# Valley County Planning and Zoning

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| **STAFF REPORT:** | CUP 26-027 Perpetua Laydown Yard |
| **MEETING DATE:** | November 12, 2026 |
| **TO:** | Planning and Zoning Commission |
| **STAFF:** | Cynda Herrick, AICP, CFM<br>Planning and Zoning Director |
| **APPLICANT:** | Perpetua Resources Idaho INC, c/o Belinda Provancher<br>PO Box 429, Donnelly ID 83615 |
| **PROPERTY OWNER:** | Colton and Kendra Brown, PO Box 606, Donnelly ID 83615 |
| **REPRESENTATIVE:** | Danielle Strollo, Givens Pursley LLP, 601 W Bannock ST, Boise ID 83702 |
| **LOCATION:** | South of Loomis Lane - Part of an 80-acre parcel RP16N03E262405, in the N ½ NW ¼ of Section 26, T.16N, R.3E, Boise Meridian, Valley County, Idaho |
| **SIZE** | 15 acres |
| **REQUEST:** | Area Business |
| **EXISTING LAND USE:** | Agricultural (Irrigated Crop Land) |

Perpetua Resources Idaho Inc. is requesting a conditional use permit for a laydown yard on 15.5 acres of a larger 80-acre parcel.

The area would be used for temporary outdoor storage, a 200-sqft modular office structure, and parking in connection with its mining operations.

The site would be leased from the property owners. In the future, the site could be used as a laydown yard or storage area for other businesses.

The parking lot would accommodate 180 employee vehicles for long-term storage. Mine employees would arrive at the parking lot with their personal vehicles, park, and be shuttled to the Stibnite Mine for a shift lasting around 14 days. With shuttles transporting about 10 miners each, a conservative average daily trip estimate is 41 one-way vehicles per day. Roads used by the shuttles would include Loomis Lane, Highway 55, and Warm Lake Road. In addition to the parking lot, some traffic would be generated by the storage and laydown use.

A porta potty would be on site. Landscaping with evergreens is proposed along Loomis Lane and the eastern boundary of the site. Water for landscaping would be provided via water truck or mobile water trailer. Fencing 6-ft high with privacy slats is proposed. A sediment basin is proposed. Compacted gravel would be used for the parking, laydown, and driveway areas.

Access would be off Loomis Lane, a public road, with two driveway locations. The 60-ft easement on the western edge of the property would not be impacted.

The site plan proposes a 50-ft setback from centerline of Loomis Lane.

**FINDINGS:**

1. A pre-application meeting was held with Staff on September 23, 2026.

2. The application was submitted on September 28, 2026.

3. Legal notice was posted in the *Star News* on October 22, 2026, and October 29, 2026. The applicant was notified by letter on October 13, 2026. Potentially affected agencies were notified on October 13, 2026. Property owners within 300 feet of the property line were notified by fact sheet mailed on October 14, 2026. The notice was posted online at www.valleycountyid.gov on October 13, 2026. The site was posted on October 20, 2026.

4. Agency comment received:

   Brent Copes, Central District Health, has no objections. (October 27, 2026)

   Paul Ashton, Parametrix and Valley County Engineer, stated detailed site grading and drainage plans and drainage design documentation will be required for review and approval. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate BMPs are required to protect adjacent properties, waterways, and roadway ditches. (October 29, 2026)

   Annette Derrick, Valley County Building Official, stated that if there is a bathroom or running water in the modular office, a septic will be required. If there is not, than a portable toilet will be required. (November 4, 2026)

   Kendra Conder, Idaho Transportation Department, stated ITD's prior comments still apply regarding the turn lane warrants. (November 5, 2026)

5. Public comment received: *none*

6. Physical characteristics of the site: relatively flat cropland

7. The surrounding land use and zoning includes:
   North: Agricultural (Irrigated) with home

   South: Agricultural (Productive Forest)

   East: CUP 25-033 Brown Laydown Yard; approved but unconstructed SUB 26-011 North Fork Landing Subdivision; Agricultural (Irrigated Grazing Lease from U.S. Bureau of Reclamation; Productive Forest Land)

   West: Remainder of parcel [Agricultural -Irrigated Crop Land] and approved but unbuilt PUD 23-52 MacGregor Townsite

8. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
   - 5. Commercial Uses d. Area Business

Review of Title 9-5 Conditional Uses should be done.

