

Valley County Planning and Zoning

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STAFF REPORT: CUP 26-017 West Mountain Aggregates Rock Pit
MEETING DATE: August 13, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: West Mountain Aggregates LLC, 651 Stockton DR, McCall ID 83638
PROPERTY OWNER: High Rock Residential LLC, 651 Stockton DR, McCall ID 83638
LOCATION: RP17N02E110605 in the SW ¼ Section 11, T.17N R.2E, Boise Meridian, Valley County, Idaho
SIZE Approximately 5 acres of a 242.9-acre Parcel
REQUEST: Extraction, Crushing, Screening, and Sale of Native Rock And Gravel
EXISTING LAND USE: Rock Pit and Agricultural (Productive Forest)

West Mountain Aggregates LLC is requesting a conditional use permit to operate an existing rock pit that is approximately 4.9 acres in size. Operations would include extraction, crushing, screening, and sale of native rock and gravel to local construction and road-maintenance market.

The operation would consist of a portable, contract-supplied crushing and screening plant during the daylight hours in the non-winter season, a maximum of six months a year.

Perimeter berms and stockpile/staging areas are proposed. There is a pond shown on the site plan. The submitted application includes a reclamation plan for the Idaho Department of Lands.

Crushing and hauling would be limited to daylight hours. No blasting is proposed. A porta-potty, storage container, generator, 500-gallon fuel container, D8 dozer, loader, and excavator would be on-site. Property is secured with gates and live security cameras.

The applicant anticipates roughly 20 loaded haul-truck round trips per day.

From the property, loaded trucks would travel 2 miles to the south on Red Ridge Road, then 1.5 miles on Old Council Road, then accessing West Mountain Road. The applicant states he maintains the Red Ridge Road section; the other roads are public roads. The applicant also states that small loads will be moved over Blackhawk Lake Drive. See attached map submitted by applicant showing ingress and egress routes.

Dust-control water would be trucked to the site; there would be no discharge of water off-site. Outside storage would be limited to aggregate stockpiles and short-term equipment staging

within the bermed pit footprint. The applicant states that little to no additional clearing of mature vegetation is required.

Fire risk would be mitigated by spark arrestors, on-site fire extinguishes and water, and defensible space around the work area.

Proposed Phasing Plan - Dates were not provided in application:

2026 - after CUP and required Idaho DEQ and IDL approvals	Phase 1	Setup - Establish access, perimeter berms, and stockpile staging areas.
	Phase 2	Operation - Intermittent crushing and hauling for maximum of 6 months per year
	Phase 3	Reclamation – Regrading and revegetation of worked areas as the deposit is depleted

The approximate extraction volumes would be approximately 30,000 to 40,000 tons per year.

Emails regarding access, a Traffic Impact Study requirement, and an application for road improvements for Old Council Road are attached.

FINDINGS:

1. The application was submitted on June 26, 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. Old Council Road, the access road, was posted on July 30, 2026. The property was posted on July 31, 2026.

3. Agency comment received:

Paul Ashton, Parametrix and Valley County Engineer, stated 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. Any offsite improvements to public roads will require the Applicant to work with the Valley County Road & Bridge Department. (August 5, 2026)

Brent Copes, Central District Health, stated an accessory use application will be required to verify that the septic will not be impacted. (July 31, 2026)

Brent Copes, Central District Health, has no objection to proposal. (July 31, 2026)

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

Jerry Holenbeck, Donnelly Fire Marshal, has no comments, concerns, or requirements at this time. (July 31, 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)

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

4. Public comment received: *none*
5. Physical characteristics of the site: Existing rock pit. Surrounding area includes conifers with scattered open areas.
7. The surrounding land use and zoning includes:
 - North: Remainder of Parcel - Agricultural (Productive Forest)
 - South: Agricultural (Productive Forest)
 - East: Agricultural (Productive Forest); Soulen Gravel Pit (CUPs 99-2, 12-07, 16-02, 17-17)
 - West: Agricultural (Productive Forest)

Currently, the nearest residence to the south is approximately 1.15 miles away; the nearest residence to the east is approximately 1.09 miles away; and the nearest subdivided lot to the northeast is approximately 0.96 miles away (bare lot at this time)
8. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 6. Industrial Uses b. Heavy Industry (8) Rock processing plant including screening and crushing
 - 6. Industrial Uses c. Extractive Industry Uses (2) Gravel and other building or landscape materials

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

9-5-3: STANDARDS:

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

A. Lot Areas:

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

B. Setbacks:

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

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
- C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. **Site Grading Plan:**
 - 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. The Valley County Engineer or assigns shall approve all site grading and stormwater management plans prior to earthwork being done on-site.
 - 3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the soil conservation services (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally one hundred (100) acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
 - c. Site Development not directly specified shall use the twenty-five (25) storm event.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.
- H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

9-5A-2: ROADS AND DRIVEWAYS:

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- 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.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance and any policies adopted by the board of county commissioners.
- D. Cattle Guards: Cattle guards shall not be installed in public roads within residential developments.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

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

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

- B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.
- C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.
- D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes ¹:
 - 1. Parking Area Dimensions:
 - a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
 - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
 - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').
 - 2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.
 - 3. Vehicle Overhang:
 - a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.
 - b. Standard Size Parking Spaces:
 - (1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.
 - c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.
 - d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.
 - e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.
 - f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.
 - g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.
 - h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.
 - i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.
 - j. Maintenance: Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.
 - k. Lighting: Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter.

9-5A-4: LANDSCAPING:

- A. Purpose And General Regulations:
 - 1. Introduction:
 - a. This section provides minimum standards for landscaping, walls, screening devices and lighting so as to promote the general welfare of the community. This is accomplished by encouraging

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

- b. The county encourages the use of low water plant material in such a way that a lush appearance is presented. Plant material that is high in pollen production is discouraged. Also, extreme care should be exercised when using plants that are known to be poisonous. Noxious weeds shall not be used.
 - c. Plants should be placed in such a way as to maximize survivability (i.e., low water use plants should not be placed in drainageways, and the use of frost tender plants should be limited to accent locations, not primary focal points).
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.
 - g. Naturally Occurring Vegetation: Naturally occurring vegetation in good condition and conforming with the goals for landscaping herein can be included as essential parts of the plan. The boundary of groves or masses of trees can be shown on the plan in lieu of showing the location of each individual tree.
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.

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.
- 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.
 - 3. Recreational Facilities: Recreational facilities such as baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters; ski trails; or other outdoor field recreation facilities are exempt from height restrictions provided the lights are used only while the field is in use.
 - 4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code:

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

9-5B-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 dust¹ along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-6: OPEN STORAGE:

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed.

