTON S	PO BOX 606 DONNELLY ID 83615
ID	Valley	RP16N03E260835	STONE MAHONEY TERESA ANN	13502 E 26TH AVE SPOKANE VALLEY WA 99216
ID	Valley	LR16N03E260665	STONE MAHONEY TERESA ANN	13502 E 26TH AVE SPOKANE VALLEY WA 99216
ID	Valley	RP16N03E263604	GROVES FAMILY LLC	PO BOX 1001 DONNELLY ID 83615
ID	Valley	RP16N03E233005	NEEDLES VIEW RANCH LLC	PO BOX 42 DONNELLY ID 83615
ID	Valley	RP16N03E270005	GROVES FAMILY LLC	PO BOX 1001 DONNELLY ID 83615

Soil Map—Valley Area, Idaho, Parts of Adams and Valley Counties



Map Scale: 1:4,400 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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

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

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Valley Area, Idaho, Parts of Adams and Valley Counties
Survey Area Data: Version 23, Aug 27, 2025

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

Date(s) aerial images were photographed: Jul 25, 2020—Jul 26, 2020

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Donnel sandy loam, 0 to 2 percent slopes	42.5	53.5%
21	Duston sandy loam, 2 to 4 percent slopes	4.9	6.1%
47	Roseberry coarse sandy loam, occasionally flooded	32.1	40.4%
Totals for Area of Interest		**79.4**	**100.0%**

Valley County Planning and Zoning

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

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

DISCLAIMER

Pre-application meetings with Valley County Staff are required prior to submitting an application.

Please note that information provided in a pre-application meeting or over the phone does not guarantee approval by either the Planning and Zoning Commission nor the Valley County Board of Commissioners. Planning and Zoning staff cannot give you legal advice. You should seek the advice of an attorney if you have specific legal questions regarding the sufficiency of your application.

Sincerely,

Cynda Herrick, AICP, CFM
Planning and Zoning Director

Valley County Code:

9-5H-1: PREAPPLICATION CONFERENCE:

A. Conference Required: Prior to the formal filing of an application, the applicant shall confer with the administrator or staff to obtain proper forms, information, and guidance.

B. Familiarity With Standards, Goals And Objectives: The applicant shall familiarize himself with the standards of this title, the goals and objectives of the comprehensive plan, and review procedure and submittal requirements, which will affect the proposal.

C. Meeting At Site Or Other Investigations: The preapplication conference may include a meeting at the proposed site and other investigations deemed necessary by the administrator or staff.

Conditional Use Permit Process

☐ **Pre-Application Conference with PZ Director Required – 208-382-7115.**

☐ **Contact Road & Bridge Director for pre-application appointment – 208-382-7195.**

☐ **Submit Application**

- **Deadline is 45 days prior to a PZ Commission meeting.**
- **Proposals within an impact area must be submitted 60 days prior to a public hearing date to meet requirements in VCC Title 7**
- **Public Hearings are typically held on the 2nd Thursday of every month, starting at 6:00 p.m.**

☐ **Staff will review, place on agenda, and notice.**

☐ **PZ Staff prepares a Staff Report.**

☐ **Public Hearing:**

- Staff Report to Commissioners, Exhibits, and Questions for Staff
- Presentation by Applicant
- Testimony of Proponents.
- Testimony of Undecided
- Testimony of Opponents
- Rebuttal by the Applicant
- If new information is provided, must reopen for other testimony.
- The public hearing is closed for Commissioner deliberation
- Commissions approve a motion or table to a future date for more information.
- There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

Valley County Planning and Zoning Department

700 S. Main ST | PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115

Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT ☐ *Check #*_____ *or* ☐ *Cash or* ☒ *Card*

FILE # CUP 26-027 FEE $ 250

ACCEPTED BY Wanda Watts DEPOSIT —

CROSS REFERENCE FILE(S): _____ DATE 9/28/24

PROPOSED USE: Daycare Yard

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

Applicant's Signature: _____ **Date:** 9/28/24

By signing, you are agreeing to allow County staff to inspect the property identified in the application.