**9-5-3: STANDARDS:**

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

A. Lot Areas:

2. Minimum Lot Size And Configuration: The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parking areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.
3. Direct Frontage Along Public Or Private Road: All lots or parcels for conditional uses shall have direct frontage along a public or private road with minimum frontage distance as specified in the site or development standards for the specific use.

B. Setbacks:

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

**TABLE 5-A STANDARDS FOR CONDITIONAL USES**

| | Building Setbacks (feet) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Use Description | Front | Side | Side Street | Rear | Minimum Lot Area | Max. % Lot Cover | Minimum Street Frontage | Max. Building Height | Minimum Parking Spaces |
| Commercial Use Area Business | 30 | 10 | 30 | 30 | | 40 | 75 | 35 | 1 + 1/250 sqft |

**9-5A-1: GRADING:**

A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
E. Site Grading Plan:

1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and

zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. The Valley County Engineer or assigns shall approve all site grading and stormwater management plans prior to earthwork being done on-site.

3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the soil conservation services (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally one hundred (100) acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
   c. Site Development not directly specified shall use the twenty-five (25) storm event.

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

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

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

**9-5A-2: ROADS AND DRIVEWAYS:**

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

E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

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

A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.

B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.

C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.

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

1. Parking Area Dimensions:
   a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
   b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
   c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').
2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.

3. Vehicle Overhang:
   a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.
   b. Standard Size Parking Spaces:
      (1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.

c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.

d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.

e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.

f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.

g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.

h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.

i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.

j. Maintenance: Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.

k. Lighting: Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter.

**9-5A-4: LANDSCAPING:**

A. Purpose And General Regulations:

1. Introduction:

a. This section provides minimum standards for landscaping, walls, screening devices and lighting so as to promote the general welfare of the community. This is accomplished by encouraging the creation of an attractive appearance as well as screening from view any and all uses which may be unattractive to public view. Landscaping materials, including ground covers, shrubs and trees not only improve appearance, but also facilitate control of erosion, reduction of dust and glare, and visually soften building masses. Additionally, walls and screening devices allow for separation and aid in buffering incongruous and intense activities. Used together, landscaping, walls, screening devices and lighting help ensure privacy, aid in promoting logical land development and enhance property values.

b. The county encourages the use of low water plant material in such a way that a lush appearance is presented. Plant material that is high in pollen production is discouraged. Also, extreme care should be exercised when using plants that are known to be poisonous. Noxious weeds shall not be used.

c. Plants should be placed in such a way as to maximize survivability (i.e., low water use plants should not be placed in drainageways, and the use of frost tender plants should be limited to accent locations, not primary focal points).

3. General Regulations

d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.

f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.

4. Maintenance:

a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.

b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.

c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.

d. Maintained In Accordance With Site And/Or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.

e. Modification And/Or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.

f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.

B. Landscaping; Standards Of Design:

1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:

b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.

d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.

4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.

5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.

6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:

a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;

b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;

c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.

7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.

8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:

a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;

b. All retention areas shall maintain slopes no steeper than three to one (3:1).

9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).

10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

**9-5A-5: FENCING:**

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

**9-5B PERFORMANCE STANDARDS**

**9-5B-1: NOISE:**

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

**9-5B-2: LIGHTING:**

C. Standards:
2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
3. Recreational Facilities: Recreational facilities such as baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters; ski trails; or other outdoor field recreation facilities are exempt from height restrictions provided the lights are used only while the field is in use.
4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code:
   a. The height of any light fixture or illumination source shall not exceed twenty feet (20').
   b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.

c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.

d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real property. Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign 1 .

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

**9-5B-4: EMISSIONS:**

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

**9-5B-5: DUST:**

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

**9-5B-6: OPEN STORAGE:**

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the

same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed.

**9-5B-7: FIRE PROTECTION:**
Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

**9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS:**
Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

A. Minimum Lot Area:
   1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
   2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
   3. No frontage is required for recreation business.

B. Minimum Setbacks:
   1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
   2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
   3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.

C. Maximum Building Height And Floor Area:
   1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
   2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
   3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.

D. Site Improvements:
   1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
   2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.

**9-6-6: Riparian Area Overlay**

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**SUMMARY:**

Staff's compatibility rating is +16.