9-5B-7: FIRE PROTECTION:

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

9-5F-2: INDUSTRIAL USES; SITE OR DEVELOPMENT STANDARDS:

Industrial uses requiring a conditional use permit shall meet the following site or development standards:

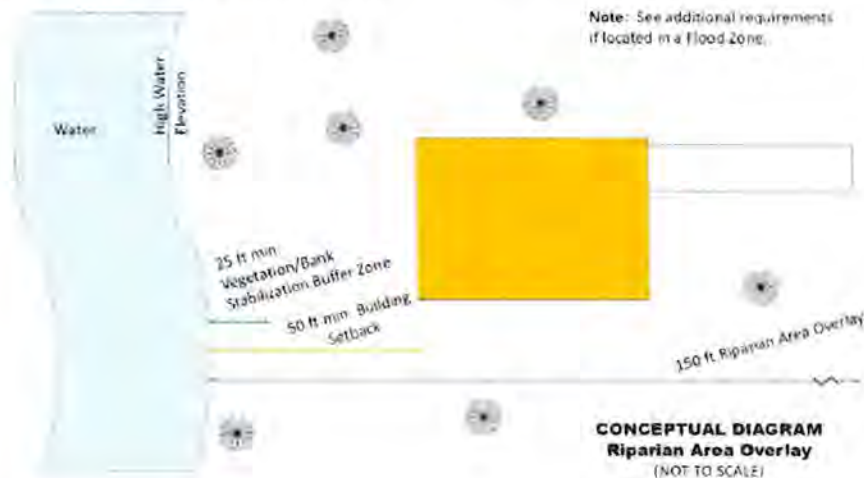
- A. Minimum Lot Area:
 - 1. The minimum lot area shall be adequate to accommodate the use, associated activities or use, and to adequately contain adverse impacts.
 - 2. The minimum frontage along a public or private road shall not be less than seventy five feet (75').
- B. Minimum Setbacks:
 - 3. Extractive Industry Uses: The minimum building setbacks for extractive industry uses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from side property lines. Extractive industry uses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or commercial use unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation. The extractive use shall be set back at least ten feet (10') from all property lines unless the adjacent land use is permitted as an extractive industry and there is an agreement that is approved by the county engineer between the two (2) property owners to excavate to the property line.
- C. Maximum Building Height And Floor Area:
 - 1. Building heights shall not exceed forty five feet (45') for light industrial uses, and shall be unlimited herein for extractive industrial uses. Building heights for heavy industrial uses shall not exceed forty five feet (45').
 - 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
 - 3. No building or combination of buildings may cover more than forty percent (40%) of a lot for light industrial uses and thirty percent (30%) of a lot for heavy industrial uses.
- D. Site Improvements:
 - 1. Applications for extractive industry uses proposing excavations exceeding fifteen feet (15') below the average surface grade shall include an operations plan and a final reclamation plan according to the guidelines in subsection E of this section.
 - 2. Fencing shall be installed in heavy industrial and extractive industry uses where hazardous conditions or operations are proposed. The fencing shall be adequate in height and construction to secure against random entry into such areas.
 - 3. Parking spaces shall be provided at the rate of one plus one per two hundred fifty (250) square feet of floor area where applicable for light industrial uses; and one plus one per four hundred (400) square feet of floor area for heavy industrial uses. In any event the parking area shall be adequate to provide parking for employees and visitors.

- E. **Extractive Industrial Requirements; Reclamation Plan:** The operation and final reclamation plan for a proposed new extraction operation where excavations exceeding five feet (5') in depth are proposed shall be submitted with an application for a conditional use permit and shall contain the following:
1. Location of the site and its area in acres. Location of the proposed extraction. Show setbacks from each property line to the use limits.
 2. Existing contour lines at not more than five foot (5') intervals.
 3. Proposed contour lines after extraction is complete. Maximum slope on excavations may be vertical but maximum abandoned slope shall not exceed one and one-half to one (1 ½ :1). An abandoned slope is where the resource is exhausted or where excavation will be abandoned for a period of one year or longer. Reclaimed slopes shall be stabilized by seeding.
 4. Where water will fill the abandoned pit, the sides may be left vertical, except the perimeter shall be graded to a five to one (5:1) slope or flatter to a depth at least ten feet (10') below the high water level.
 5. Indicate an approximate total volume to be extracted, approximate annual removal, and estimated life of operation. The conditional use permit shall be void and final reclamation will have been completed by the date specified. A new conditional use permit shall be required to continue the operation.
 6. Indicate private and public roads that will be used including intended destination of the extracted materials and maximum trips per day. Indicate normal hours of operation.
 7. Indicate equipment type and number that will be used in connection with the operation including excavation, processing, handling, or delivering. Show locations of permanent or semipermanent equipment including parking areas.
 8. Indicate incidental structures such as offices, toolsheds, storage sheds, fuels, etc.
 9. Indicate method of sanitary provisions for employees, water supply, solid waste disposal, telephone, electrical power, and other utilities.
 10. If dewatering is required, indicate location, method, point of discharge, and estimated volume. If discharge is to a stream, river, lake, or reservoir, provide approval of the department of water resources.
 11. If material is to be hauled to fill the site, indicate where and how it will be hauled. Demolition or excavation wastes shall constitute a sanitary landfill and a separate conditional use permit shall be required. No materials that would potentially adversely affect the quality of the permanent water table may be placed in the excavation.
 12. Indicate the method of securing the site including gates and fencing.

9-6-6: RIPARIAN AREA OVERLAY:

- A. Purpose: The purpose of this special overlay is to protect the health and safety of the public, and to minimize damage to property and fragile ecologies by preventing surface and ground water pollution along with protection of waterbodies. It will also serve to protect water quality.
- B. Areas of Application: The standards and procedures for riparian areas shall apply to those lands which are within one hundred fifty (150) feet of any lake, pond, river, or year-round flowing creek or stream.
- C. Standards:
1. Setback shall be fifty feet (50') from high water line for residential buildings and appurtenant structures and one hundred feet (100') for all other buildings and appurtenant structures. If a lot was platted prior to adoption of this standard and there is no area to construct, a variance may be granted by administrators if runoff control measures as prepared by the applicant are recommended for approval by the Valley County Engineer based on stormwater standards.
 2. Prior to any excavation or construction, the property owner, general contractor or the responsible party shall provide proof of stormwater certification training or responsible person training. Training and certification must be on an approved training provider list that can be obtained at the Valley County Building Department.
 3. Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer.
 - a. Basins must be designed and sized to filter or infiltrate runoff from the construction site and permanent drainage.
 - b. Basins must be designed to accommodate the "first-flush" volume sized to capture the runoff from the initial rainfall depth most responsible for pollutant loading. The "first-flush" volume design storm depth is defined herein as zero point seventy-seven (0.77) inch of rainfall

- (twenty-four (24) hour ninety-fifth (95th) percentile storm).
 - c. 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 one hundred (100) acres or less)
 - d. The storm duration is a one (1) hour event when using the Rational Method, or a twenty-four (24) hour event when using the SCS method.
 - e. Basin design shall be approved by the Valley County Engineer and inspected by the Valley County building department or other qualified inspectors assigned to such duties. Special inspections may be needed in some instances. The applicant's engineer shall also submit a certification that the approved plan was implemented prior to final occupancy.
 - f. Basin design shall comply with Idaho Department of Water Resources (IDWR) water rights requirements.
4. There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc.
 5. There shall be no excessive clearing of vegetation.
 6. Stormwater harvest and infiltration techniques are encouraged.
 7. Riprap for shoreline protection is allowed with the proper turbidity controls and permits from appropriate jurisdictions (IDWR, USACE, USBR, IDL, etc.), including a Floodplain Development Permit from Valley County when required.