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

- ☒ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☒ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☒ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☒ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☒ A **lighting plan**.
- ☒ **Names and addresses of property owners within 300 feet of the property lines.** Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required. Staff may notice more than 300 feet based on adjacent ownership and potential for impacts.
- ☐ **Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☐ **A Development Agreement may be required**. Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

We recommend you review the Valley County Code online at www.co.valley.id.us or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

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

Date of Pre-Application Meeting with Staff: 9/23/26

Staff Name(s): Lori Hunter

CONTACT INFORMATION

APPLICANT Belinda Provancher / Perpetua Resources Idaho, Inc. PHONE 208-901-3121

Owner ☐ Purchaser ☐ Lessee ☒ Renter ☐

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

EMAIL Belinda.Provancher@Perpetua.us

PROPERTY OWNER Colt and Kendra Brown

MAILING ADDRESS PO Box 606, Donnelly, ID ZIP 83615

EMAIL

AGENT / REPRESENTATIVE Danielle Strollo / Givens Pursley LLP PHONE 208-388-1288

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

EMAIL dms@givenspursley.com

CONTACT PERSON (if different from above)

MAILING ADDRESS ZIP

EMAIL PHONE

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY Loomis Lane and Highway 55

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

TAX PARCEL NUMBER(S) *RP* 16N03E262405

Quarter N/2 NW/4 Section 26 Township 16N Range 3E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐
2. SIZE OF PROPERTY 80 Acres ☒ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
   Primarily existing agricultural use with central-pivot irrigation system. No existing structures on the property. Trees in the southwest and southeast corners.
4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: None.
5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
   - North: Vacant agricultural and rural land
   - South: Grazing land and timber area
   - East: Storage yard and timber area
   - West: Grazing land

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: Temporary office trailer structure proposed.

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

Number of Proposed Structures: 1 Number of Existing Structures: N/A

Proposed Gross Square Feet		Existing Gross Square Feet	
1st Floor	200 sq ft	1st Floor	
2nd Floor		2nd Floor	
Total	200 sq ft	Total	

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

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

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

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A

8d. DENSITY OF DWELLING UNITS PER ACRE: N/A

9. SITE DESIGN:

Percentage of site devoted to building coverage: 0%

Percentage of site devoted to landscaping: 15%

Percentage of site devoted to roads or driveways: 5%

Percentage of site devoted to other uses: 80%, describe: agricultural and long-term parking

Total: 100%

10. PARKING (If applicable):

		Office Use Only
a. Handicapped spaces proposed:	N/A	Handicapped spaces required:
b. Parking spaces proposed:	180	Parking spaces required:
c. Number of compact spaces proposed:	N/A	Number of compact spaces allowed:
d. Restricted parking spaces proposed:	N/A	
e. Are you proposing off-site parking:	None.	

11. SETBACKS:

	BUILDING Proposed	Office Use Only Required	PARKING Proposed	Office Use Only Required
Front	N/A		> 50 ft	
Rear	N/A		> 50 ft	
Side	N/A		> 50 ft	
Side Street	N/A		> 50 ft	

12. ROADS USED TO ACCESS SITE:

Describe how the site will be accessed: The site will have two access points directly onto Loomis Lane.

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

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

Primarily heavy truck traffic? Yes ☐ No ☐ Combination ☒

Anticipated Trip Generation by passenger vehicles: 41 ADT Per Day ☒ Per Week ☐

Anticipated Trip Generation by heavy equipment: unknown Per Day ☒ Per Week ☐

The rates shown are recommended for general traffic estimation. Trip generation rates are subject to approval by the Valley County Engineer. Source: ITE – Trip Generation Manual

Roadway capacities and Levels of Service shall be evaluated according to the recommendation of the Transportation Research Board – Highway Capacity Manual, current edition. A level of service rating of C or better is required for all County roads.