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

**STAFF COMMENTS / QUESTIONS:**

1. This site is within the Donnelly Fire District, Water District 65, and a herd district. It is not within an irrigation district nor within an impact area.
2. Valley County Code 9-5A-2 requires two access roads or driveways to a public street wherever practicable. Two driveway accesses are proposed; however, they will be separated by fencing.
3. The commercial use area is approximately 800-ft to the floodplain:




4. Questions for the applicant:
   - More details regarding the proposed landscaping are requested, including the number of trees, species of trees, and irrigation of the landscaping
   - Are berms proposed?
   - The application states "minimal lighting". Information on the exterior lighting is required, including location, height, timing, and style of lighting. Would lights be left on all night? An outdoor lighting plan is required under VCC 9-5B-2C.12
   - The site plan refers to BLR storage and parking. The plot plan refers to a "Ledcor Laydown Yard". Please explain.
   - Where will snow storage occur? Snow must be stored on-site.
   - How is the land currently irrigated and will this use impact any downstream water users? Will water rights be used to irrigate the landscaping; or, will there be a new ground water system installed to meet irrigation needs for the landscaping?
   - Will there be a barrier or lining in parking area to prevent infiltration of leaks from vehicles from entering the ground?
   - Will there be a bathroom or running water in the modular?

**Question to P&Z Commission:**

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

**Standards of Approval:**

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

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

**ATTACHMENTS:**

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Google Maps – Aerial & Street Views
- Pictures Taken October 20, 2026
- Assessor Plat – T.16N R.3E Section 26
- Site Plan
- Applicant Submittal – October 28, 2026
- Responses

**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. Must comply with requirements of the Donnelly Fire District.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any disturbance of soil on-site. The fee for engineering review shall be reimbursed at 105%.
7. All lighting must comply with the Valley County Code. All exterior lights, including temporary lighting, shall be fully shielded so that there is not upward or horizontal projection of lights. Lights cannot project onto other properties.
8. The site must be kept in a neat and orderly manner.
9. Hours of operation are limited to 7:00 a.m. – 7:00 p.m., Monday through Saturday.
10. Building permits will be required for any fencing over 6-ft in height and for any structures such as the modular unit.
11. Landscaping shall be installed prior to July 1, 2027.
12. Landscaping shall be maintained. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
13. Shall obtain a sign permit prior to installation of any signs other than internal safety signs.
14. 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.

**END OF STAFF REPORT**

**Compatibility Questions and Evaluation**

Matrix Line # / Use: _____ Prepared by: _____

| YES/NO | X | Response Value | | *Use Matrix Values:* |
|---|---|---|---|---|
| (+2/-2) | ____ | X 4 | _____ | 1. Is the proposed use compatible with the dominant adjacent land use? |
| (+2/-2) | ____ | X 2 | _____ | 2. Is the proposed use compatible with the other adjacent land uses (total and average)? |
| (+2/-2) | ____ | X 1 | _____ | 3. Is the proposed use generally compatible with the overall land use in the local vicinity? |
| | | | | *Site Specific Evaluation (Impacts and Proposed Mitigation)* |
| (+2/-2) | ____ | X 3 | _____ | 4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses? |
| (+2/-2) | ____ | X 1 | _____ | 5. Is the size or scale of proposed lots and/or structures similar to adjacent ones? |
| (+2/-2) | ____ | X 2 | _____ | 6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads? |
| (+2/-2) | ____ | X 2 | _____ | 7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses? |
| (+2/-2) | ____ | X 2 | _____ | 8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas? |
| (+2/-2) | ____ | X 2 | _____ | 9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property? |

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

**APPENDIX A**

**MATRIX FOR RATING QUESTIONS 1, 2, and 3**

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

**RATE THE SOLID SQUARES AS +2**

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

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.

2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

   Plus 2 - assigned for full compatibility (adjacency encouraged).

   Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

   0 - assigned if not applicable or neutral.

   Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

   Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

   x4 - indicates major relative importance.

   x3 - indicates above average relative importance.

   x2 - indicates below average relative importance.

   x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or

2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or

3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.