9-11-3: APPENDIX C, FUGITIVE DUST:

- A. Purpose: To reduce the amount of particulate matter entrained in the ambient air, or discharged into the ambient air, as a result of anthropogenic (manmade) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.
- B. Applicability: The provisions of this rule shall apply to any conditional use application capable of generating fugitive dust. These rules specifically apply to quarrying and surface mining operations, or to sand and gravel mining, rock crushing, and aggregate and sand processing operations; provided, that a permit has been issued by Valley County, general permit requirements, for such operations.
- C. Exemptions: The provisions of this rule shall not apply to:
 1. Agricultural activities conducted and maintained for commercial agricultural purposes.
 2. Active operations conducted during emergency life threatening situations, or in conjunction with any officially declared disaster or state of emergency, or to attend to uncontrolled fires.
 3. Active operations conducted by essential service utilities to provide electricity, natural gas, telephone, water and sewer during periods of service outages and emergency disruptions.
 4. Active operations conducted at solid waste landfills.
 5. Active operations within state and federal lands.
 6. Unpaved roads, unless such roads:
 - a. Are within and part of a property undergoing development or construction; or
 - b. Are public unpaved roads being constructed or undergoing a maintenance activity.

7. Weed abatement operations, fire hazard abatement, or vegetation clearing for fire defense purposes ordered or conducted by a county department, or any state, county, or municipal fire department, or that is required by local ordinance.
- D. Definitions:
- ACTIVE OPERATIONS: Any activity capable of generating fugitive dust, including, but not limited to, earthmoving activities, construction/demolition activities, or heavy duty and light duty vehicular movement on disturbed surface areas, including inactive disturbed surface areas, and unpaved roads within a construction or development project.
- BOUNDARY LINE: The boundaries of an area in which either a person causing the emission or a person allowing the emission has the legal use or possession. This may include all or portions of legal parcels as defined by the county assessor.
- BULK MATERIAL: Any material, which can emit dust when stored, disturbed, or handled and is generally unpacked, including sand, gravel, soil, aggregated material less than two inches (2") in length or diameter, and other organic or inorganic particulate matter.
- DISTURBED SURFACE AREA: A portion of the earth's surface that has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural soil condition.
- DUST SUPPRESSANTS: Water, hygroscopic material, or nontoxic chemical stabilizers used as a material to reduce fugitive dust emissions.
- FUGITIVE DUST: Any solid particulate matter that becomes airborne, without first passing through a stack or duct, directly or indirectly as a result of the activities of man, including the raising and/or keeping of animals.
- OPEN STORAGE PILE: Any accumulation of bulk material with five percent (5%) or greater silt content which is not fully enclosed, covered or chemically stabilized, and which attains a height of three feet (3') or more and a total surface area greater than one hundred fifty (150) square feet. Silt content level is assumed to be five percent (5%) or greater unless a person can show otherwise by sampling and analysis in accordance with ASTM method C-136 or other equivalent.
- PM10: Particulate matter with an aerodynamic smaller than or equal to a nominal ten (10) microns as measured by an applicable reference test method.
- SILT: Any aggregate material with a particle size less than seventy four (74) micrometers in diameter that passes through a no. 200 sieve.
- SIMULTANEOUS SAMPLING: The operation of two (2) PM10 samplers in such a manner that one sampler is started within five (5) minutes of each other, and each sampler is operated for a consecutive period which must be not less than two hundred ninety (290) minutes and not more than three hundred ten (310) minutes.
- VISIBLE EMISSION: Any particle matter that is visually detectable without the aid of instruments other than corrective lenses.
- E. Standards:
1. Visible Emissions Not Allowed Beyond Boundary Line: A person shall not cause or allow the emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area (including disturbances as a result of the raising and/or keeping of animals or by vehicle use), such that the presence of such dust remains visible in the atmosphere beyond the boundary line of the emission source.
 2. Visible Emissions From Active Operations: A person shall not cause or allow fugitive dust by active operations, open storage piles, or disturbed surface areas, such that the fugitive dust is of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade designated as no. 2 on the Ringelmann chart (i.e., 40 percent opacity), as published by the United States bureau of mines.
 3. Concentrations Limit: A person shall not cause or allow PM10 levels to exceed fifty (50) micrograms per cubic meter, twenty four (24) hour average, when determined by simultaneous sampling, as the difference between upwind and downwind samples collected on high volume particulate matter samplers or other EPA approved equivalent method for PM10 monitoring. Sampling shall be conducted in accordance with the procedures specified in this subsection.
- F. Minimum Dust Control Requirements: The following dust mitigation measures are to be initiated at the start and maintained throughout the duration of the mining construction or grading activity, including any construction or grading for road construction or maintenance:
1. Unpaved areas subject to vehicle traffic must be stabilized by being kept wet, treated with a chemical dust suppressant, or paved.

2. The speed of any vehicles and equipment traveling across unpaved areas must not be more than fifteen (15) miles per hour unless the road surface and surrounding area is stabilized to prevent vehicles and equipment traveling more than fifteen (15) miles per hour from emitting dust exceeding Ringelmann 2, or visible emissions, from crossing the project boundary line.
 3. Storage piles and disturbed areas not subject to vehicular traffic must be stabilized by being kept wet, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile.
 4. Prior to any ground disturbance, including grading, excavating, and land clearing, sufficient water must be applied to the area to be disturbed to prevent emitting dust exceeding Ringelmann 2 and to minimize visible emissions from crossing the boundary line.
 5. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off site.
 6. When wind speeds are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures, grading and earthmoving operations shall be suspended.
 7. No trucks are allowed to transport excavated material off site unless the trucks are maintained such that no spillage can occur from holes or other openings in the cargo compartments; and loads are either:
 - a. Covered with tarps; or
 - b. Wetted and loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches (6") from the top, and that no point of the load extends above the top of the cargo compartment.
- G. Monitoring And Recordkeeping:
1. Monitoring:
 - a. Sampling to determine the particulate matter concentration limit of subsection G1c of this section is only required when deemed necessary by the county zoning compliance officer.
 - b. The conduct of sampling to demonstrate compliance with the standards section may be required, with reasonable notice, of the person discharging emissions, or sampling may be conducted by the county with the costs of sampling, not to exceed actual costs, borne by the person discharging emissions.
 - c. Samplers shall be operated, maintained and calibrated in accordance with the code of federal regulations (CFR), part 50, appendix J, or appropriate EPA published documents for the EPA approved equivalent method(s) for PM10.
 - d. Samplers shall be placed upwind and downwind of key activity areas and as close to the boundary line as feasible, such that the other sources of fugitive dust between the sampler and the boundary line are minimized.
 - e. Procedures for the conduct of simultaneous sampling to determine compliance with the standards section, and the reporting of results, shall be approved by the county.
 2. Recordkeeping: Any contractor engaged in any active operation subject to this rule shall maintain records of actions to stabilize surface areas sufficient to establish location, type and date of treatment. Records shall be maintained and be readily accessible for two (2) years after the date of each entry and shall be provided to the county upon request and shall be open for inspection during unscheduled audits during normal business hours.