Valley County Minimum Standards for Road Design and Construction - ITE – Trip Generation Manual		
Land Use	Unit	Average Daily Traffic Vehicle Per Day
Residential	Dwelling Unit	8
Retail	1000 sqft	40
Industrial	1000 sqft	10

13. DRIVEWAYS:

Will a new access point to a road be created? Yes ☒ No ☐ If so, who owns the road? Valley County

Must show access points, driveways, and internal roadways on site plan.

Are shared driveways proposed? If so, please explain why. Yes ☐ No ☒

14. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
None.

15. PROPOSED UTILITIES: Electrical for lighting only.

Proposed utility easement widths N/A Locations N/A

16. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐
If central sewer: North Lake RSWD ☐ Payette Lakes RWSD ☐ OTHER: Porta potty

17. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individua Well: ☐ N/A

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

18. DRAINAGE (Proposed method of on-site retention): Natural infiltration with gravel surface and sandy loam subgrade

Any special drains? N/A (Please attach map)

Soil type(s): Donnel sandy loam/Roseberry coarse sandy loam
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

19. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

20. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

22. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes ☐ No ☒

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐
If yes, explain:
Generally grade, level, and gravel the portion of the property for the storage use as shown on the site plan.

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☒ No ☐
Are you proposing any alterations, improvements, extensions or new construction? Yes ☒ No ☐
If yes, explain: Existing center-pivot irrigation system will be discontinued for the portion of the property proposed to be used for open storage.

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and/or are in an irrigation district.

24c. SUBMIT LETTER FROM IRRIGATION DISTRICT if you are in an irrigation district.

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPETE ATTACHED IMPACT REPORT

Valley County Property Tax Exemption Program
Eligibility Guide for New and Expanding Businesses

New and expanding businesses *may qualify* for a property tax exemption of up to **5 years** by meeting the requirements of Idaho Code § 63-602NN. Applications must be filed with the Valley County Assessor's Office prior to the commencement of construction.

ELIGIBILITY REQUIREMENTS
To be considered for this exemption, applicants must meet the following requirements:
- Submit a completed application before any construction activity begins, including building permits, excavation, or site preparation.
- The exemption period may not exceed 5 years and is subject to approval by the Valley County Board of Commissioners.
- Retail sales businesses are not eligible for this exemption.
- Mixed-use developments may qualify; however, retail sales areas are excluded from eligibility.

WORKFORCE HOUSING ELIGIBILITY
Housing developments may qualify provided all of the following criteria are met:
- Each multi-family structure contains at least five (5) dwelling units; or
- Multiple structures are constructed as one project totaling at least five (5) dwelling units.
- The project provides local workforce housing.
- Short-term rental use is prohibited.
- Dwelling units may not be individually sold (for example, condominium developments are not eligible).

REMODELS AND ADDITIONS
For existing businesses:
- Only the newly constructed or remodeled portion of the property may qualify for the exemption.
- Retail sales remodels and additions are not eligible.

CONTACT INFORMATION
For questions regarding eligibility, application requirements, or the exemption process under Idaho Code § 63-602NN, please contact the Valley County Assessor’s Office at 208-382-7126.

Irrigation Plan

(Idaho Code 31-3805)

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:

   1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.

   2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? _____ Yes _X_ No

2. What is the name of the irrigation district/company and drainage entities servicing the property?

   Irrigation: N/A; no subdivision is proposed.

   Drainage: N/A; no subdivision is proposed.

3. How many acres is the property being subdivided? N/A; no subdivision is proposed.

4. What percentage of this property has water? N/A; no subdivision is proposed.

5. How many inches of water are available to the property? N/A; no subdivision is proposed.

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well N/A
   ☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well N/A
   ☐ above ground pipe ☐ underground pipe

8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

   N/A; no subdivision is proposed.