2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

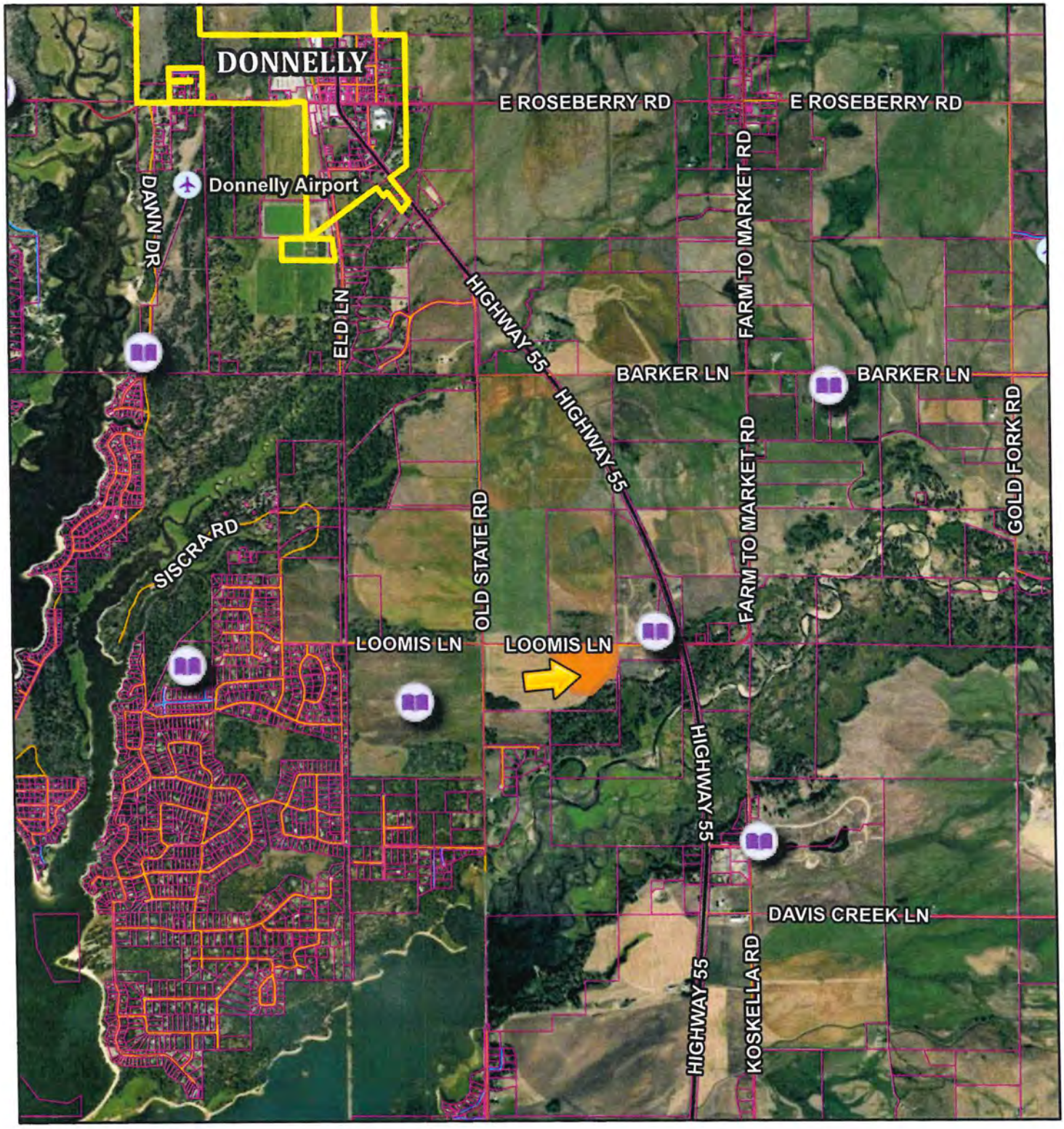
## Compatibility Questions and Evaluation

Matrix Line # / Use: 19 Area Business  Prepared by: CH

| YES/NO | X | | Response Value | Use Matrix Values: |
|---|---|---|---|---|
| (+2/-2) | -2 | X 4 | -8 | 1. Is the proposed use compatible with the dominant adjacent land use? Agricultural |
| (+2/-2) | +2 | X 2 | +4 | 2. Is the proposed use compatible with the other adjacent land uses (total and average)? Laydown Yard |
| (+2/-2) | +/ | X 1 | +/ (-3) | 3. Is the proposed use generally compatible with the overall land use in the local vicinity? Mostly Agricultural + then residential |
| | | | | *Site Specific Evaluation (Impacts and Proposed Mitigation)* |
| (+2/-2) | +/ | X 3 | +3 | 4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses? The property that CUP site is on is large, but our area is "wall to wall". The land is flat, but landscaping is proposed. |
| (+2/-2) | +2 | X 1 | +2 | 5. Is the size or scale of proposed lots and/or structures similar to adjacent ones? No structures except a modular |
| (+2/-2) | +/ | X 2 | +2 | 6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads? Similar to adjacent laydown Yard, but not as. |
| (+2/-2) | +2 | X 2 | +4 | 7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses? Should be little change |
| (+2/-2) | +2 | X 2 | +4 | 8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas? Yes |
| (+2/-2) | +2 | X 2 | +4 | 9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property? ↑ Taxes |
| Sub-Total | | (+) | 24 | |
| Sub-Total | | (--) | 8 | |
| Total Score | | | +16 | |