SUMMARY:

Staff's compatibility rating is +33.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Fire District and Water District 65. It is not within an irrigation district nor a herd district.

2. VCC 9-5-3-A.3 requires direct frontage along a public or private road. The Red Ridge Road shown on the applicant's map is not included in the current list of validated roads; but is a historical road with common knowledge and name.
3. The applicant has submitted an application to Valley County Road and Bridge Department to do work on Old Council Road. (See attached emails from applicant)
4. Questions and Requirements for the applicant:
 - Proposed contour lines after extraction is complete. VCC 9-5F-2-E.3 requires a map of proposed contour lines after extraction is complete. – There are cross sections provided in the Idaho Dept of Lands Reclamation Plan that show elevations of the current ground and the reclaimed surface.
 - VCC 9-5F-2-E.5 requires the applicant to state the approximate total volume to be extracted, approximate annual removal, and estimated life of operation. The conditional use permit shall be void and final reclamation will have been completed by the date specified. A new conditional use permit shall be required to continue the operation.
 - What is the anticipated total volume to extracted?
 - What is the estimated life of operation?
 - The Assessor's Plat for this parcel shows a conservation easement on the parcel. What is the current status and impact of this easement?
 - A 2026 Traffic Impact Study may be required for the development agreement.

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 Maps
- Aerial Map
- Google Maps
- Pictures Taken July 30, 2026, and July 31, 2026
- Assessor Plat – T.17N R.2E Section 11
- Responses
- Applicant Info:
 - Applicant's Map Showing Ingress / Egress Routes
 - Site Plan
 - Email dated July 24, 2026
 - Email dated July 28, 2026
 - Email dated July 30, 2026
 - Revised Reclamation Plan, Submitted July 24, 2026
 - Fugitive Dust Plan, Submitted August 6, 2026

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year or a permit extension will be required.
5. Must comply with requirements of the Donnelly Fire District.
6. All lighting must comply with the Valley County Code. All exterior lights, including temporary lights, shall be fully shielded so that there is not upward or horizontal projection of lights. Lights cannot project onto other properties.
7. The site must be kept in a neat and orderly manner.

8. Hours of operation are limited to 7:00 a.m. – 7:00 p.m., Monday through Saturday.
9. Shall obtain a sign permit prior to installation of any signs.
10. Building permits will be required for any fencing over 6-ft in height. Fencing over 6-ft in height cannot be located within the setback areas.
11. A placement permit will be required for the storage container.
12. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. The fee for engineering review shall be reimbursed at 105%.
13. 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.
14. Blasting would require an amendment of this conditional use permit.
15. Maximum number of haul-trips per day is 20.
16. Must submit a Fugitive Dust Plan.

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

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
RESIDENTIAL USES	1. AGRICULTURAL																						
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	-1	+1	+1	-1	+1	+1	-2	-2
	3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	-1	+1	+2	+1	+2	+1	-2	-2
	4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	-1	+2	+1	-2		+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	-2	-2
	6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2		+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	-2	-2
CIVIC or COMMUNITY SERVICE USES	8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1		+1	+1	-1	+2	-2		-1	-1	+2	+2	+1	+1	+1	-2	-1
	9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2		-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	+2	+2
	11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1		+1	+1	+2	+1	+1	+1	+1	-1	+1
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+2	+2	+2	+2		+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	-1	+2	+2	+2
	COMMERCIAL USES	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1
15. PRIV. REC. (CON)		-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	+2	+1	+1	+1	+1	-2		+1	-2		+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.		+2	+2	+2	+1	+1	+1	+2	+1	-1	+2	+1	-2		+1	-2	+1		+1	+1	+1	-2	-2
18. SERV. BUS.		-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	-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		+2	-2	+1	+1	+2		+2	-2	+1
INDUST. USES	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+2	+2	+2		+1	+1
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2		-1	-1	-1	-2	-1	-2	+1		+2
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2		+1	+1	-1	-2	-1	-2	+1	+2	23

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 22 & 23

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +2 X 4 +8

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

Forest

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

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

Soil Gravel Pit

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

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

Mostly / with residential subdivisions over 1 mile from site

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

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?

Yes - large, with trees

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

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

No Structures

(+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?

20 trip
Will use public roads. other traffic is gravel, recreation, ag, & 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?

Dust may be a consideration

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

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Will provide a product. Will mitigate road with a development agreement

