

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Check # _____ or ☐ Cash or ☐ Card

FILE # CUP 26-015

FEE \$ 250.00

ACCEPTED BY Hannah Smith

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE 06/23/2026

PROPOSED USE: 5 + RVs used for staff housing

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: [Signature] Date: June 23, 2026

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.
- ☒ Ten (10) 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 Dan Coonce, Valley County Engineer (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.

CONTACT INFORMATION

APPLICANT RESOLUTION MINERALS LIMITED PHONE 604.218.0550
Owner ☐ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS 105 HIGHLAND AVE, HOPE, ID ZIP 83836
EMAIL CRAIG@RESOLUTIONMINERALS.COM
PROPERTY OWNER REINHOLD TRASER TRUST
MAILING ADDRESS 161 EARLY VIEW DR, ANCHORAGE, AK ZIP 99504
EMAIL _____
AGENT / REPRESENTATIVE ERIC KLEPFER PHONE 208.771.1472
MAILING ADDRESS 30959 N. RIFLE RD, SPIRIT LAKE, ID ZIP 83869
EMAIL ERAC@KLEPFERMINING.COM
CONTACT PERSON (if different from above) _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 250 WESTSIDE AVE, YELLOW PINE, ID 83677
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
SCHOOL ADDITION SUBDIVISION LOT 7 BLOCK 1
VACANT LOT
TAX PARCEL NUMBER(S) RP002570010070
Quarter SW Section 21 Township 19N Range 8E
1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐
2. SIZE OF PROPERTY 0.34 Acres ☒ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
THERE IS ONE RV ON THE SITE. RESIDENTIAL PROP.
CLASS DESCRIPTION: 515 RESIDENTIAL RURAL SUB VACANT
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: NO
5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North RESIDENCE - HOME & ACCESSORY BUILDINGS
South RESIDENCE " " "
East RESIDENCE " " "
West WESTSIDE AVE.

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: RVs - 14 FT.

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

Number of Proposed Structures: 0

Number of Existing Structures: 0

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

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

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

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): —

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: —

8d. DENSITY OF DWELLING UNITS PER ACRE: —

9. SITE DESIGN:

Percentage of site devoted to building coverage: 27%

Percentage of site devoted to landscaping: —

Percentage of site devoted to roads or driveways: 16%

Percentage of site devoted to other uses: 57% describe: OPEN AREAS

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 0

b. Parking spaces proposed: 5

c. Number of compact spaces proposed: 0

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: 0

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front (STREET)	<u>40 FT</u>	_____	<u>10 FT.</u>	_____
Rear (	<u>45 FT</u>	_____	<u>42 FT</u>	_____
Side South	<u>15 FT</u>	_____	<u>15 FT.</u>	_____
Side North	<u>40 FT</u>	_____	<u>35 FT.</u>	_____

12. NUMBER OF EXISTING ROADS: 1 Width: APPROX 10 FEET

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

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

13. NUMBER OF PROPOSED ROADS: 0 Proposed width: _____

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒
-
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
THERE IS POWER, WATER, AND SEPTIC
16. PROPOSED UTILITIES: NONE
Proposed utility easement widths _____ Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
Name: _____
18. POTABLE WATER SOURCE: Public ☒ Water Association ☐ Individual Well: ☐
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): NONE
Any special drains? _____ (Please attach map)
Soil type(s): _____
(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.
20. 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 ☒
21. 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 ☒
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain: _____

- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐
If yes, explain: _____

- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT



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: 
Applicant

By: Valley County Weed Supervisor

Date: June 23, 2026

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

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.
RURAL COMMUNITY WITH LIMITED VEHICULAR & PEDESTRIAN TRAFFIC.
THERE WILL BE A MAX OF 5 VEHICLES USE AT ANY TIME.
2. Provision for the mitigation of impacts on housing affordability. THERE IS LIMITED TEMPORARY HOUSING FOR SEASONAL WORKERS IN THE AREA. REDUCES IMPACT ON THE COMMUNITIES LIMITED 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.
NONE. NO CONSTRUCTION IS REQ'D.
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.
NONE ARE EXPECTED.
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.
SMALL EMISSIONS FROM PRIVATE VEHICLE USE THAT ARE NORMAL FOR VEHICLES. ONLY INCREMENTAL INCREASE IN DUST FROM ROAD USE.
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.

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

NONE EXIST AND ARE NOT ANTICIPATED WITH THE ADDITION OF RVs.

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.

NONE

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

NONE REQUIRED.

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

THIS IS A FLAT PARCEL. THERE ARE NO ANTICIPATED ISSUES WITH SOILS & SLOPES.

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

ONLY SMALL TRENCHING IS REQUIRED FOR UTILITIES.

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.

NO CONSTRUCTION IS PLANNED. THE RVs WILL BE VISIBLE FROM THE ROAD AND A PARTIAL/FILTER VIEW FROM ADJACENT PROPERTIES.

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 IS VACANT AND CLOSE TO THE WORK AREA. ALL UTILITIES, SEPTIC, AND WATER ARE IN PLACE.

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

UNKNOWN BUT EXPECTED TO INCREASE SPENDING LOCALLY BY WORKERS IN THE RVs.

