

Valley County Planning and Zoning

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STAFF REPORT: CUP 26-015 Resolution Minerals RV Site
MEETING DATE: August 13, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Resolution Minerals Limited, 105 Highland Ave, Hope ID 83636
PROPERTY OWNER: Reinhold Trager Trust & Sharon Trager Trust,
1611 Early View Dr, Anchorage AK 99504
AGENT: Eric Klepfer, 30959 N Riffle Rd, Spirit Lake ID 83869
LOCATION: 250 Westside Ave – Yellow Pine - School Addition Subdivision Lot 7
Block 1
in the SWSW Section 21, T.19N, R.8E, Boise Meridian, Valley
County, Idaho
SIZE 0.34-acres
REQUEST: RVs for Employee Housing
EXISTING LAND USE: Single-Family Residential Lot with 1 RV

Resolution Minerals Limited is requesting a conditional use permit to place five RVs for seasonal staff housing. There is currently one additional RV on the property.

All six RVs would be connected to the existing septic, water, and utilities. No construction nor additional landscaping is proposed. Minor trenching would occur to connect RVs to utilities.

The 0.34-acre site is accessed off Westside Ave, a public road.

FINDINGS:

1. The application was submitted on June 23, 2026.
2. Legal notice was posted in the *Star News* on July 23, 2026 and July 30, 2026. The applicant was notified by letter on July 13, 2026. Potentially affected agencies were notified on July 14, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on July 14, 2026. The notice was posted online at www.co.valley.id.us on July 14, 2026. The site was posted on July 29, 2026.
3. Agency comment received:

Brent Copes, Central District Health, stated CDH has no record of this septic system; therefore, CDH cannot approve connecting 6 RVs to the current system. One RV is allowed to connect to the existing system until the septic system is exposed, measured, and

approved by CDH. A septic application is required prior to any work on the system. The system may need to be enlarged. Existing records of the system will be evaluated if they can be produced. (July 31, 2026)

The Yellow Pine Water Users Association INC stated that the existing transmission line serving this parcel lacks sufficient capacity to supply five additional hookups while maintaining reliable water service to existing users. The Association welcomes the opportunity to work directly with the applicant to increase the system's capacity. The Association request denial or delay of approval conditional upon the completion of the water system improvements necessary to provide adequate capacity for the proposed hookups without diminishing service to exiting users. (July 29, 2026)

Emily Hart, McCall Airport Manager, had no comments. (July 20, 2026)

Kendra Conder, Idaho Transportation Department, had no comments. (August 4, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (July 20, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated site grading and drainage plans will not be required. The Applicant did not provide Anticipated Trip Generation estimates but based on the proposal, a traffic impact study is not required for this development. Proposed water and wastewater site improvements shall be reviewed and approved by the applicable agencies. (August 5, 2026)

Tim Rogers, Yellow Pine Volunteer Fire Department Fire Chief, clarified the proposal. The site is for seasonal staff housing, not a typical RV Park. The site has been designed to provide adequate emergency access with a minimum width of 12 feet and vertical clearance of 14 feet, allowing access for fire and emergency response vehicles. The driveway consists of an all-weather surface designed to support local emergency vehicles. (August 6, 2026)

4. Public comment received:

Responses in Opposition:

- Proposal is incompatible with surrounding residential neighborhood and does not adequately address impacts on adjacent property owners, public infrastructure, public safety, or long-term character of the community.
- Too dense, incompatible with scale of the lot.
- Primarily benefits a private business while placing long-term impacts on the residents and infrastructure of Yellow Pine
- Water Use
 - The increased water use would reduce the water pressure at all of the homes below Profile Road; the 1-ft line will not be adequate.
 - Boil order is still in effect in Yellow Pine.
- Sanitation / Septic Drainfield Concerns and Capacity
- Public Safety
 - There are no fire hydrants available in the area.
 - Would increase daily vehicle trips on roads that are not maintained nor easily negotiated.
 - Should be no off-site parking on roadway or on adjacent U.S. Forest Service land. This is already occurring.

- Impacts to the Yellow Pine Transfer Station – temporary users increase the disposal volume but do not have to pay solid waste fees.
- Electrical supply appears to have been installed already
- Storage containers, equipment, tools, and numerous industry and personal vehicles are already using the site.
- Mitigation was not included in the application.

- 1) Lynnea M. Imel, 225 Yellow Pine Ave, Yellow Pine, July 24, 2026
- 2) Jeff and Ann Forster, 320 Westside Ave, Yellow Pine, July 24, 2026
- 3) Merrill and Nikki Saleen, 55 Orchard ST, Yellow Pine, July 28, 2026
- 4) Jason Wirth, 135 Elison ST, Yellow Pine, August 3, 2026
- 5) Gary and Chris Niebrand, August 3, 2026

5. Physical characteristics of the site: relatively flat.

6. The surrounding land use and zoning includes:

North: Single-Family Residential Lots

South: Single-Family Residential Lots

East: Single-Family Residential Lots

West: U.S. Forest Service – Boise National Forest

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 5. Commercial Uses (e) Recreational Business (4) Campgrounds and facilities

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

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

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

B. Setbacks:

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

TABLE 5-A STANDARDS FOR CONDITIONAL USES

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

9-5A SITE IMPROVEMENTS

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. Corps of Engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
 - 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. The Valley County Engineer or assigns shall approval all site grading and stormwater management plans prior to earthwork being don on-site.
 - 2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer or assigns.
 - 3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
 - a. Public Roads Require: 100-yr storm event for major roads, bridges, etc. and 50-year for all other facilities.
 - b. Private Roads Require: 100-yr storm event for major roads, bridges, etc. and 25-year event for all other facilities.
 - c. Site Development not directly specified shall use the 25-year storm event.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.
- H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

9-5A-2: ROADS AND DRIVEWAYS:

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

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

- D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes 1 :
1. Parking Area Dimensions:
 - a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
 - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
 - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').

9-5A-4: LANDSCAPING:

A. Purpose And General Regulations:

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).
2. Definitions:
3. General Regulations
 - a. Applicability: The provisions of this subsection A3 shall apply to all new buildings, all new uses of land, and any addition to existing buildings and uses requiring a conditional use permit. Maintenance requirements of this section shall apply to all sites and uses where a conditional use permit was issued.
 - b. Site Plan And Landscape Plan: The approved site plan and landscape plan shall be a part of the conditional use permit.
 - c. Installation Of Walls, Screening Devices And Lighting:
 - (1) Required Prior To Issuance Of Occupancy Permit: Prior to issuance of an occupancy permit, the walls, screening devices and lighting shall be installed in accordance with the approved construction plans.
 - (2) Cash Deposit Or Letter Of Credit In Lieu Of Installation: In lieu of the installation of plant material or public art prior to issuance of an occupancy permit, a cash deposit or an irrevocable letter of credit in an amount guaranteeing the complete installation of the plant material or public art within six (6) months may be accepted by the administrator. Failure to install the material in the six (6) month time period shall result in the forfeiture of the deposit or bond, and deemed to be a violation of this section.
 - 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.
 - e. Landscape Areas In Public Right Of Way: Any landscape areas in the public right of way shall meet these requirements. A permit is required prior to any work.
 - f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.
4. Maintenance:

- a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
- b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
- c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
- d. Maintained In Accordance With Site and/or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
- e. Modification and/or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
- f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
- g. Sight Obscuring Landscape Features: Sight obscuring landscape features such as hedges shall be maintained in such a manner that vision necessary for safe operation of motor vehicles or bicycles along or entering public roadways is not obstructed.

B. Landscaping; Standards Of Design:

1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.
 - 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.
 - c. Industrial Use: Each site for a proposed industrial use shall have a minimum of ten percent (10%) of the net site 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.
2. Future Commercial And Industrial Development: Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.
3. Uses Adjacent To Multi-Family Residential Development: Fifteen (15) gallon size trees (of a nondeciduous variety) fifteen feet (15') on center shall be planted along any property lines of parcels developed for multi-family, commercial, office, or industrial uses which are adjacent to or separated by an alley from a multi-family residential development. Minimum width of landscape buffer shall be six feet (6') clear. For commercial/industrial users of over fifty thousand (50,000) square feet, see subsection B5 of this section.
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.
- 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:

1. Prevention Required: All exterior lighting shall be designed, located and lamped in order to prevent:
 - a. Over lighting or excessive lighting.
 - b. Energy waste.
 - c. Glare.
 - d. Light trespass.
 - e. Skyglow.
2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code:
 - a. The height of any light fixture or illumination source shall not exceed twenty feet (20').
 - b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.
 - c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.
 - d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real property. Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign 1.
5. Parking Areas, Walkways Or Similar Uses: All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.
6. Searchlights: Searchlights shall only be operated for special events or grand openings for a maximum of one week. Searchlights shall not be operated on residential or agricultural property.
7. Mercury Vapor Lights: The installation of mercury vapor lamps is hereby prohibited.
8. Flashing, Intermittent Or Moving Lights Prohibited: Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit the flashing porch light signal used only while emergency services are responding to a call for assistance at the property, or holiday lights.
9. Industrial And Exterior Lighting: Industrial and exterior lighting shall not be used in such a manner that produces glare on public highways and neighboring property. Arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the property line. Exceptions will be made for necessary repairs to equipment.
10. Sensor Activated Lights: Sensor activated lights, provided:
 - a. They are located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way.
 - b. They are set to only go on when activated and to go off within five (5) minutes after activation has ceased.
 - c. They shall not be triggered by activity off the property.
11. Towers, Power Lines And Power Poles: Lighting of radio, communication and navigation towers along with power lines and power poles, provided the owner or occupant demonstrates that the federal aviation administration (FAA) regulations can only be met through the use of lighting.
12. Outdoor Lighting Plan: All applications for a conditional use permit shall include an outdoor lighting plan for the entire site which indicates how the above standards are to be met. The approved permit shall be a part of the conditional use permit and/or the building permit.