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

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

7 Taxes

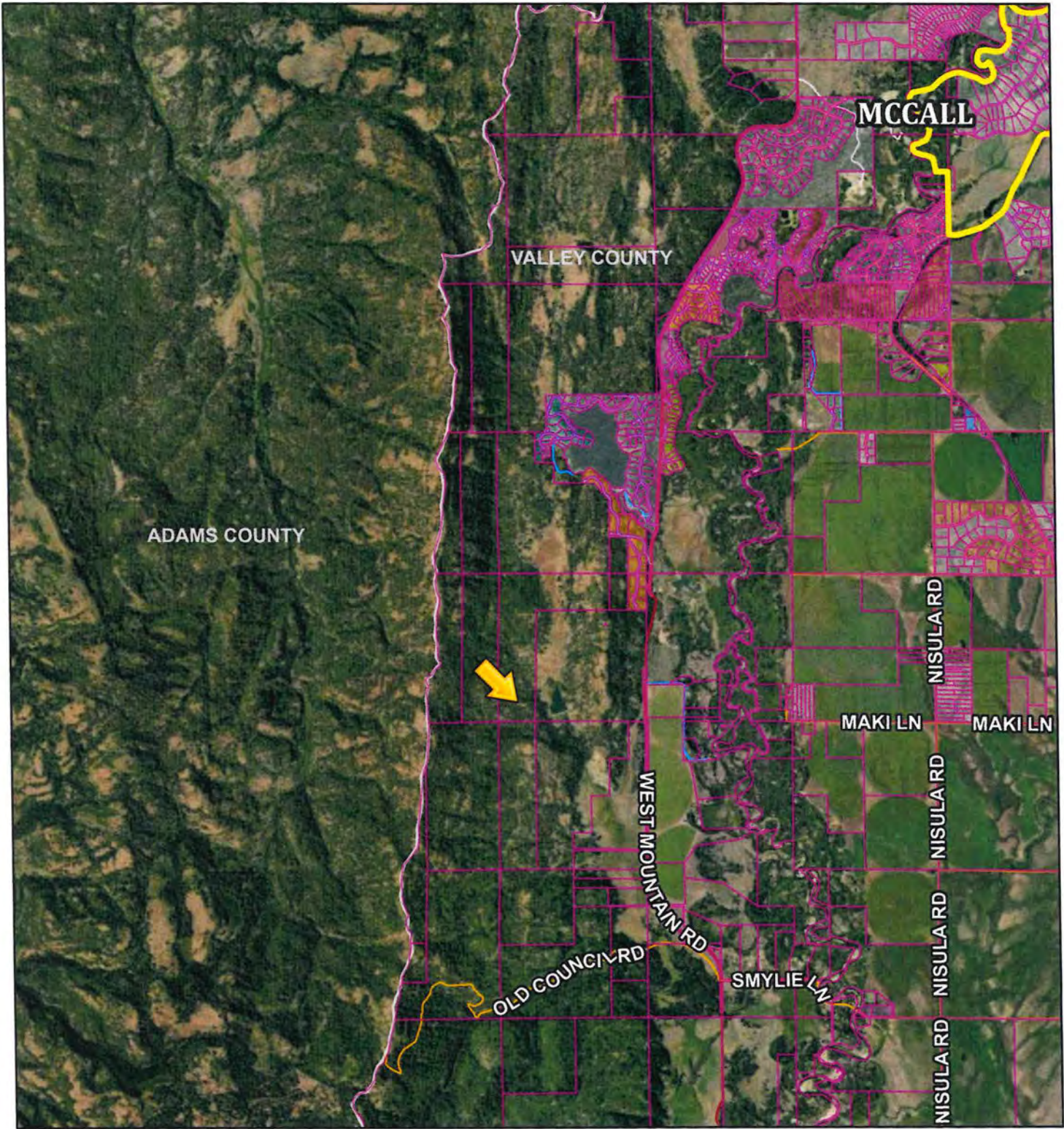
Sub-Total (+) 33

Sub-Total (--) 0

Total Score +33

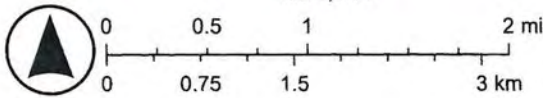
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

CUP 26-017 Location Map #1



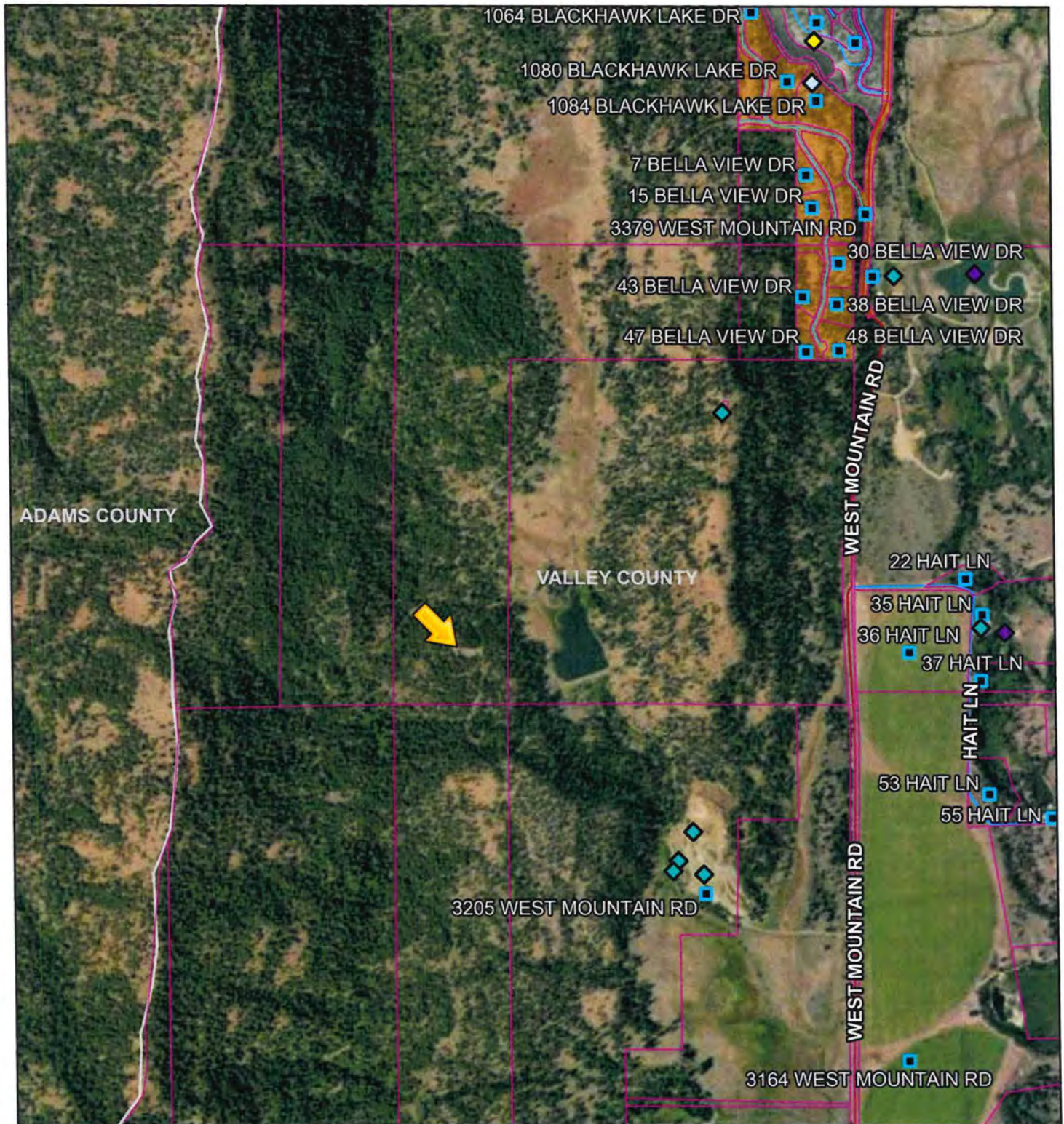
7/2/2026, 3:52:58 PM

- | | |
|--|---|
|  Airstrips |  COLLECTOR |
|  Municipal Boundaries |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads |  PRIVATE |
|  MAJOR |  OTHER |
|  MINOR COLLECTOR |  Other |