9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No N/A

10. How do you plan to retain storm and excess water on each lot? N/A; no subdivision is proposed.

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)
N/A; no subdivision is proposed.

Irrigation Plan Map Requirements

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

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

Also, provide the following documentation:

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

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

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

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

Signed: _____ Date: 9/28/26
Applicant

VALLEY COUNTY

WEED CONTROL AGREEMENT

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

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

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

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

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

By: _____ By: *Valley County Weed Supervisor*

Applicant

Date: 4/28/26

IMPACT REPORT

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

Loomis Lane is adequate for proposed low average daily traffic volume. Traffic is anticipated to consist of passenger vehicles, shuttle vans, and commercial truck vehicles. Passenger vehicles will primarily be mine employees entering and leaving the property on a 14-day rotation basis for their mine shifts. Commercial trucks will bring in and take out materials and equipment for the storage yard use. Little to no pedestrian or bicycle traffic is anticipated.

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

The proposal does not include residential development. The proposed storage use is therefore not anticipated to have a material impact on the availability or affordability of housing.

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

Existing noise levels are characteristic of the surrounding rural/agricultural area and traffic on nearby roads. Temporary increases in noise and vibration will occur during site preparation from grading equipment, gravel trucks, and similar equipment. These impacts will be limited to the site-development period and normal working hours.

Following completion, noise will primarily result from intermittent passenger vehicles, trucks, and the loading, unloading, or movement of stored equipment and materials. No manufacturing, processing, or other continuous noise-generating activity is proposed.

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

The vehicles in the parking areas may be a source of heat and glare. Any outdoor lighting will be minimal and comply with Valley County code. No permanent light fixtures are proposed. If exterior lighting is installed in the future, it will comply with applicable Valley County requirements and will be directed/shielded.

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

Dust emissions will be mitigated through the use of gravel in storage areas and drive aisles. Site preparation and vehicle traffic may temporarily generate dust. The use is not anticipated to generate smoke, chemical emissions, gases, or process fumes.

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

No changes in existing ground and surface water quality are proposed. The proposed storage use will have minimal water demand compared with the property's existing agricultural use. Use of the existing center-pivot irrigation system will be reduced or discontinued within the area converted to storage.

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

No known hazards exist and the site will not be used to store hazardous or flammable materials.

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

The proposed site does not have wetlands and has little to no slope. The existing vegetation will be removed on the portion of the property for the storage use. The vegetation and trees in the remaining area will be undisturbed.

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

The grading and graveling of the portion of the property for the site will help mitigate erosion and stabilize soils. The existing soil is sandy loam. The storage areas will be graded to provide stable driving and storage surfaces and surfaced with gravel. These improvements will reduce disturbance of the underlying sandy-loam soils during normal vehicle operations.

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

The soil on the property is primarily sandy loam. Grading and graveling the area for the site will mitigate potential slope stability issues.

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

Site grading and graveling will occur on the portion of the property for the proposed storage area. The rest of the property will remain as is, including native trees in the southeast and southwest corners that will provide natural screening. Proposed landscaping and fencing will offer a sight buffer and barrier from Loomis Lane and surrounding properties.

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

Portions of the proposed storage yard may be visible from Loomis Lane and neighboring property. Visibility will be reduced through a combination of fencing, proposed landscaping, setbacks, and retention of existing vegetation, including trees in the southeast and southwest portions of the property.

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

The property offers close regional proximity to Perpetua mining operations as well as other local area businesses in need of open storage space. The owner of this property also owns the adjacent property to the east, which was recently approved for the same storage use, making this site more compatible. Locating compatible storage uses on adjoining commonly owned properties allows operations to be consolidated rather than dispersed.

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

Conversion of the developed portion of the property to a commercial storage use may result in an increase in assessed value and associated property-tax revenue. The project will also generate local business associated with grading, gravel, fencing, landscaping, maintenance, and other site improvements.