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

# CUP 26-027 - Location Map - Approximate Boundary




10/2/2026, 11:16:30 AM

1:46,071

0 0.28 0.55 1.1 mi

0 0.45 0.9 1.8 km

- Airstrips
- Municipal Boundaries
- Parcel Boundaries

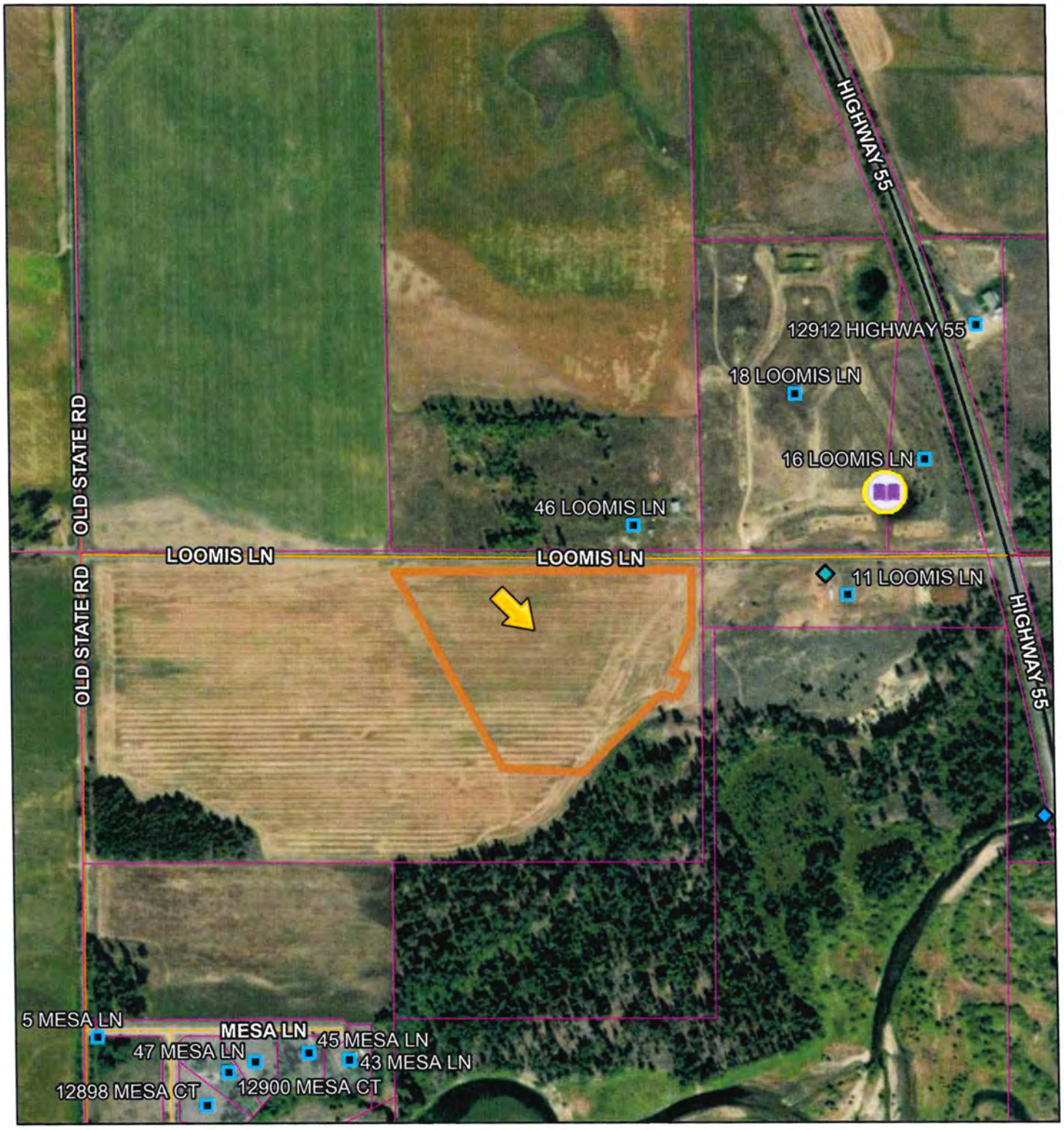
Roads

- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

Created by Valley County

# CUP 26-027 - Aerial Map - Approximate Boundary




10/2/2026, 10:54:01 AM

1:9,951

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Permits
- CUP
- ADU
- FP
- GF
- EXC
- Privy
- RES
- RVC
- STR
- STS
- VAC
- VAR
- PSP
- HBB

Undefined

Airstrips

Address Points

Municipal Boundaries

Parcel Boundaries

Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Vantor

Created by Valley County

Google Maps – Aerial View



Looking Southerly from Loomis Lane

(Source Google Maps – Street View, August 2024)