9-5B-3: ELECTRICAL INTERFERENCE:

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

9-5B-4: EMISSIONS:

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.
- 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 pre-fire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

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

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

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

SUMMARY:

Staff's compatibility rating is -5.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the Yellow Pine Fire District and the Yellow Pine Water Users Association boundaries. It is not within an irrigation district nor herd district.
2. Valley County Code states that commercial uses shall have at least two access roads or driveways to a public street wherever practicable. Staff does not believe this requirement is practical for this use at this location.
3. Commissioners shall determine if the proposed parking spaces are adequate for the use.
4. Questions for the applicant:
 - The site plans shows the parking area to be within the setback area from Westside Avenue. Please submit a revised site plan showing parking outside of the setback area.
 - Please clarify if the other vehicles and equipment shown in the site plan picture will remain on site. Do these belong to the property owner?
 - Will this site be used year-around?
 - What is the maximum number of people per RV?
 - Have you contacted Central District Health concerning the septic system? What are your plans if the septic system is unable to support all the RVs?
 - Have you already connected the RV's...a trench is already dug?
 - Have you discussed the use with Yellow Pine Water Association?
 - Will there be an on-site manager?

Question to P&Z Commission:

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

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).

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

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

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Google Map
- Pictures Taken July 29, 2026
- Assessor Plat – T.19N R.8E Section 21
- School Addition Subdivision – Assessor Annotated Plat
- Site Plan
- Responses
- Educational Information for Applicant
 - Lighting Flyer
 - Septic Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as

permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

4. The use shall be established within one year, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Shall retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).
7. Must comply with requirements of Central District Health.
8. Must comply with the requirements of the Yellow Pine Fire District.
9. Must comply with requirements of the Yellow Pine Water Users.
10. If allowed, campfires shall be maintained in an established fire ring. Water, shovel, and/or fire extinguisher must be in close proximity.
11. No parking or campsites allowed in the setback areas: 20 feet from the front and rear property lines; and 7 1/2-ft from the side property lines. *(previous CUPs for this type of use followed residential setbacks.)*
12. Snow must be stored on-site.
13. The site must be kept in a neat and orderly manner.
14. Shall post a sign with rules and phone number(s) to contact for emergencies or other issues.
15. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
16. Pets shall be contained to the property, either by leash or electronic collars.
17. Trash, including pet waste, should be properly disposed of and not allowed to accumulate.
18. Foods should be stored in a manner that does not attract wildlife.
19. Building permits will be required for any fencing over 6-ft in height.
20. Noxious weeds must be controlled using proper land management principles
21. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
22. The site address of 250 Westside Ave shall be posted at the driveway entrance in an area where it is visible year-round (i.e. not hidden by snow or plants). Numbers should be at least 3 ½ inches in height, contrast with their background, and be visible during both daytime and at night from the road.
23. Each RV Site should be individually numbered. A site plan with the unit numbers should be given to PZ Staff and the Valley County Sheriff's Office to improve emergency response times.
24. Shall work with Valley County Road Department and Planning and Zoning Director on a Development Agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
25. The maximum number of people at each camp site shall be _____.

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.

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

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

APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	+1	+2	+2
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
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
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
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
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
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
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
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
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
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
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
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
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
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
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
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2		+1	+1
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
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
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+2	+1	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+2	+2

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 15 Private Recreation

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

S. F. Residential

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

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

National Forest

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

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

Village of Yellow Pine

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) -1 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?

Not very large, no trees

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

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

Not Structures - RV's

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

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

More than single family residential

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

Noise

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

No public services

(+2/-2) 0 X 2 0

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?

No Change

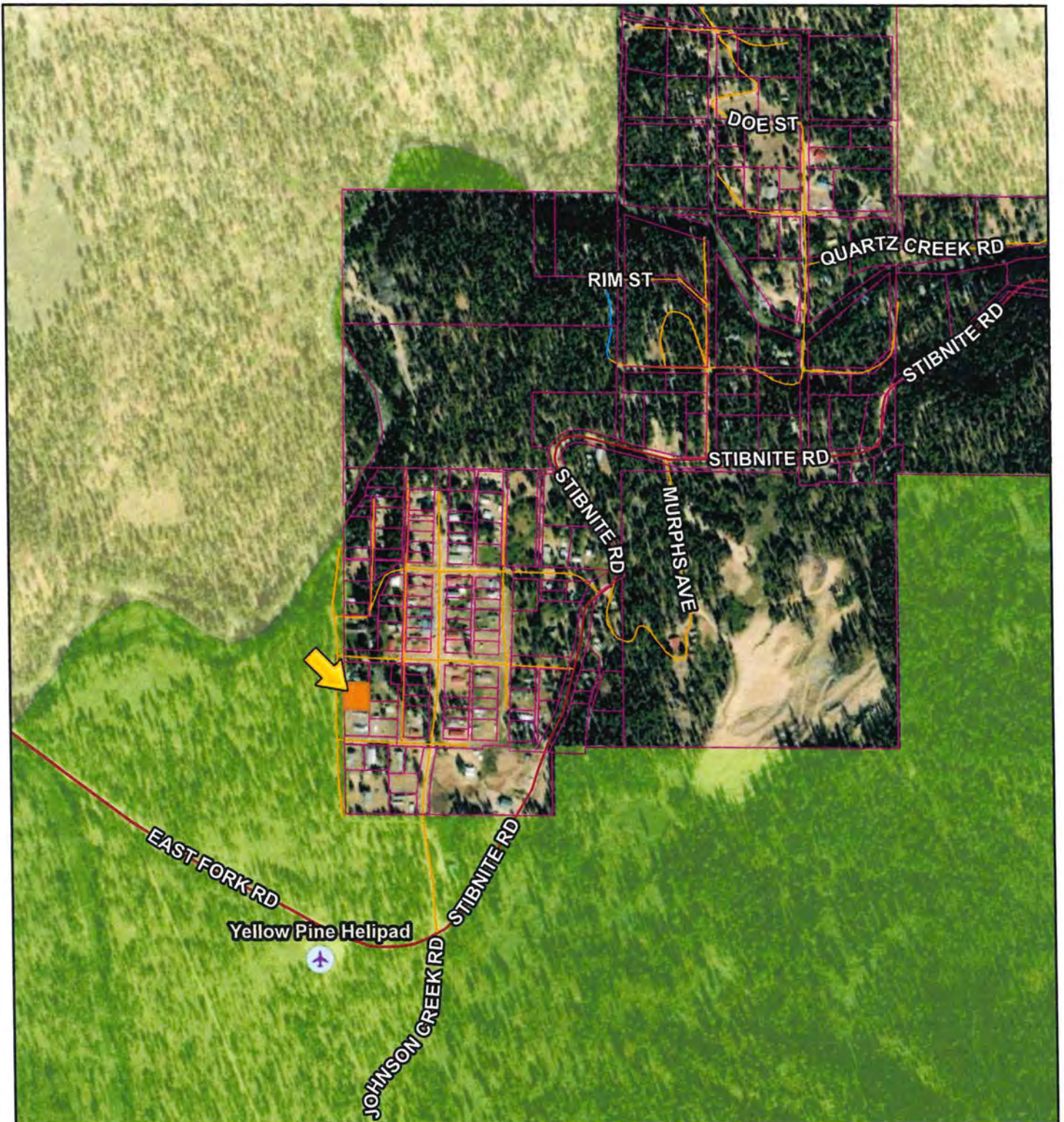
Sub-Total (+) 6

Sub-Total (--) 11

Total Score -5

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

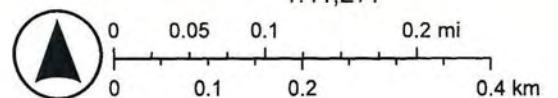
CUP 26-015 Location Map



7/1/2026, 2:23:54 PM

1:11,277

- | | | |
|----------------------|-----------------|-------------------------|
| Airstrips | MINOR COLLECTOR | Other |
| Municipal Boundaries | COLLECTOR | USFS Surface Ownership |
| City Impact Areas | URBAN/RURAL | Boise National Forest |
| Parcel Boundaries | USFS | Payette National Forest |
| Roads | PRIVATE | Challis National Forest |
| MAJOR | OTHER | Salmon National Forest |



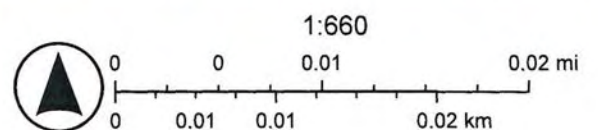
Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, null, Vantor