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

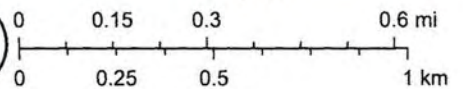
CUP 26-017 Location Map #2



7/2/2026, 3:49:08 PM

1:27,309

- | | | | |
|---------|-----|----------------------|-----------------|
| Permits | RES | HBB | MINOR COLLECTOR |
| CUP | RVC | Undefined | COLLECTOR |
| ADU | STR | Airstrips | URBAN/RURAL |
| FP | STS | Municipal Boundaries | USFS |
| GF | VAC | Parcel Boundaries | PRIVATE |
| EXC | VAR | Roads | OTHER |
| Privy | PSP | MAJOR | Other |



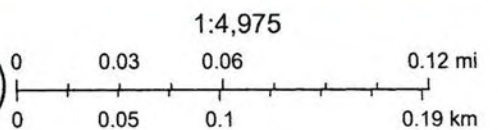
Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CUP 26-017 Aerial



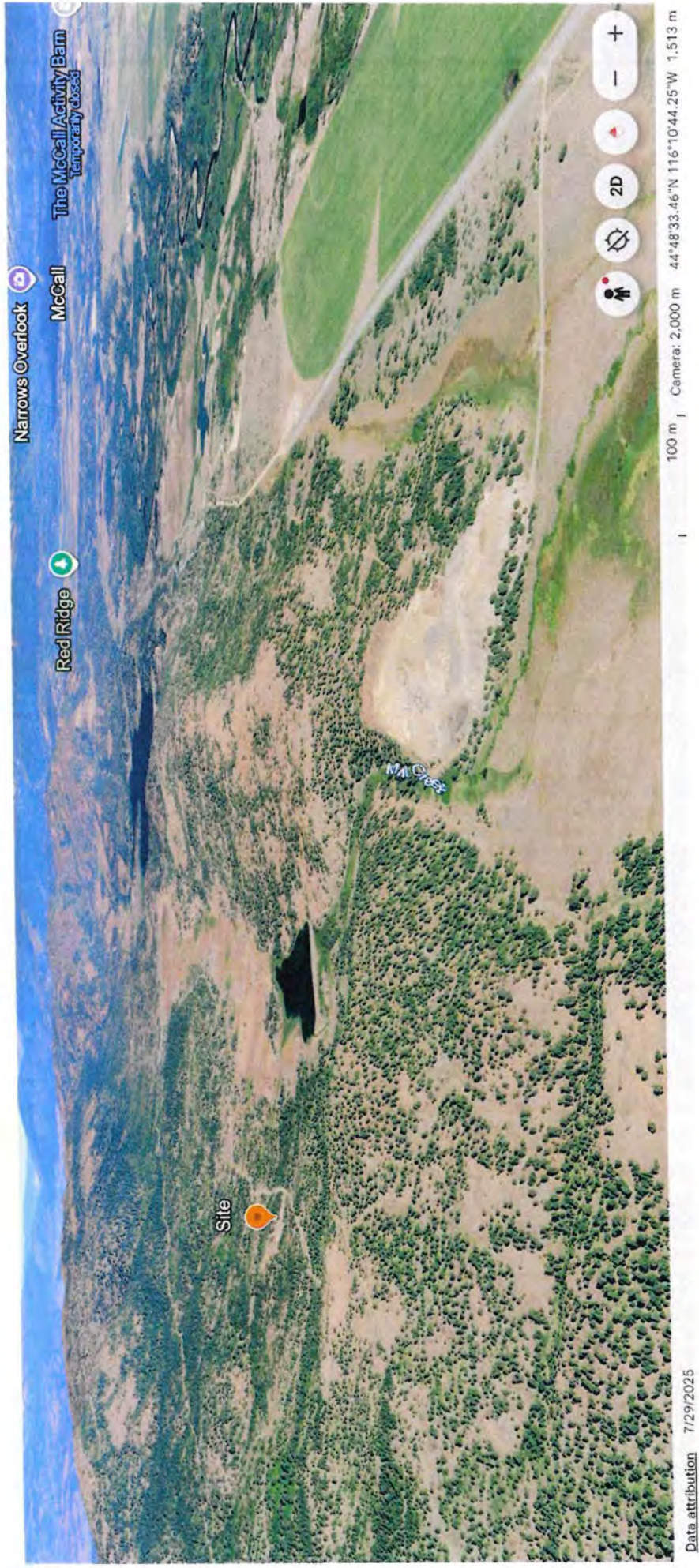
7/2/2026, 3:47:37 PM

Permits			
CUP	RVC	Undefined	MINOR COLLECTOR
ADU	STR	Airstrips	COLLECTOR
FP	STS	Address Points	URBAN/RURAL
GF	VAC	Municipal Boundaries	USFS
EXC	VAR	Parcel Boundaries	PRIVATE
Privy	PSP	Roads	OTHER
RES	HBB	MAJOR	Other



Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Source: Esri, Vantor, Earthstar Geographics, and the GIS
User Community