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

No extension of public water or sewer infrastructure is proposed, and anticipated traffic volumes are low. The use will help serve the County economy by providing in-demand storage for local businesses and formalizing materials and equipment storage locations.

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

Open space storage and laydown yards are in-demand services in the County. This use will supplement the current storage market.

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

No natural resources or materials will be used or depleted by the proposed use.

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

While the intention is to begin using the site as quickly as possible, in the event it is not used after gravel is laid, the result would be a loss of some acreage of agricultural ground. No permanent foundations or pavement will be poured necessitating removal so the ground could be used for other non-agricultural purposes.

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

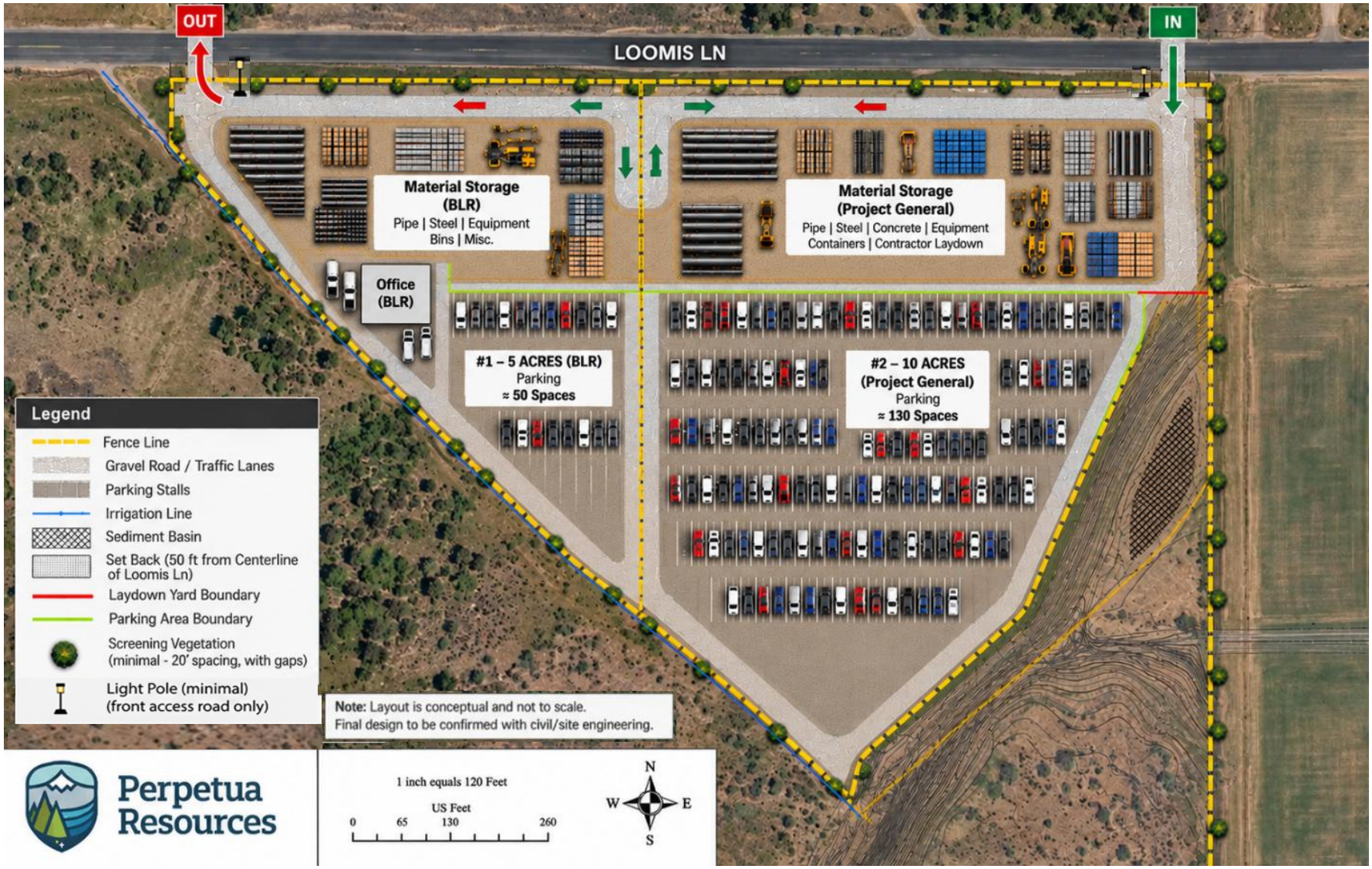
No residential dwelling units or permanent buildings proposed. One temporary modular office structure (on wheels) will be placed on site.