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

NONE

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

NO IMPACT ANTICIPATED.

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.

NONE WILL BE USED.

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

THE RVs WOULD BE REMOVED BY THE OWNERS. THEREFORE, NO IMPACT FOR PARTIAL COMPLETION.

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

5-RVs THAT VARY IN SIZE. NO OTHER BUILDINGS ARE ON THE SITE.

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

ONLY UTILITY WORK IS REQD AND WILL TAKE MINIMAL TIME TO COMPLETE. (1 MONTH)

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.

APPROXIMATELY \$1,500/MO RENT.



Project Management, Engineering, and Environmental Services

June 23, 2026

Mr. Todd Costello
Code Compliance
Valley County
PO Box 1350
Cascade, ID 83611

Re: Compliance Code Notification – 250 Westside Ave., Yellow Pine – CUP Application

Dear Mr. Costello:

This letter is written on behalf of Resolution Minerals Limited (RML) regarding recreational vehicle (RV) use at 250 Westside Ave., Yellow Pine, Idaho.

Please find attached an application package requesting approval to place RVs on the site for housing of staff working on the Horse Heaven Exploration Project.

As noted in your letter, RML has ceased use until obtaining approval. Should you have any questions, please contact me.

Regards,

A handwritten signature in black ink that reads "Eric Klepfer".

Eric Klepfer

Enclosures: 10 Copies – CUP Application Package and \$250 Fee (check)

cc: RML

Valley County, Idaho

Supplemental Information
For The
Conditional Use Permit Application

250 Westside Ave.
Yellow Pine, Idaho

Parcel Number RP0025700100707

School Addition Subdivision Lot 7 Block 1

Prepared by:



Project Management, Engineering, and Environmental Services

June 22, 2006

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1.0 Project Description

Resolution Minerals Limited (RML) has prepared this conditional use permit application (CUP) for the property owned by Reinhold Trager Trust (Trust) to address a non-compliance letter issued for the property located at 250 Westside Ave., Yellow Pine, Idaho.

RML has an agreement with the Trust to rent recreational vehicles (RVs) at the property.

RML intends to place 5 RVs at the address location above in addition to the one the owner has placed at the property. All the RVs will be hooked up to the septic system and water supply that exists at the property. Only minor trenching is required to distribute utilities to each RV.

There is ample room for parking on the property and no off-site parking will be required.

2.0 Plot Plan

Figure 1 provides a plot plan of the property with pertinent information on the layout, existing buildings, and other information.

No landscaping is required to support the placement of RVs on the property.

The site conditions are appropriate for placing RVs on the property. No site grading is required for the placement of the RVs. Only minor trenching is required to extend utilities to each unit.

No additional lighting is required beyond that on the outside of the RV units.

3.0 Adjacent Property Owners

Table 1 shows the adjacent property owners.

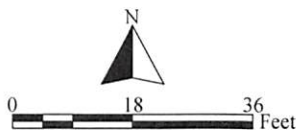
Table 1: Property Owners (300 Feet)

Property Owner	Mailing Address	Direction
Wirth, Jason, Paul	2306 Cobblestone LN. Vista, CA 92081	Adjacent/East of Property
Nease, Travis	12034 N. Horse Collar Way Boise, ID 83714	Adjacent/SW of Property
Neider, Susan	P.O. Box 48 Yellow Pine, ID 83677	SW of Property
Neider, Susan	P.O. Box 48 Yellow Pine, ID 83677	Adjacent/South of Property
Pellegrini, Adam	2191 N. Hollybrook Place Eagle, ID 83616	Adjacent/North of Property
Forester, Jeffery Mark & Ann Loretta Revocable Living Trust	320 Westside Ave. Yellow Pine, ID 83677	Across Ellison Street/North of Property
Holloway, Steve	151 Liberty St. Weiser, ID 83672	Across Ellison Street/NE of Property
Earl, Robert H	P.O. Box Garden Valley, ID 83622	NE of Property
Crosby, Brian	6314 W. Post Street Boise, ID 83704	NE of Property
Welch, James	1518 Substation Road Emmett, ID 83617	East of Property
Frank, Ronald	21113 Upper Pleasant Ridge Road Caldwell, ID 83607	East of Property
Imel, Lynnea M Life Estate	P.O. Box 23 Yellow Pine, ID 83677	SW of Property
Neider, Susan	P.O. Box 48 Yellow Pine, ID 83677	Across Pioneer Street/South of Property
Fluckiger, Kenneth	4275 Jefferson Ave. Ogden, UT 84403	Across Pioneer Street/SE of Property
Toohey, Todd	1735 Monroe Beach Battle Creek, MI 49014	Across Pioneer Street/SE of Property
Boise National Forest	1249 S. Vinnell Way Boise, ID 83709	Across Westside Street/West of Property



Legend

- Property Boundary
- Property Setbacks



Resolution Minerals Limited		
KMS KLEPFER MINING SERVICES LLC	Conditional Use Permit	Figure 1
		Resolution Minerals Limited
	Property Boundary and RV Area	
	Valley County, Idaho	
DRAWN: MK		
SCALE: 1:18		
DATE: June 26		