CUP 26-015 Aerial Map



7/1/2026, 3:36:56 PM

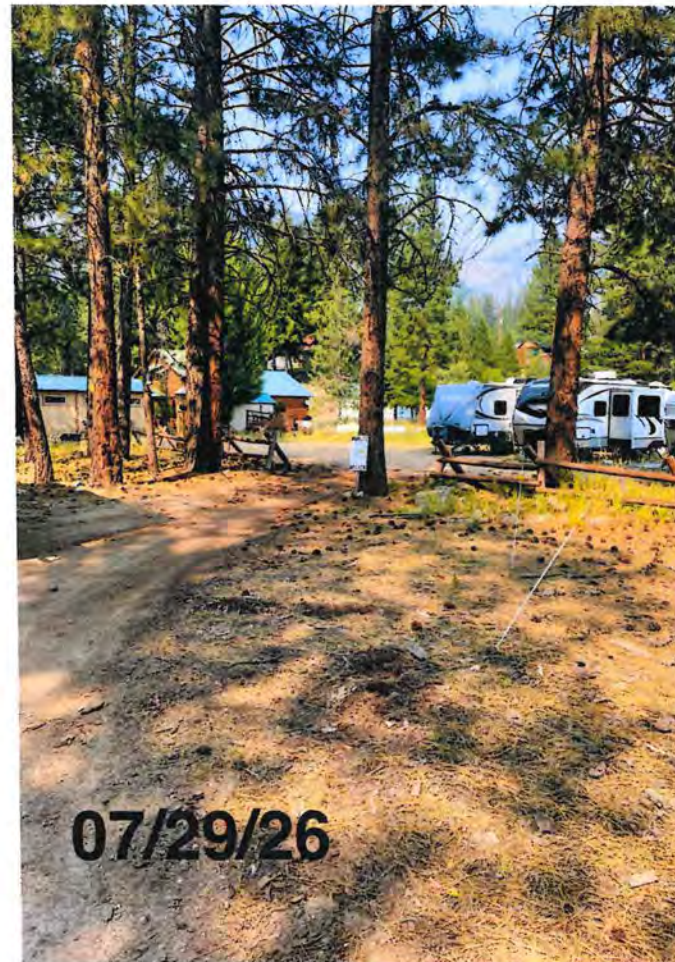
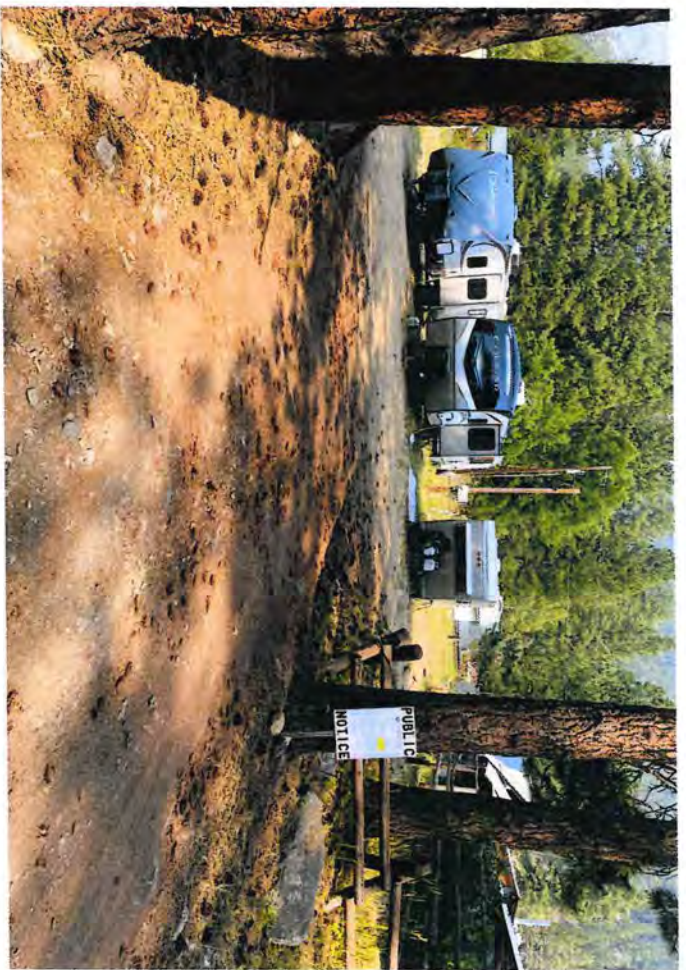
- | | |
|----------------------|-----------------|
| Airstrips | MINOR COLLECTOR |
| Address Points | COLLECTOR |
| Municipal Boundaries | URBAN/RURAL |
| City Impact Areas | USFS |
| Parcel Boundaries | PRIVATE |
| Roads | OTHER |
| MAJOR | Other |



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

Google Maps – Aerial View



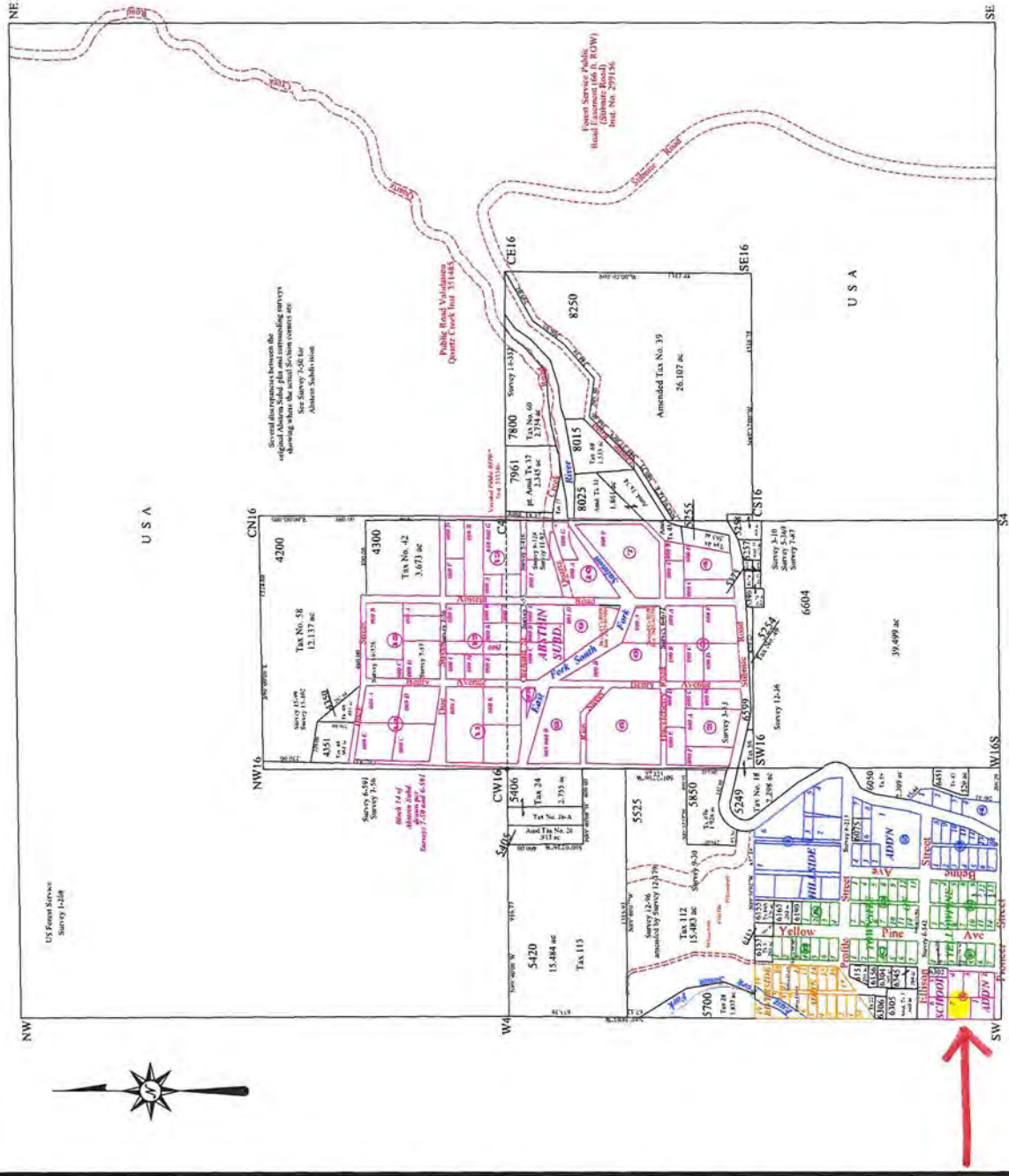


PLAT TITLE

T W P . 1 9 N R O B E S E C . 2 1

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

Filename:
Valley County Base Map
Scale: 1" = 400'±
Date: 7/24/2025
Drawn by: L. Frederick



This Drawing is to be filed for Reference. Property Owner. The County is NOT Responsible for Any Instruments Contained Herein.

RP 0 0257

BL 3 Pg. 50 1946 NO. 75285 11/2/71

20 Survey 3-213

Sanitary restriction in force under Title 50 Chapter 12, Idaho Code.

SCHOOL ADDITION SUBDIVISION

A Part of the NW 1/4 NW 1/4 Sec 28 & SW 1/4 SW 1/4 Sec 21, T19N, R8E, B.M.