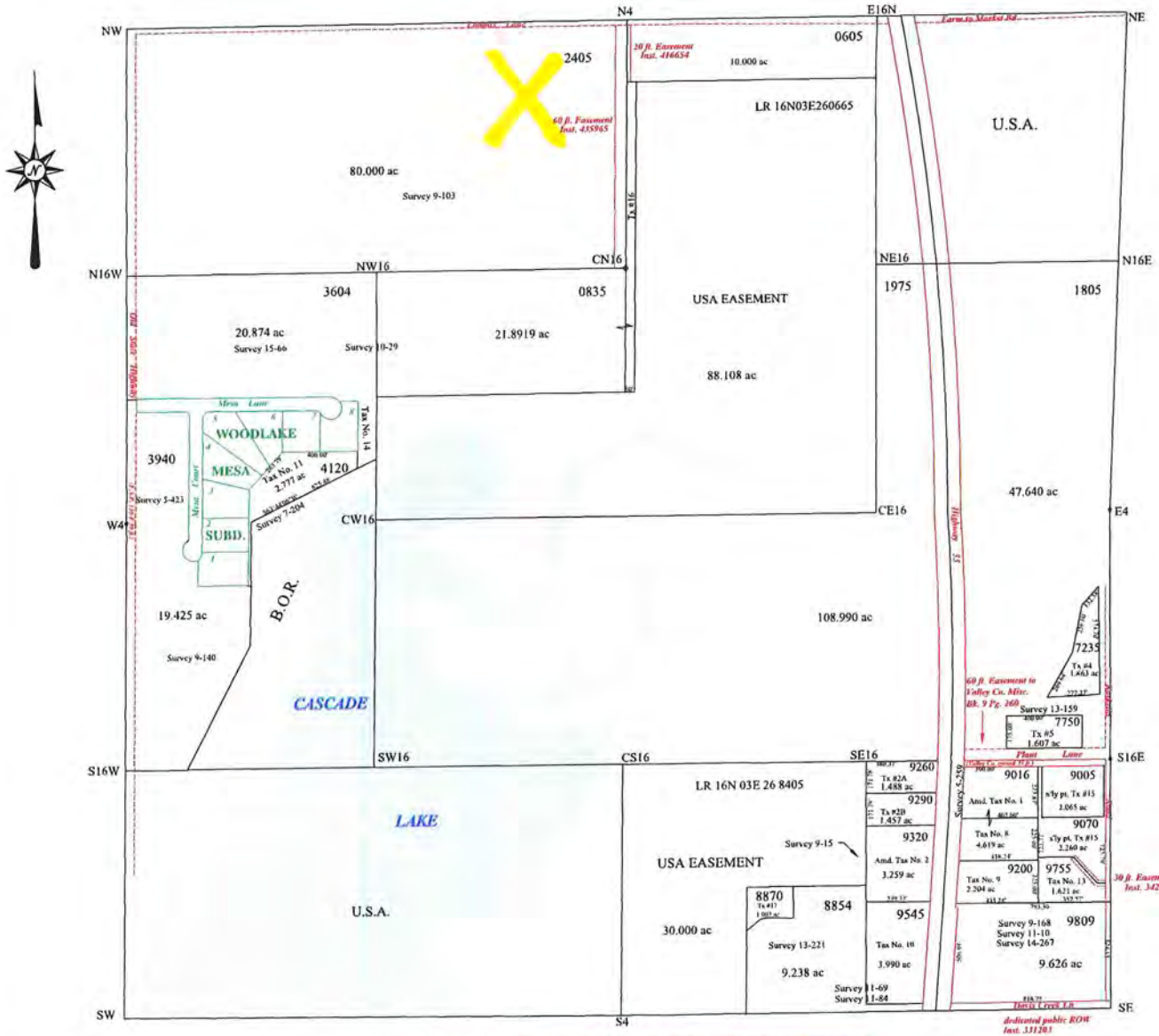









10/20/2026
PUBLIC
NOTICE