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

If approved, site grading would commence when weather permits.

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

Competitive market rate for agricultural and rural land.


OUT
IN
LOOMIS LN
Material Storage (BLR)
Pipe | Steel | Equipment
Bins | Misc.
Material Storage (Project General)
Pipe | Steel | Concrete | Equipment
Containers | Contractor Laydown
Office (BLR)
#1 – 5 ACRES (BLR)
Parking
≈ 50 Spaces
#2 – 10 ACRES (Project General)
Parking
≈ 130 Spaces
Legend
Fence Line
Gravel Road / Traffic Lanes
Parking Stalls
Irrigation Line
Sediment Basin
Set Back (50 ft from Centerline of Loomis Ln)
Laydown Yard Boundary
Parking Area Boundary
Screening Vegetation (minimal - 20' spacing, with gaps)
Light Pole (minimal) (front access road only)
Note: Layout is conceptual and not to scale.
Final design to be confirmed with civil/site engineering.
Perpetua Resources
1 inch equals 120 Feet
US Feet
0 65 130 260
N
W E
S

NEEDLES VIEW RANCH LLC

ELISON TAD

KNIFE RIVER CORPORATION

1322.29

N89° 55' 37.76"W

1322.29

N89° 55' 37.82"W

LOOMIS LN

50 ft Set Back From Centerline of Loomis Ln

BROWN COLTON S

329.55

N0° 39' 32.22"E

Ledcor Laydown Yard

Perpetua Laydown Yard

Parking

BROWN COLTON S

989.03

N0° 39' 57.24"E

STONE MAHONEY TERESA ANN

STONE MAHONEY TERESA ANN

4870

4865

4860

4855

4850

4845

4840

Perpetua Resources

1 inch equals 120 Feet

US Feet

0 65 130 260

N

W E

S

Proposed Fence

Irrigation Line

Property Lines

Sediment Basin

Set Back

Laydown Yard

Parking

Loomis Ln

Contours show existing ground

Setbacks: 50 ft from Loomis Ln

PLOT PLAN



LEGEND

- CMP culvert with inlet/outlet
- riprap protection
- Grade arrow | 1.5%
- Riprap channel with fabric
- Stormwater ditch | 0.5%
- Irrigation pivot
- Pond overflow | 10 ft wide
- channel with fabric and riprap

SITE NOTES

Pond: 3:1 side slopes; 10 ft deep; 2 ft freeboard. Approx. 653,000 gallons (2.00 acre-feet). Minimum top width: 10 ft.

Setback: 50 ft from Loomis Ln for landscaped frontage.

Perimeter: 6 ft security fence around yard and pond; 60 ft easement maintained.

Surface: 12 in. of 6-in.-minus basalt with 3 in. of 3/4-in. road mix. Strip 4 in. of topsoil from the site.