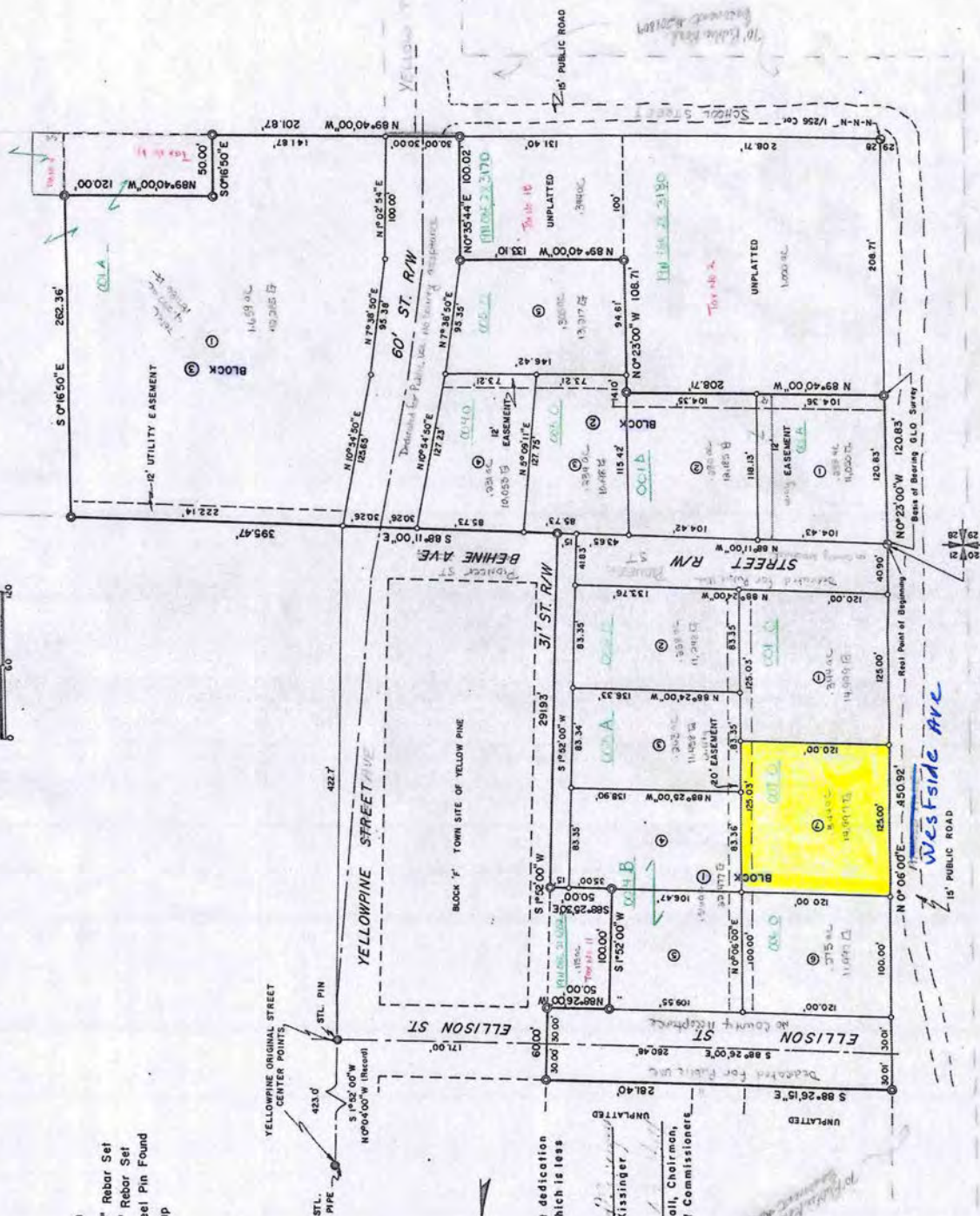
Valley County, Idaho

SCALE



LEGEND

- 5/8" x 30" Rebar Set
- 1/2" x 24" Rebar Set
- 1 1/2" Steel Pin Found
- Brass Cap



Valley County does not accept dedication of any street shown hereon which is less than fifty feet in width.

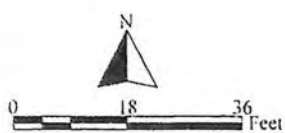
E. Fay Kissinger
Frank Hall, Chairman,
Board of Commissioners

Westside Ave



Legend

- Property Boundary
- Property Setbacks



Resolution Minerals Limited		
	Conditionnl Use Permit	Figure 1
	Resolution Minerals Limited	
	Property Boundary and RV Area	
	Valley County, Idaho	
DRAWN: MK		
SCALE: 1:18		
DATE: June 26		



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 26-015 Resolution Mineral RV Site

Preliminary / Final / Short Plat _____

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☒ 14. CDH has no record of this septic system, therefore, CDH cannot approve connecting 6 RV's to the current system. One RV is allowed to connect to the existing system until the septic system is exposed on the ends, measured, and approved. A septic application is required prior to any work on the system. The system may need to be enlarged. Existing records of the system will be evaluated if they can be produced. Reviewed By: Brian Coper
Date: 7/31/26

Yellow Pine Water Users Association, Inc.
P.O. Box 11
Yellow Pine, ID 83677

July 29, 2026

Valley County Planning and Zoning Commission
c/o Cynda Herrick, AICP, CFM
Planning and Zoning Director
P.O. Box 1350
Cascade, ID 83611

Re: CUP 26-015 – Resolution Minerals Limited

Dear Members of the Planning and Zoning Commission,

The Yellow Pine Water Users Association, Inc. opposes Conditional Use Permit Application No. 26-015 submitted by Resolution Minerals Limited.

The application would add five recreational vehicle (RV) hookups to 250 Westside Ave, a parcel served by the Association's water system. Based on prior engineering assessments the Association has determined that the existing transmission line serving this parcel lacks sufficient capacity to supply five additional hookups while maintaining reliable water service to existing users.

The Association welcomes the opportunity to work directly with Resolution Minerals Limited to increase the system's capacity to provide reliable service in this portion of the system.

The Association therefore requests that the Planning and Zoning Commission deny CUP 26-015 as proposed or, alternatively, delays approval conditional upon the completion of the water system improvements necessary to provide adequate capacity for the proposed hookups without diminishing service to existing users.

Thank you for your consideration of the Association's comments.

Respectfully submitted,

Clint Limbaugh
President
Yellow Pine Water Users Association, Inc.
yellowpinewaterusers@gmail.com

Michelle Whyman
Secretary
Yellow Pine Water Users Association, Inc.
yellowpinewaterusers@gmail.com

From: Emily Hart <ehart@mccall.id.us>

Sent: Monday, July 20, 2026 12:44 PM

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

Subject: Re: VC PZ - Public Hearing Notice for August 13, 2026

Lori and Cynda,

C.U.P. 26-014 Ore and Husk Office and Warehouse - 1.25 miles from end of Runway 34. In Horizontal Surface. Select Commercial Building, enter lat/long, building height and site elevation into <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required.

C.U.P. 26-015 Resolution Minerals RV Site - NO AIRPORT COMMENT

C.U.P. 26-016 Lafon Solar Panels - NO AIRPORT COMMENT

VAR 26-007 Kowalczyk Lot Coverage Variance - NO AIRPORT COMMENT

C.U.P. 26-017 West Mountain Aggregates Rock Pit - NO AIRPORT COMMENT

C.U.P. 26-018 Nokes Elo Rd Solar Panels 2.14 miles from end of Runway 34. In Conical Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. 26-019 Wipf Solar Panels 3,733' from end of Runway 34. In Transitional Surface and possibly Approach Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. 26-020 Nokes Ilka Ln Solar Panels 1.12 miles from end of Runway 34. In Horizontal Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. Gold Fork River Ranch Pond and Borrow Reclamation - NO AIRPORT COMMENT

Have a great week!

Emily

Emily Hart, ACE/GA, C.M.

Manager | McCall Municipal Airport

208.630.3441 (cell) | 208.634.1448 (office)

<https://www.mccall.id.us/160/McCall-Municipal-Airport>

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Tuesday, August 4, 2026 10:02 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: VC PZ - Public Hearing Notice for August 13, 2026

Hi Cynda,

I just wanted to let you know that I do not have any comments for the August 13th P&Z applications.

Let me know if there are any questions. Thank you!

Kendra Conder | Senior Planner
Idaho Transportation Department | Development Services
Office: 208-334-8377
Cell: 208-972-3190



YOUR Safety ... YOUR Mobility ... YOUR Economic Opportunity



July 20, 2026

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

Subject: VC PZ - Public Hearing Notice for August 13, 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

1. AIR QUALITY

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

26-017

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For questions, contact David Luft, Air Quality Manager, at 373-0550.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

- Rock crushers, concrete batch plants, and hot mix asphalt plants are subject to DEQ air quality permitting requirements. Please see the following web site for additional information:
- <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/5204>
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan to the city/county for incorporation into the conditional use permit. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

2. WATSEATER AND RECYLED WATER

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

3. DRINKING WATER

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

- construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

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

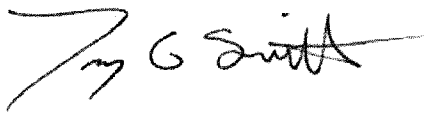
5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
 - **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
 - For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.
- 6. ADDITIONAL NOTES**
- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

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

Sincerely,



Troy Smith
Regional Administrator

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: August 13, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

I have reviewed the items you requested us to review as listed on the August 13, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. VAR 26-005 Poulsen Setback Variance

Valley County Road & Bridge Department will assess impacts to county public road ROW as applicable.