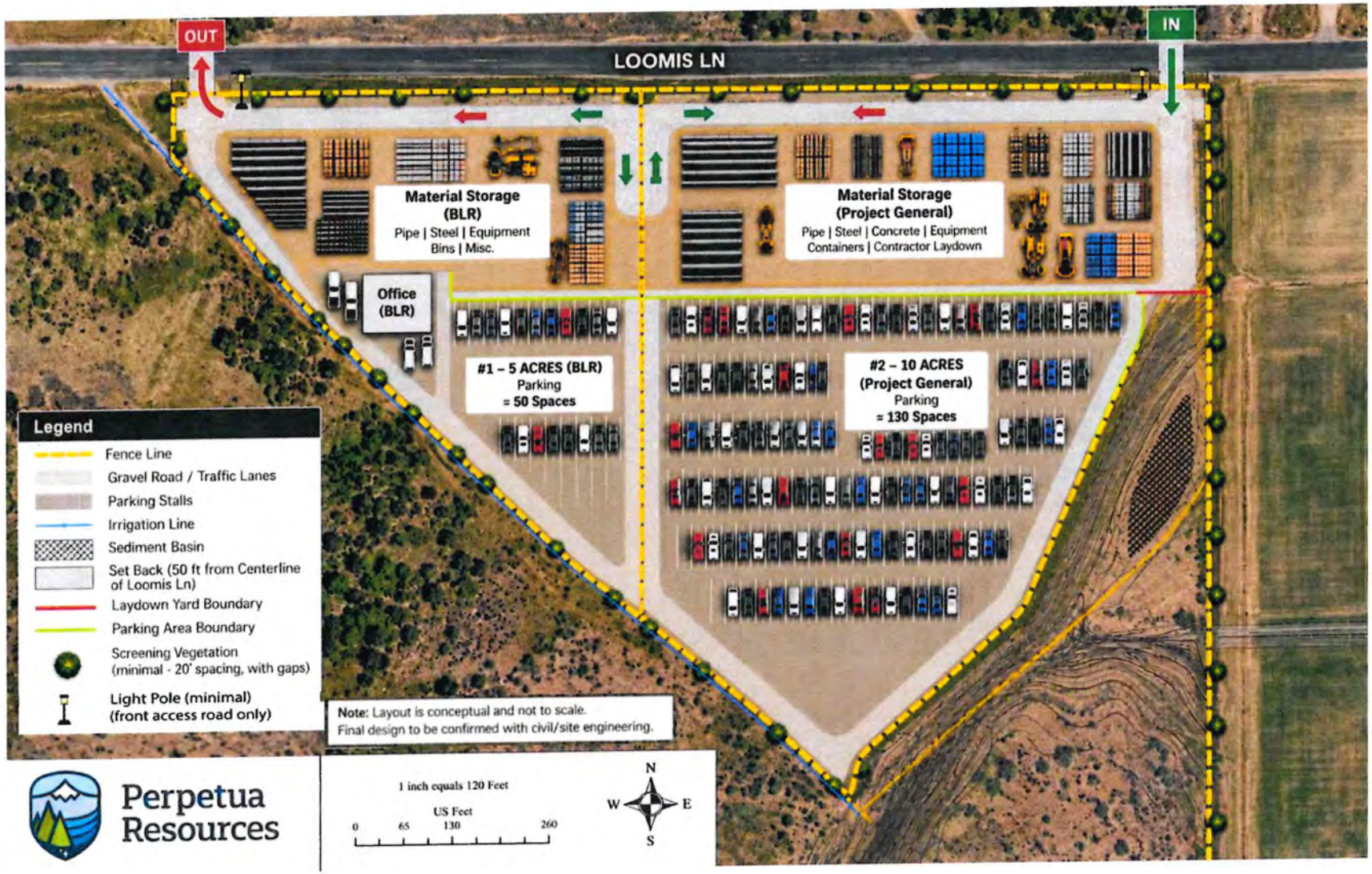

This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Hereto.