YARD AREA

669,486.58 sq ft

Instrument # 435965
VALLEY COUNTY, CASCADE, IDAHO
12-23-2020 15:34:54 No. of Pages: 4
Recorded for: AMERITITLE - CASCADE
DOUGLAS A. MILLER Fee: $15.00
Ex-Officio Recorder Deputy: AMF
Electronically Recorded by Simplifile

WARRANTY DEED

For Value Received, **Teresa Ann Stone Mahoney** and **Donald G. Stone**, as **Co-Trustees of the James and Rachel Stone Family Trust, dated July 18 ,1996**, of P. O. Box 240, Donnelly, Idaho 83615, **Grantor**, do hereby grant, bargain, sell and convey unto **Colton S. Brown** and **Kendra D. Brown**, husband and wife, of P. O. Box 606, Donnelly, Idaho 83615 **Grantees**, all of Grantor's right, title and interest in and to the following described premises situated in Valley County, Idaho, to-wit:

The North ½ of the NW1/4 of Section 26, Township 16 North, Range 3 East, Boise Meridian, Valley County, Idaho (containing 80 acres, more or less); and

The North ½ of the North ½ of the Northwest ¼ of the Northeast ¼ of Section 26, Township 16 North, Range 3 East, Boise Meridian, Valley County, Idaho (containing 10.0005 acres, more or less)

Said parcels are also identified as Valley County Assessor's Parcel #'s RP16N03E262405 and RP16N03E260605.

RESERVING UNTO GRANTOR, its successors in interest and assigns, a non-exclusive sixty-foot (60') wide easement for ingress and egress across the above-described 80-acre parcel for road and utility access to the adjacent 20-acre parcel owned by Grantor, described as follows:

The North ½ of the Southeast ¼ of the Northwest ¼ of Section 26, Township 16 North, Range 3 East, Boise Meridian, Valley County, Idaho.
Also identified as Valley County Assessor's Parcel # RP16N03E264205.

The easement reserved to Grantor is sixty feet (60') in width beginning at the Northeast corner of the 80-acre parcel described above and running South along the East side of the 80-acre parcel to Grantor's 20-acre parcel described above.

The easement is non-exclusive because it may also be accessed and used by the Grantees, their heirs, successors and assigns.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees that it is the owner in fee simple of said premises; that they are free from all encumbrances except current year taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record, and that it will warrant and defend the same from all lawful claims whatsoever.

THE JAMES AND RACHEL STONE FAMILY TRUST
Dated July 18, 1996

By: Teresa Ann Stone Mahoney — 12/23/2020
Teresa Ann Stone Mahoney — **Date**
Trustee

STATE OF IDAHO)
Ss.
County of Valley)

On the date as first set forth above, before me, the undersigned, a Notary Public in and for the said State, personally appeared **Teresa Ann Stone Mahoney**, known or identified to me to be the person who executed the forgoing instrument as **Trustee of the James and Rachel Stone Family Trust dated July 18, 1996**, and acknowledged to me that she executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 23rd day of December, 2020.

Notary Public for Idaho
My Commission Expires: 10/14/2021

JORDAN McCUMBER
COMMISSION #66485
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/21

THE JAMES AND RACHEL STONE FAMILY TRUST
Dated July 18, 1996

By: _____ 12/21/2020
Donald G. Stone **Date**
Trustee

STATE OF CALIFORNIA)
Ss.
County of Riverside)

On the date as first set forth above, before me, the undersigned, a Notary Public in and for the said State, personally appeared **Donald G. Stone**, known or identified to me to be the person who executed the forgoing instrument as **Trustee of the James and Rachel Stone Family Trust dated July 18, 1996**, and acknowledged to me that he executed the same as such Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 21 day of December, 2020.

Ack
Attached

_____
Notary Public for California
My Commission Expires: 5.10.2022

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of RIVERSIDE)

On 12/21/2020 before me, MOLLY RICHARDSON NOTARY PUBLIC,
(here insert name and title of the officer)

personally appeared DONALD G. STONE

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

MOLLY RICHARDSON
Commission No. 2241788
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires MAY 10, 2022

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of WARRANTY DEED

containing 3 pages, and dated 12/21/2020.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☒ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
- ☒ form(s) of identification
- ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s)
- ☐ Signer(s) Thumbprint(s)
- ☐ _____

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