New Business:

1. CUP 26-014 Ore and Husk Office & Warehouse

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.

All proposed driveway connections to public roads within the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction and applicable ITD setback requirements. Driveways shall be offset a minimum distance of fifty feet (50') from intersections with collector or external streets.

Valley County requires a 100-foot setback from ITD ROW (SH-55) for any permanent structures (as shown on the sketch provided in the application).

The Applicant did not provide Anticipated Trip Generation estimates but based on the described business operation provided in the application and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Valley County Road & Bridge Department will assess county public road ROW requirements as applicable.

2. CUP 26-015 Resolution Minerals RV Site

Site grading and drainage plans will not be required.



The Applicant did not provide Anticipated Trip Generation estimates but based on the described use provided in the application and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Proposed water and wastewater site improvements shall be reviewed and approved by the applicable agencies.

3. Cup 26-016 Lafon Solar Panels

Not reviewed per P&Z request.

4. VAR 26-007 Kowalczyk Lot Coverage Variance:

The Applicant will provide the Valley County engineer with landscaping, grading, and drainage measures for review. Additional stormwater resulting from site improvements will need to be retained on site. Submitted measures shall include appropriate temporary and permanent best management practices (BMPs) and erosion control measures to protect adjacent properties.

5. CUP 26-017 West Mountain Aggregates Rock Pit

Based on the Applicant's projection of 20 haul trips per day and ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study may not be required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Any offsite improvements to public roads will require the Applicant to work with the Valley County Road & Bridge Department.

6. CUP 26-018 Nokes Elo RD Solar Panels

Not reviewed per P&Z request.

7. CUP 26-019 Wipf Solar Panels

Not reviewed per P&Z request.

8. CUP 26-020 Nokes Ilka LN Solar Panels

Not reviewed per P&Z request.

9. CUP 26-021 Gold Fork River Ranch Pond Borrow and Reclamation

Driveways over one hundred fifty (150) feet long shall be provided with turnarounds.

All proposed driveway connections to public roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction and meet ITD setback requirements.

Valley County Road & Bridge Department will assess county public road ROW requirements as applicable.

The Applicant shall provide Anticipated Trip-Generation estimates and coordinate with the Valley County Road & Bridge Department to develop a proportionate-share agreement for impacts associated with additional haul traffic. A traffic impact study may be required if warranted by the projected trip generation.



Please contact me if you have any questions.

Sincerely,

ParametriX

A handwritten signature in black ink, appearing to read "Paul S. Ashton". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Paul Ashton, PE





Yellow Pine Volunteer Fire Department
"Working together to protect our Village"

August 6, 2026

Valley County Board of Commissioners
219 N. Main Street
Cascade, ID 83611

Re: Response for Conditional Use Permit (CUP) 26-015

Dear Valley County Commissioners,

Thank you for the opportunity to provide additional information regarding Conditional Use Permit (CUP) 26-015.

We would like to clarify several aspects of the proposed project:

1. Seasonal Staff Housing
The proposed site is not an RV park. Rather, it is intended solely as a seasonal staff housing location for employees of Resolution Minerals. Occupancy will be limited exclusively to Resolution Minerals personnel supporting seasonal operations.
2. Emergency Vehicle Access
The site has been designed to provide adequate emergency access. The access roadway provides a minimum unobstructed width of 12 feet and an unobstructed vertical clearance of 14 feet, allowing access for fire and emergency response vehicles.
3. Driveway Construction
The driveway consists of an all-weather surface designed to support the weight and operational requirements of local fire apparatus and emergency vehicles, ensuring reliable access under varying weather conditions.

We respectfully request that these clarifications be included in the record for CUP 26-015. We appreciate the Commission's consideration of this application and remain available to answer any additional questions or provide further information as needed.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Rogers", is written over a horizontal line.

Tim Rogers
Fire Chief
Yellow Pine Volunteer Fire Dept.
208/830-4639
ypfiredept@gmail.com

From: Lynnea Imel [REDACTED]
Sent: Friday, July 24, 2026 8:43 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-015 Resolution Minerals RV Site

I live less than 300' from this proposed project and oppose the request. The following comments should be considered before a decision is made:

1. Water: This location is very near the end of the water distribution line. The increased water use at six trailers will diminish the water pressure at all of the houses below Profile road. The 1' line will not be adequate. The current Yellow Pine Water Assoc. improvement project does not involve replacing distribution lines.

2. Road access. The lot is bordered on three sides by four single-family homes. Traffic accessing the lot uses two county roads that are not maintained and one Payette Forest road, also not maintained. Traffic to and from this property passes less than 40' feet from eight single-family houses. No grading, gravel, repairs, dust control, or snow plowing is provided by Valley County, US Forest Service, or Village of Yellow Pine .

Increasing traffic on School Street and Westside Ave. will damage unimproved, non-maintained, roads that are possibly located on Forest Service land.

The intersection of Yellow Pine Avenue and Pioneer Street is not easily negotiated; the intersection of Pioneer and Westside is difficult for trucks such as the RML water truck recently parked on the property. Westside is not wide enough for parking. All private cars should be parked on the property.

Fire and ambulance service must use Pioneer Street, School Street and Westside Ave. Ellison is not safe for emergency vehicles. There are no fire hydrants available in that area. Consult the water company regarding use for fires.

2. Electrical supply appears to have been installed recently in preparation for the RV use, prior to initiating this request.

3. The septic tank on the site was used by one single-wide trailer with one occupant previously. A test well was drilled to determine gasoline contamination in 1990's. Increased use of the drainfield may affect the year-around ditch adjacent to the property line.

4. Respect for residential property owners should be the first priority; the impacts on the unincorporated village are numerous. This additional occupancy impacts the very small group of able-bodied residents who volunteer to provide fire protection, emergency medical help, and water and diminishes the peaceful enjoyment of property in the neighborhood, lowering property values.

Respectfully submitted by:

Lynnea M Imel
225 Yellow Pine Ave.
P.O. Box 23
Yellow Pine, ID 83677
[REDACTED]

Letter of Opposition to Conditional Use Permit (CUP 26-015)



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

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

Dear Members of the Planning and Zoning Commission:

We respectfully submit this letter in opposition to Conditional Use Permit (CUP) 26-015, submitted by Resolution Minerals Limited, requesting approval to establish an employee RV housing site at 250 Westside Avenue in Yellow Pine.

As neighboring property owners and members of the Yellow Pine community, we are concerned that the proposed use is incompatible with the surrounding residential neighborhood and does not adequately address its impacts on adjacent property owners, public infrastructure, public safety, or the long-term character of our community.

Yellow Pine is a small rural community where nearly all destinations are within walking distance. Even modest increases in residential density and vehicle traffic are readily noticeable and have a greater impact than they would in a larger community.

We respectfully ask the Commission to evaluate this application under the standards governing Conditional Use Permits, including compatibility with surrounding land uses, adequacy of public services, public health and safety, traffic, parking, water and wastewater capacity, fire protection, and impacts on neighboring properties. As with any CUP application, the burden rests with the applicant to demonstrate that these standards have been satisfied.

Existing Use of the Property

The application indicates that only one additional RV currently occupies the property. However, we have personally observed multiple RVs on the property, including as many as five at one time, being used as long-term residences affiliated with Resolution Minerals Limited.

If these observations are accurate, employee housing appears to have expanded before approval of this Conditional Use Permit. We respectfully request that the Commission determine whether the existing use complies with current zoning regulations before considering any request to expand that use.

Approving a Conditional Use Permit after an unapproved use has already been established could undermine public confidence in the zoning process and create the perception that compliance is optional until enforcement becomes necessary.

Valley County's recreational vehicle regulations distinguish between private recreational use and more intensive or commercial RV operations. The Code establishes permitting requirements based on the number of RVs, the nature of their occupancy, and the intensity of the use.

The current operation appears to have several characteristics commonly associated with a commercial employee housing or RV facility:

- Multiple RV units located on a single residential parcel.
- Occupancy by unrelated individuals.
- Long-term residential occupancy associated with employment rather than recreation.
- Compensation reportedly being received by the property owners for employee housing.

Whether the current operation meets the County's definition of a commercial RV use is ultimately a determination for the Commission. However, we believe the application should be evaluated based on the actual use occurring on the property rather than solely on the physical placement of the RVs.

While taxation and insurance matters fall outside the Commission's authority, the commercial nature of the proposed operation is relevant to the CUP review. If the property will function as an employee housing facility, the applicant should demonstrate that appropriate commercial insurance, liability protections, and safety measures are in place.

Density and Compatibility

The property contains approximately 0.34 acres.

The proposal would accommodate six employee RVs together with resident vehicles, commercial vehicles, storage containers, trailers, a large water truck, and other equipment.

This level of development is substantially more intensive than surrounding residential properties and appears inconsistent with the established residential character of the neighborhood. The overall appearance is more characteristic of a workforce RV facility than a residential use.

The application also provides little meaningful landscaping or screening to reduce visual impacts on neighboring properties.