# PLAT TITLE

# TWP. 16N R03E SEC. 26

**VALLEY COUNTY**
*Cartography Dept.*
*Assessor's Office*
*Cascade, ID 83611*

| | |
|---|---|
| Filename: | Valley County Base Map |
| Scale: | 1" = ~~400 ft.~~ |
| Date: | 5/1/2026 |
| Drawn by: | L Frederick |


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

Outlook

## Perpetua application answers [GP-DMS.010877.0005.FID604022]

**From** Danielle M. Strollo <dms@givenspursley.com>
**Date** Wed 10/28/2026 1:23 PM
**To** Cynda Herrick <cherrick@valleycountyid.gov>
**Cc** Lori Hunter <lhunter@valleycountyid.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cynda:

In response to your letter with additional questions about landscaping in advance of the November hearing, Perpetua intends to plant an assortment of conifers with the appropriate spacing for each tree to grow to its full size without crowding. (The site plan indicated minimum 20 feet spacing with gaps, placed along the western edge of the site and along Loomis Lane for around 100 trees or more.) As for landscaping irrigation, the landscaping will be tied into the currently available irrigation water on the property.

There will be no berms on the property.

Please let us know if there are any other questions at this point.

Thanks,
Danielle

**Please do not print this email unless it is absolutely necessary. Spread environmental awareness.**

DANIELLE M. STROLLO
GIVENS PURSLEY LLP
601 W Bannock St, Boise, ID 83702
P.O. Box 2720 (83701)
main 208-388-1200
direct 208-388-1288
fax 208-388-1300
dms@givenspursley.com
www.givenspursley.com

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CENTRAL DISTRICT HEALTH

# Valley County Transmittal

**Division of Community and Environmental Health**

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

Rezone # _____

Conditional Use # CUP 26-027 Perpetua Laydown

Preliminary / Final / Short Plat _____

_____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- ☐ central sewage
- ☐ interim sewage
- ☐ individual sewage
- ☐ community sewage system
- ☐ central water
- ☐ individual water
- ☐ community water well

☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- ☐ central sewage
- ☐ sewage dry lines
- ☐ community sewage system
- ☐ central water
- ☐ community water

☐ 10. Run-off is not to create a mosquito breeding problem

☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 13. We will require plans be submitted for a plan review for any:
- ☐ food establishment
- ☐ beverage establishment
- ☐ swimming pools or spas
- ☐ grocery store
- ☐ child care center

☑ 14. CDH has no objection to the CUP.

Reviewed By: Brad Cooper

Date: 10 / 27 / 26

Parametrix
let's create tomorrow, together

October 29, 2026

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

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

Dear Cynda:

We have reviewed the items you requested us to review as listed on the November 12, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

**New Business:**

1. **CUP 26-027 Perpetua Laydown Yard**

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

2. **CUP 26-028 Rocky Mountain Storage South**

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

Please contact me if you have any questions.

Sincerely,

Parametrix

Paul Ashton, PE

Outlook

## CUP 26-027

**From** Annette Derrick <aderrick@valleycountyid.gov>
**Date** Wed 11/4/2026 3:41 PM
**To** Cynda Herrick <cherrick@valleycountyid.gov>

This is in regard to CUP 26-027 Stibnite Laydown Yard. If there is a bathroom or running water in the modular office a septic will be required . If there is not than a portable toilet will be required

Thanks ,

**Annette Derrick**
Valley County Building Official
Building Department
Office: (208) 382-7114
700 South Main St | PO Box 1350
Cascade, ID 83611

**SERVICE**
**TRANSPARENCY**
**ACCOUNTABILITY**
**RESPONSIVE**

**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>
**Sent:** Thursday, November 5, 2026 10:48 AM
**To:** Cynda Herrick <cherrick@valleycountyid.gov>
**Subject:** RE: Public Hearing Notice - Valley County PZ Commission - November 12, 2026

Hi Cynda,

Sorry for the late response!

1. Perpetua Laydown yard – ITD's prior comments still apply regarding the turn lane warrants.

2. Rocky Mountain Storage – ITD does not have any comments or requirements for this application. Traffic volumes associated with additional storage will not place an undue burden on ITD facilities.

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