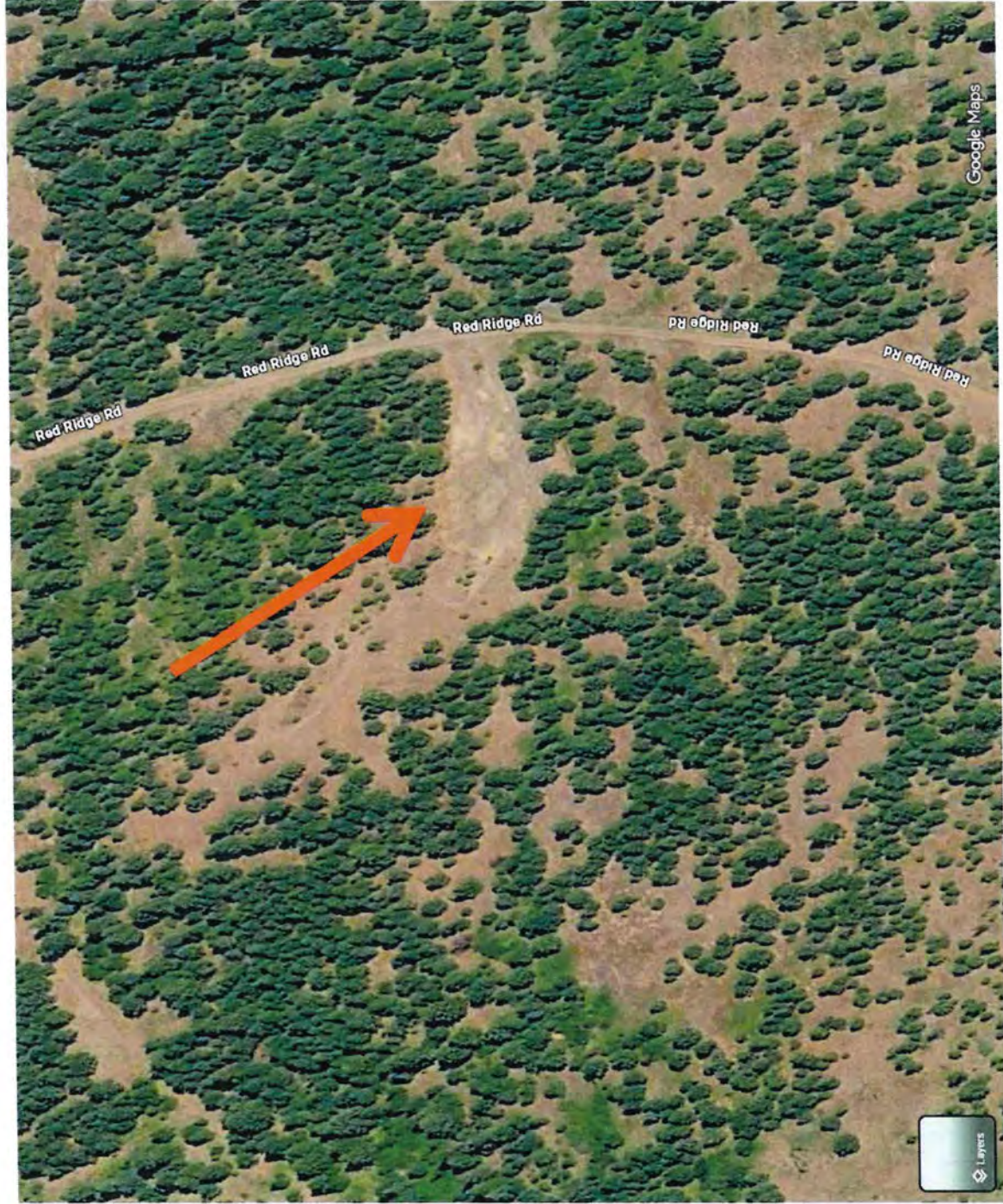
Map created from Google Earth

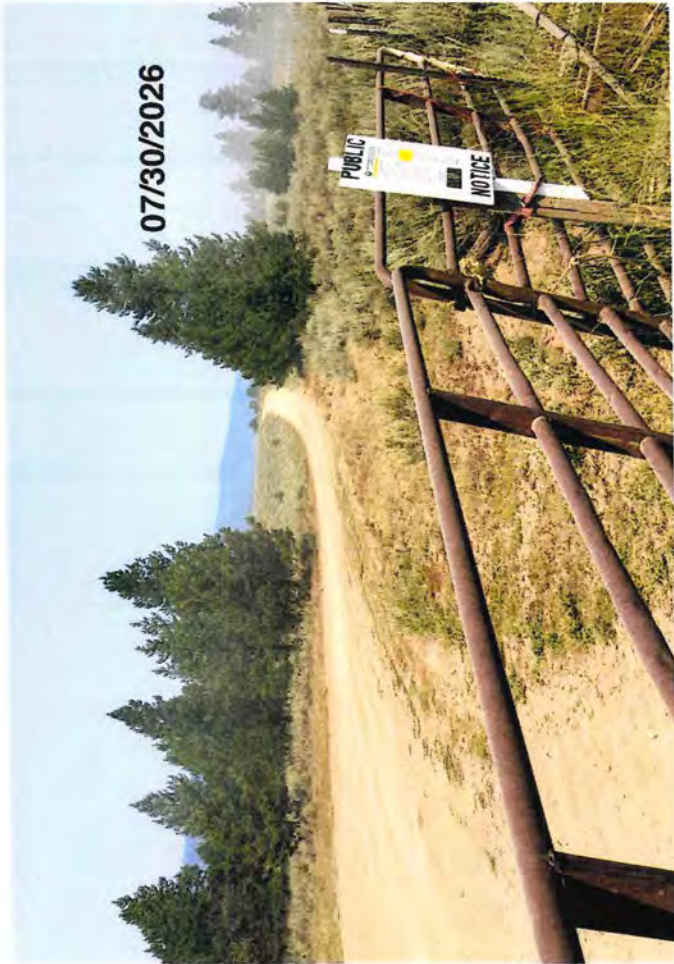


Google Maps – Aerial View



Google Maps – Aerial View





7-31-2026



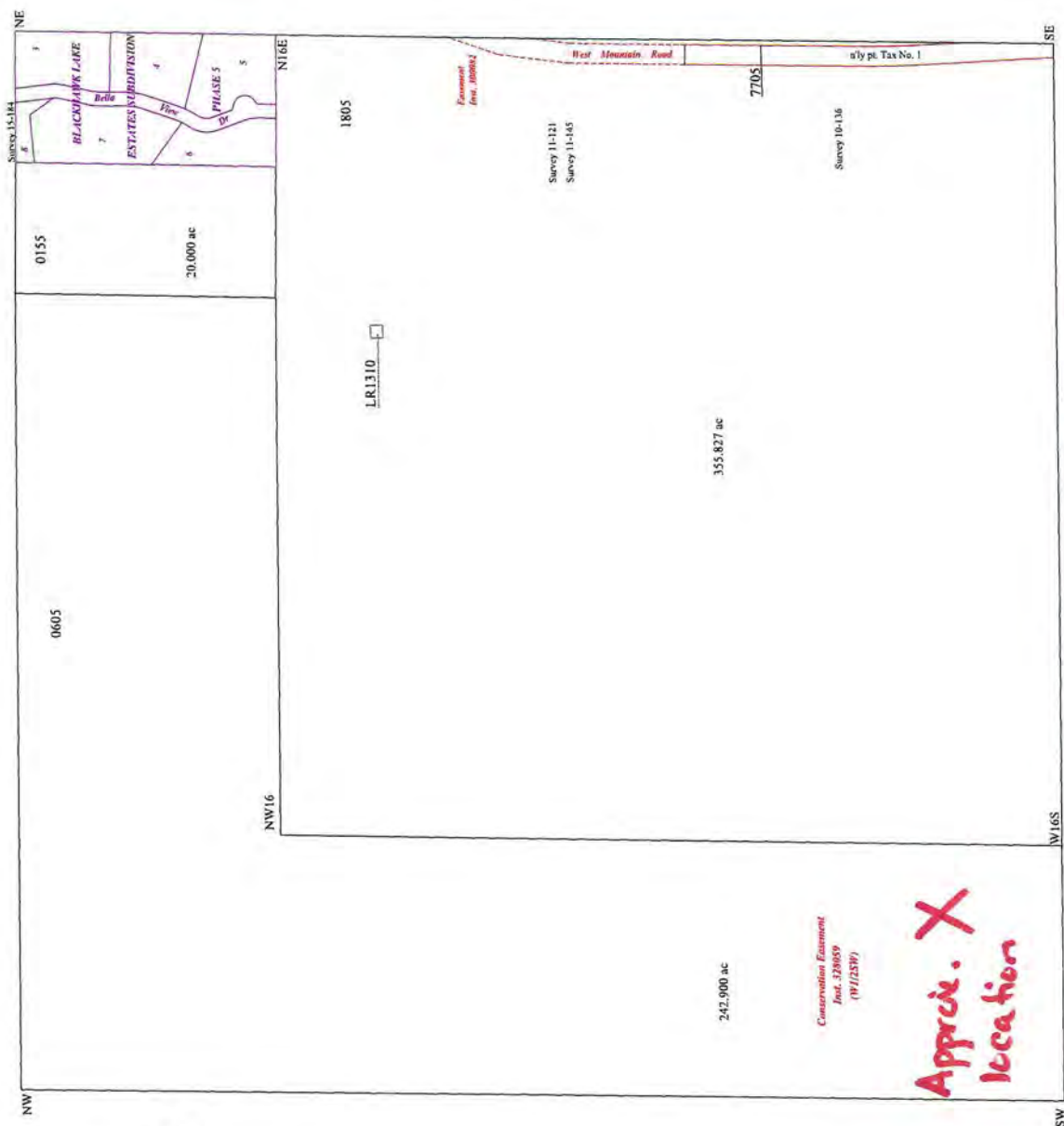
7-31-2026



T W P . 1 7 N R O 2 E S E C . 1 1

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

Filename: Valley County Base Map
Scale: 1"=400 ft.
Date: 3/9/2026
Drawn by: L Frederick



Product is to be Used for Reference Purposes ONLY. The Center is NOT Responsible for Any Information Contained Herein.

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





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 26-017 West Mountain Aggregater Rock Pit

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 objection to operating an existing rock pit.

Reviewed By: Bruce W. Copen

Date: 7/31/26

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>