These RVs are not proposed for occasional recreational use by property owners, family members, or guests. Rather, they are intended as long-term residential accommodations for company employees.

Traffic and Parking

The increased number of residents has already resulted in noticeably higher vehicle traffic within the neighborhood.

The proposal raises several concerns, including:

- Increased vehicle trips throughout the day and evening.
- Limited on-site parking for residents and work vehicles.
- Overflow parking occurring on adjacent Boise National Forest land.

- Parking and operation of large commercial vehicles.
- Increased traffic on neighborhood streets.
- Additional vehicle and equipment noise.
- Reduced privacy for neighboring residents.
- Increased visual impacts.

These effects extend beyond the boundaries of the property and directly affect nearby homes.

Public Safety

The increase in vehicle traffic is particularly concerning in a neighborhood where children regularly walk and play.

We have personally observed multiple vehicles making repeated trips along the same one-block section of road numerous times during approximately a three-hour period.

The apparent lack of adequate on-site parking has also resulted in vehicles being parked on adjacent Boise National Forest land. Parking vehicles on dry vegetation adjacent to forested land may increase wildfire risk during periods of elevated fire danger.

The operation and idling of large commercial vehicles, including a water truck, also contribute additional noise and disruption within the neighborhood.

Water, Wastewater, and Sanitation

Yellow Pine's community water system already faces significant challenges and is presently operating under a boil-water advisory.

Additional long-term residents will increase demand on an already limited system.

The application also raises important questions regarding:

- Whether the existing septic system is capable of serving six occupied RVs.
- Whether sanitation facilities are adequate for the proposed occupancy.
- Whether a single outhouse is sufficient for multiple long-term residents.
- The cumulative impact on the community water system.

These issues should be fully addressed before any permit is approved.

Visual Impacts

The proposed development would remain highly visible from neighboring properties and would include multiple RVs, storage containers, commercial vehicles, and numerous parked vehicles.

The proposal does not preserve the existing residential and rural character of this portion of Yellow Pine and instead resembles a workforce RV park.

Yellow Pine already contains an established RV park designed for this type of use. Expanding high-density workforce housing onto small residential lots fundamentally changes the character of surrounding neighborhoods.

Noise

Vehicle traffic, arrivals and departures, commercial activity, and idling equipment have already increased noise levels within what has historically been a quiet residential area.

Approval of additional employee housing would likely intensify these impacts.

Community Impact

Resolution Minerals began operations knowing that housing within Yellow Pine is limited.

While workforce housing is a legitimate need, accommodating that need should not require repeated land-use exceptions that shift the resulting impacts onto surrounding residential neighborhoods.

This proposal primarily benefits a private business while increasing demands on public infrastructure, including roads, water service, wastewater systems, sanitation services, and the local transfer station.

Long-Term Consequences

Our greatest concern is the precedent this application could establish.

Although the request is presented as temporary workforce housing associated with current mining operations, a Conditional Use Permit may remain with the property long after those operations have ended.

Approval could encourage similar applications throughout Yellow Pine, resulting in the gradual conversion of residential parcels into high-density workforce RV developments.

Because Yellow Pine encompasses only about 230 acres, individual land-use decisions can have lasting consequences for the entire community. We respectfully urge the Commission to consider whether approving this application serves the long-term interests of Yellow Pine rather than the short-term housing needs of a single employer.

Request

For the reasons outlined above, we respectfully request that Valley County deny Conditional Use Permit 26-015.

At a minimum, we request that the Commission require the applicant to demonstrate full compliance with existing zoning regulations before considering any expansion of the current use.

If the Commission nevertheless determines that approval should be considered, we respectfully request that the applicant first demonstrate, through competent evidence, that adequate parking, traffic management, water supply, wastewater disposal, sanitation facilities, fire protection, and buffering can be provided without adversely affecting neighboring properties or creating an undesirable precedent for future development within Yellow Pine.

Thank you for your careful consideration of our comments and for your service to the residents of Valley County.

Respectfully submitted,

Jeff Forster

Ann Forster

320 Westside Avenue

Yellow Pine, Idaho 83677

July 23, 2026

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

Date: July 28, 2026

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

It does not appear that this applicant has the documented authority or authorization to submit this request for a conditional use permit.

Request for Clarification:

The Notice of Public Hearing Project Description states that Resolution Minerals is requesting a conditional use permit to place **RVs** for seasonal staff housing. It is unclear how many will be proposed or used – will it be 5, 6, or 7 (there are seven electrical boxes on the lot)?

Sewer and Wastewater disposal:

The Trager parcel is a residential lot with a single family residential septic system of unknown age, structure, and capacity. It is expected that the request for a variance will far exceed the capacity of the existing system or any upgrades to support this usage on such a small lot.

Additionally, the property has a year-round live stream bordering the Easterly boundary of the property. This stream passes through numerous residential properties and National Forest before entering the East Fork of the South Fork of the Salmon River. An inadequate set back and sewer design failure could contaminate private and public property downstream, impacting the adjacent landowners and the anadromous fishery within ¼ mile of this property.

Private residences are immediately adjacent on three sides of this lot and could also be impacted by excessive sewage odor expected from this use. If the use of outhouses is part of this proposal, the odor and the noise associated with pumping these outhouses will have a huge impact on the neighborhood.

Concerns about the Capacity of our water system to support this unanticipated use:

In discussion with the Water System Manager, he stated that maximum water capacity limits to our community water system use have yet to be established. An analysis needs to be completed prior to the County's decision. Status: As of April 17, 2020, Yellow Pine has been under a Boil Order for drinking water. This order will be in effect until further notice. We routinely experience periods of insufficient treatment due to extreme water demand which exceeds the capacity of the treatment system. An extremely costly new system is being developed based upon past water

usage and may be insufficient to provide water for the demands expected with these additional usages.

Current direction from our Water Users Association asks us to *“please conserve water and remember no outside watering on weekends or holidays and especially during the festival”*.

Additional water usage has been approved for both Murph’s RV and Alpine Village (both have a combination of cabins and RV sites) through Perpetua. Perpetua is also working on an agreement for the water system to supply 10,000 gallons daily of potable water for use at Stibnite. In return, they will replace water distribution lines in Yellow Pine for over 1 million dollars. The fee for water use in Yellow Pine is nearly \$600 per residential parcel. The Trager parcel will only have to pay the fee for a single use parcel estimated to be \$600 unless they are appropriately converted to a business, in which they will (and should) pay more for their water.

All these recently approved additional commitments to the water system will be taxing the current system and will limit the ability to provide adequate water to the current water users and future expansion.

Impacts to The Yellow Pine Transfer Station (aka The Dump):

The dump usage and restrictions have been quite controversial. The policy is for residents' use only. The size of the facility is undersized for trash that is produced by the town. It is restricted for disposal of kitchen and bathroom trash only. The Village estimates they pay \$1950 to manage the dump. The single-family landowner pays for dump usage through Valley County taxes. There are no options currently to allow multiple renters on one residential parcel to use the Dump. These temporary and unregulated users will increase the waste disposal volume and do not have to pay. Currently there is no known way or plan for the County to increase dump capacity. Taxes on these new “businesses” that represent multiple users living in RVs should be established by the County. Until something changes such as requiring the Trager property to file and pay fees as a business, the burden of these costs and the liability for non-compliance will sadly be borne by the resident taxpayers.

Compatibility of proposal with residential lots:

The current five RV (or more?) trailers present on the lot are unattractive, incompatible with residential standards, overcrowded, and impact more than just the Trager lot, as indicated in the proposal. Storage containers, equipment, tools, and numerous industry and personal vehicles are already using most of the site. Many vehicles are parked in the road right-of-way and across the road on Forest Service property causing congestion and obstructing traffic flow. Also, at question is how many of the worker’s family members will be visiting their loved ones in Yellow Pine on weekends & during vacations? This results in more vehicles parked on the National Forest, the road right of way, and off site. Family members will most likely engage in riding noisy motorcycles, ATVs, and side-by-sides, racing up and down the dirt roads creating more and more

dust. All of this impacts the neighbors and users of the National Forest – including local residents, dispersed campers, and users of the “Yellow Pine Golf Course”.

Restriction on the number of RV sites:

The controversial over-burdening of residential lots with multiple RVs are actions that are well known to have existed in the past. The density and volume of RVs are in discord with the serenity that most people look for in secluded locations. We applaud the County Commissioners for developing and enforcing these restrictions on RVs. We strongly support the Counties’ effort to limit and control the impacts of multiple RV’s occupying one lot in a residential neighborhood. For these reasons we strongly recommend that this proposal be denied and no modification be approved for additional RV sites.

Mitigation required to address the issues above has not been addressed in the request for the conditional use permit.

For the reasons outlined above, we respectfully request that Valley County DENY Conditional Use Permit 26-015.

Your decision will set a precedent. Numerous other lots within the townsite of Yellow Pine are currently being modified to allow for multiple RV’s. To our knowledge, they are not complying with the current restrictions and policy, which creates an undesirable precedent for future development within Yellow Pine. Ask yourself how you would feel if you suddenly had 5 or 6 or 7 RVs in the lot next to you. Would you be comfortable and supportive of that sudden overburdening of adjacent neighbors?

Thank you for the opportunity to comment, and for your willingness to address these issues.

Sincerely,

/s/ Merrill L. Saleen

/s/ Nikki Saleen

Merrill and Nikki Saleen

555 Orchard St.

Yellow Pine, ID 83677

To: Valley County Planning & Zoning Commission

Cc: Valley County Board of Commissioners

Re: Opposition to Conditional Use Permit 26-015 250 Westside Avenue, Yellow Pine, Idaho



Dear Commissioners,

I am writing as a resident of Yellow Pine to respectfully but firmly oppose Conditional Use Permit (CUP) 26-015 for the proposed placement of additional RV units at 250 Westside Avenue. As reflected in the petition submitted by community members, *"We believe the proposed development is inconsistent with the existing residential character of the neighborhood"* and raises serious concerns for the long-term well-being of Yellow Pine.

The proposal to place five additional RVs on a .34-acre parcel is incompatible with both the scale of the lot and the fragile infrastructure of our community. Yellow Pine's water system has been under a boil advisory for years, and any increase in demand places further strain on an already failing system. The applicant's intent to connect multiple RVs to a septic system originally designed for a single trailer is equally problematic and risks overloading wastewater capacity.

Beyond infrastructure concerns, the intended commercial workforce housing use will significantly increase noise, traffic, and general activity in a quiet residential neighborhood. Commercial vehicles associated with this operation are already parking on Boise National Forest property, creating additional conflicts and safety issues. As the petition notes, *"Includes commercial vehicles, equipment, and storage that are inconsistent with the surrounding residential area."*

It is also important to acknowledge that the current use of the property appears to conflict with existing zoning and code requirements. Allowing expansion under a Conditional Use Permit without first addressing these violations sets a troubling precedent—one that encourages applicants to disregard established regulations and seek forgiveness after the fact. This undermines both the authority and enforceability of Valley County Planning & Zoning.

Yellow Pine is a small, remote community with limited resources, and decisions made today will shape its future for decades. Approving this CUP would primarily benefit a private business while imposing long-term impacts on residents, infrastructure, and the character of our town. As stated in the petition, *"Primarily benefits a private business while placing long-term impacts on the residents and infrastructure of Yellow Pine."*

For these reasons, I respectfully urge the Commission to deny CUP 26-015. Doing so protects the integrity of our zoning laws, the safety of our residents, and the future of Yellow Pine.

Thank you for your consideration and for your service to our community.

Sincerely,

Jason Wirth

135 Elison St. Yellow Pine, Idaho



PETITION OPPOSING CONDITIONAL USE PERMIT (CUP) 26-015

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

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

This petition is signed by residents, neighboring property owners, property owners, and supporters of the Yellow Pine community who believe that Conditional Use Permit 26-015 is not in the long-term public interest of Yellow Pine. This demonstrates that opposition extends beyond just adjacent neighbors.

Petition Statement

We, the undersigned residents, property owners, and supporters of the Yellow Pine community, respectfully urge the Valley County Planning & Zoning Commission and the Valley County Board of Commissioners to **deny Conditional Use Permit (CUP) 26-015** for the proposed Resolution Minerals employee RV housing site at 250 Westside Avenue.

We believe the proposed development is inconsistent with the existing residential character of the neighborhood and raises significant concerns regarding public safety, infrastructure, compatibility with surrounding properties, and the long-term future of Yellow Pine.

Reasons for Our Opposition

We respectfully request denial of this application because we believe it:

- Is incompatible with the surrounding residential neighborhood.
- Introduces an excessive level of development on a small residential parcel.
- Increases vehicle traffic, parking congestion, and safety concerns on neighborhood streets.
- Places additional demands on Yellow Pine's already limited water, wastewater, and sanitation infrastructure.
- Creates increased noise, visual impacts, and reduced privacy for neighboring property owners.
- Raises concerns regarding adequate fire protection and wildfire risk.
- Includes commercial vehicles, equipment, and storage that are inconsistent with the surrounding residential area.
- May establish a long-term precedent for converting residential lots into high-density workforce RV developments.
- Primarily benefits a private business while placing long-term impacts on the residents and infrastructure of Yellow Pine.

We also request that the County determine whether the existing use of the property complies with current zoning regulations before considering any expansion through a Conditional Use Permit.

If the Commission nevertheless considers approval, we respectfully request that the applicant first demonstrate, with substantial evidence, that adequate parking, traffic management, water supply, wastewater disposal, sanitation facilities, fire protection, and buffering can be provided without adversely affecting neighboring properties or establishing an undesirable precedent for future development.

Our Request

For these reasons, we respectfully ask the Valley County Planning & Zoning Commission and the Valley County Board of Commissioners to **deny Conditional Use Permit 26-015**.

Petition Submitted By:

Petition Signatures

Jason Wirth
135 Elison St. Yellow Pine, Id. 83677
08/02/2026

From: Chris niebrand [REDACTED]
Sent: Monday, August 3, 2026 4:32 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fwd: Letter of Opposition to Conditional Use Permit 26-015 – Resolution Minerals Employee RV Housing Site

Since you couldn't get ours, I am resending Saleen's letter and adding our names to it: Gary and Chris Niebrand

Sent from my iPhone

Begin forwarded message:

From: Merrill & Nikki Saleen [REDACTED]
Date: July 30, 2026 at 12:28:05 PM MDT
To: Chris Niebrand [REDACTED]
Subject: Fwd: Letter of Opposition to Conditional Use Permit 26-015 – Resolution Minerals Employee RV Housing Site

The installation of mercury vapor lamps is prohibited.

Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This shall not be construed so as to prohibit holiday lights during the holiday season.

Sensor activated lights It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way, set to only go on when activated and to go off within five (5) minutes after activation. The lights shall not be triggered by activity off the property.

Uplighting for flags is allowed provided the flag is of a government and the maximum lumen output is 1300 lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting. LED lighting shall not exceed 3000 degrees Kelvin.

Tod Costello Code Compliance
208-382-7145 ext., 1390

ALL OTHER OUTDOOR LIGHTING SHALL MEET THE FOLLOWING STANDARDS

The height of any light fixture or illumination source shall not exceed thirty feet (30').

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 Valley County Code 6-2-7.

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.**

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.



**Outdoor Lighting
Dark Sky Compliance**

Valley County Code 6-2-5
PURPOSE

The purpose is to promote the health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.

APPLICABILITY

These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or flood light.

PERFORMANCE STANDARDS

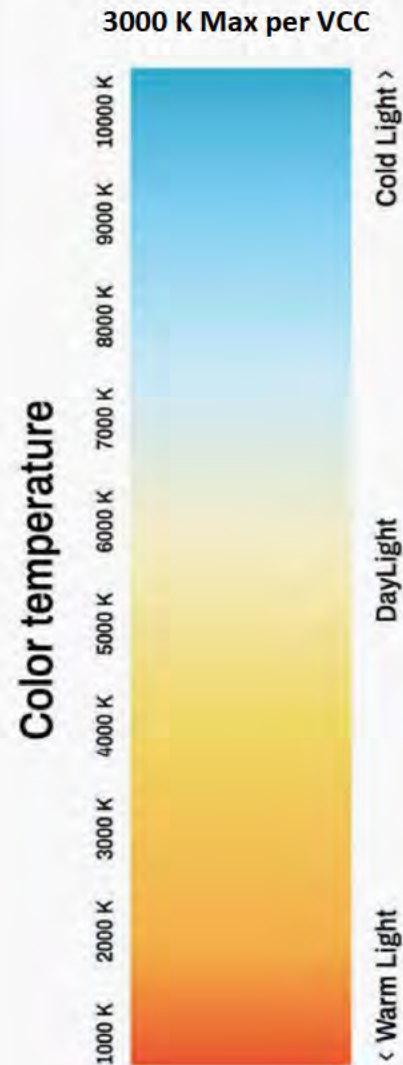
All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

Examples of Shielded Lights



NOTE : "Cannot See the Bulb"

Basic LED Colors/Kelvin Temperatures

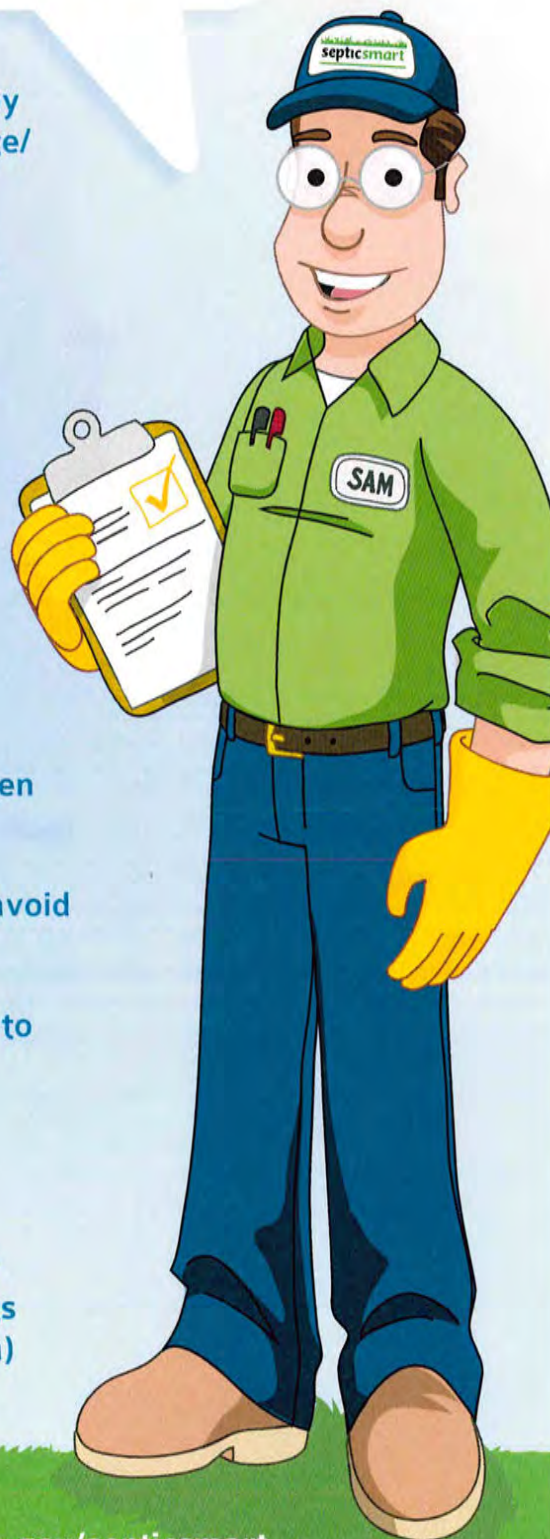


Here are some examples of options to bring your lights into Dark Sky Compliance



Top 10 Ways to Be a Good Septic Owner

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



A Homeowner's Guide to Septic Systems



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

January 2001

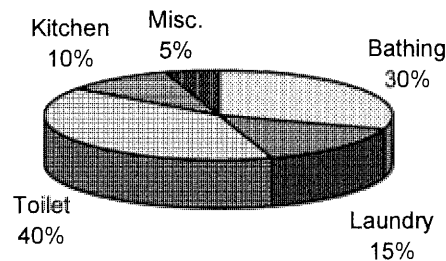


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

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

Household Wastewater

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



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

Your Septic System

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

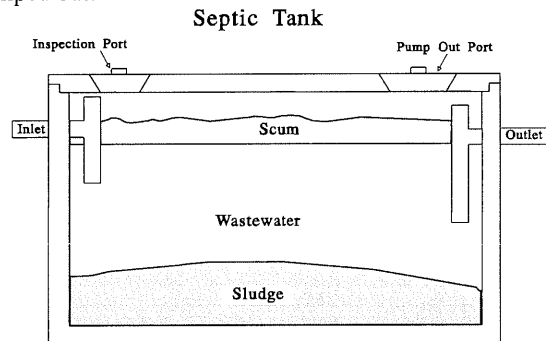
Septic Tank

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

A septic tank has three main functions:

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

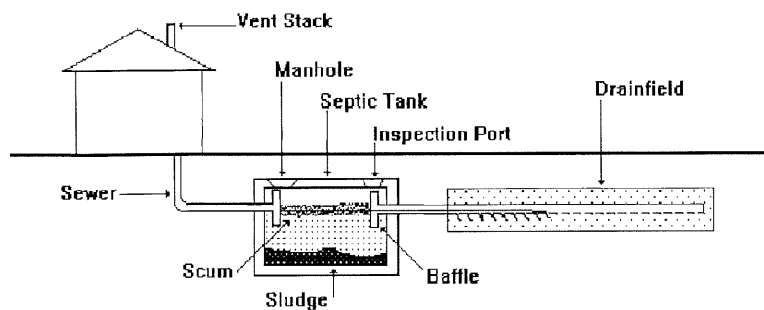
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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



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

Drainfield

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



Soil

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

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

Caring for Your Septic System

Installing Your System

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

Inspecting Your System

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

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

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

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

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

Maintaining Your System

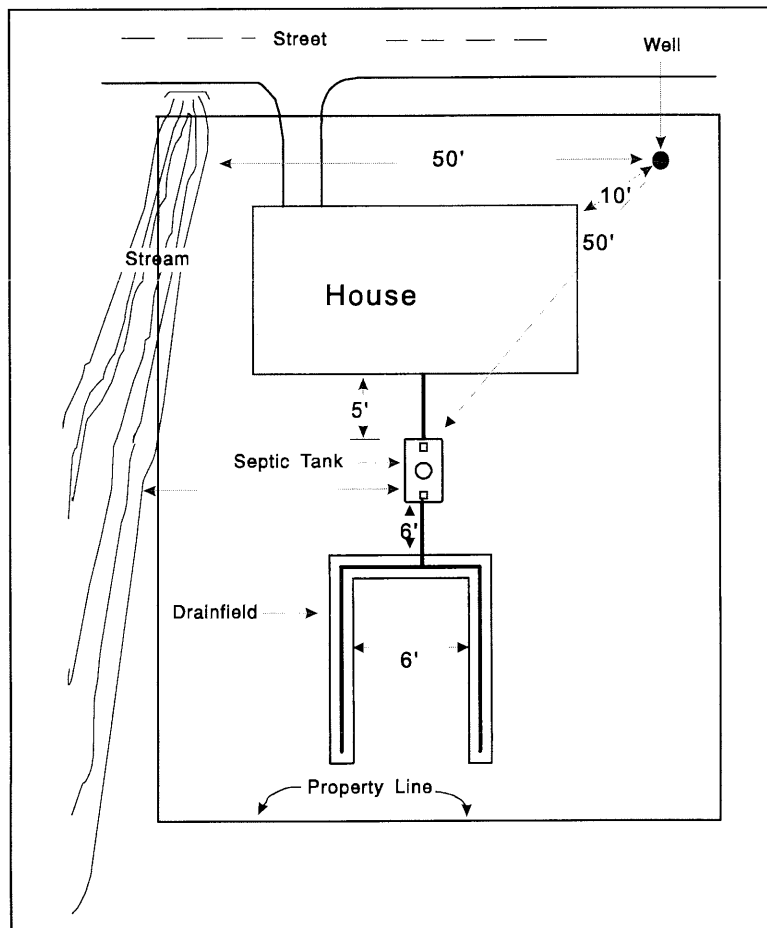
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

Mapping Your System

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

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

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



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

Warning Signs of System Failure

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

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

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

Septic System Dos and Don'ts

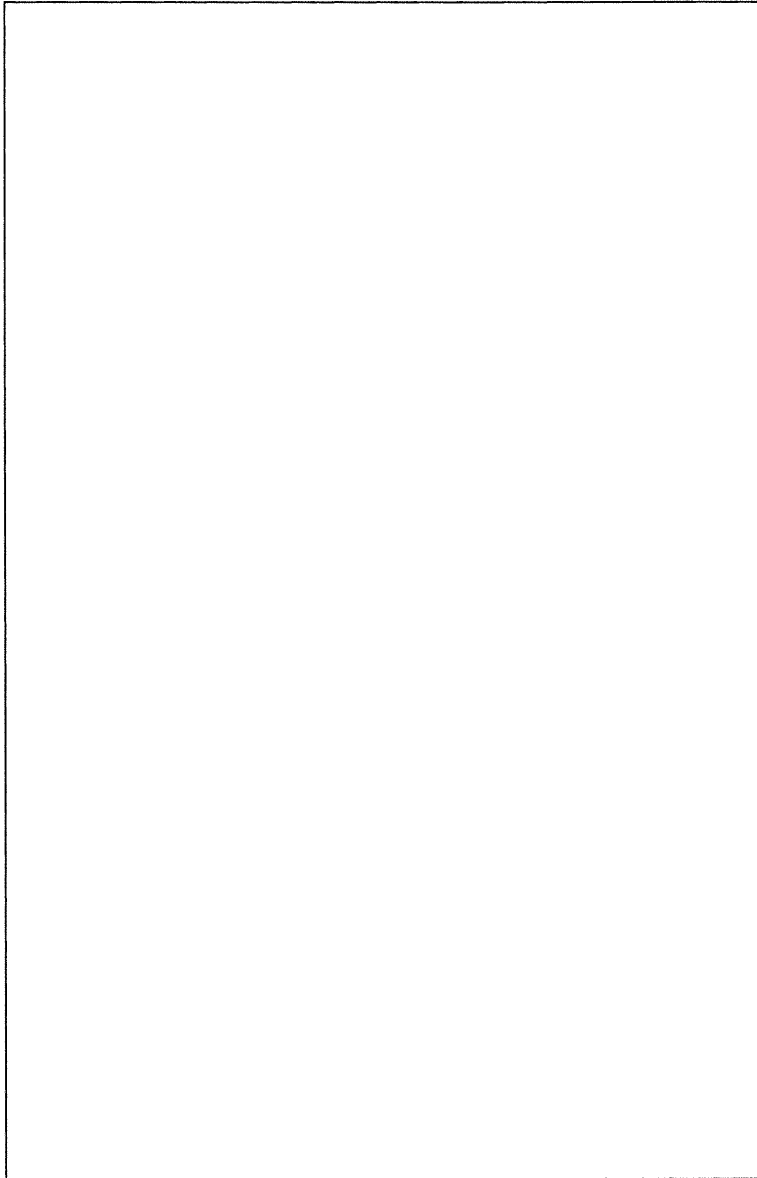
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

Do

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

Don't

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



Map your septic system here

For More Information

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

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

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

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

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

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

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

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