Donnelly Rural Fire Protection District
Fire Marshals Office

P.O. Box 1178 Donnelly, Idaho 83615
Office - (208)325-8619 Cell - (208)849-2438

July 31, 2026

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: CUP 26-017 West Mountain Aggregates Rock Pit

The Donnelly Rural Fire Protection District has reviewed CUP 26-017 and has no comments, concerns or requirements at this time.

Thank you,

Jerry Holenbeck
Deputy Chief/Fire Marshal
Donnelly Fire Department
firemarshal@donnellyfire.net
Cell: (208) 849-2438



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. WASTEWATER 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

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.

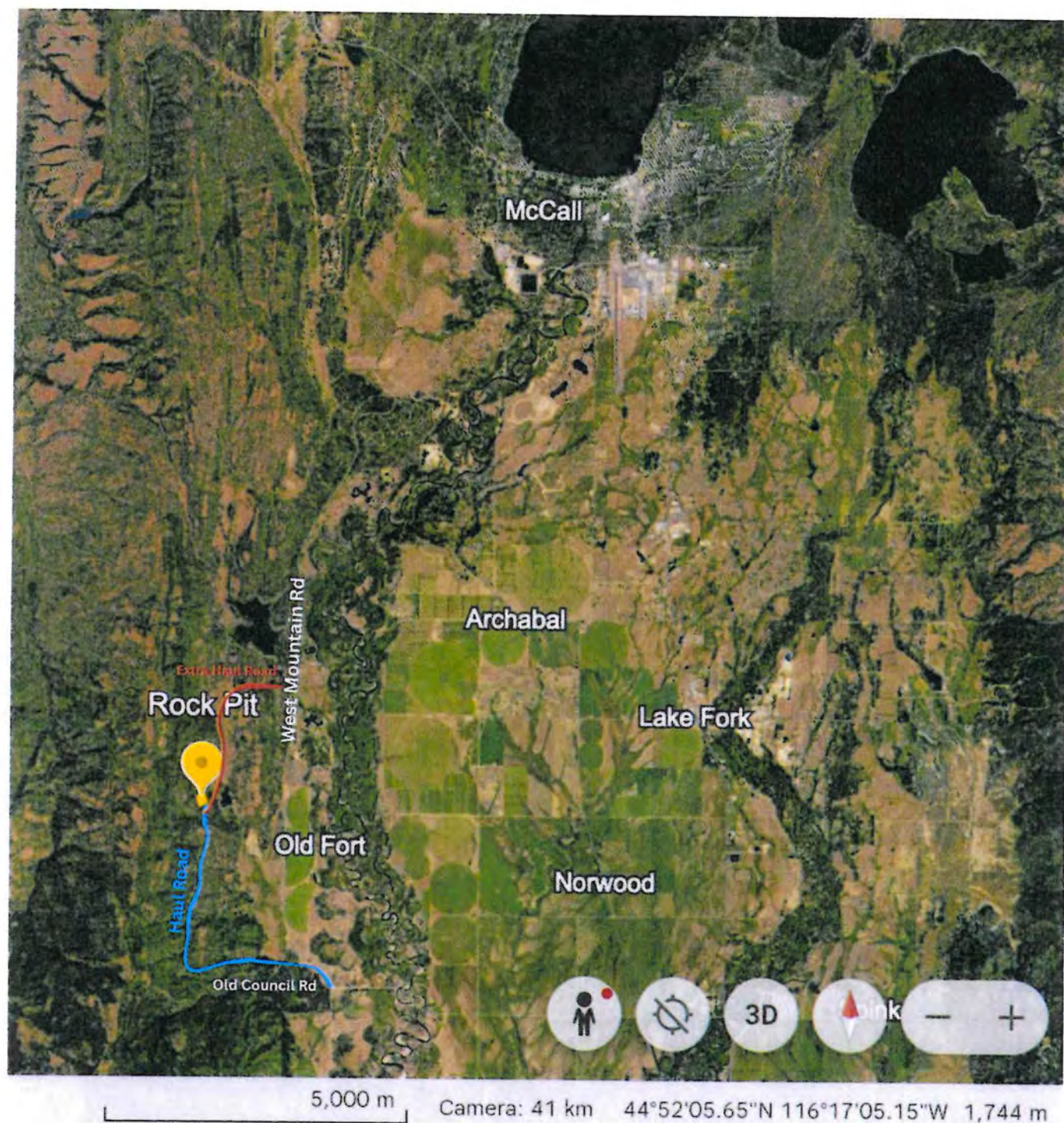
Let me know if there are any questions. Thank you!

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



Figure 1

About 10 Miles to McCall, ID



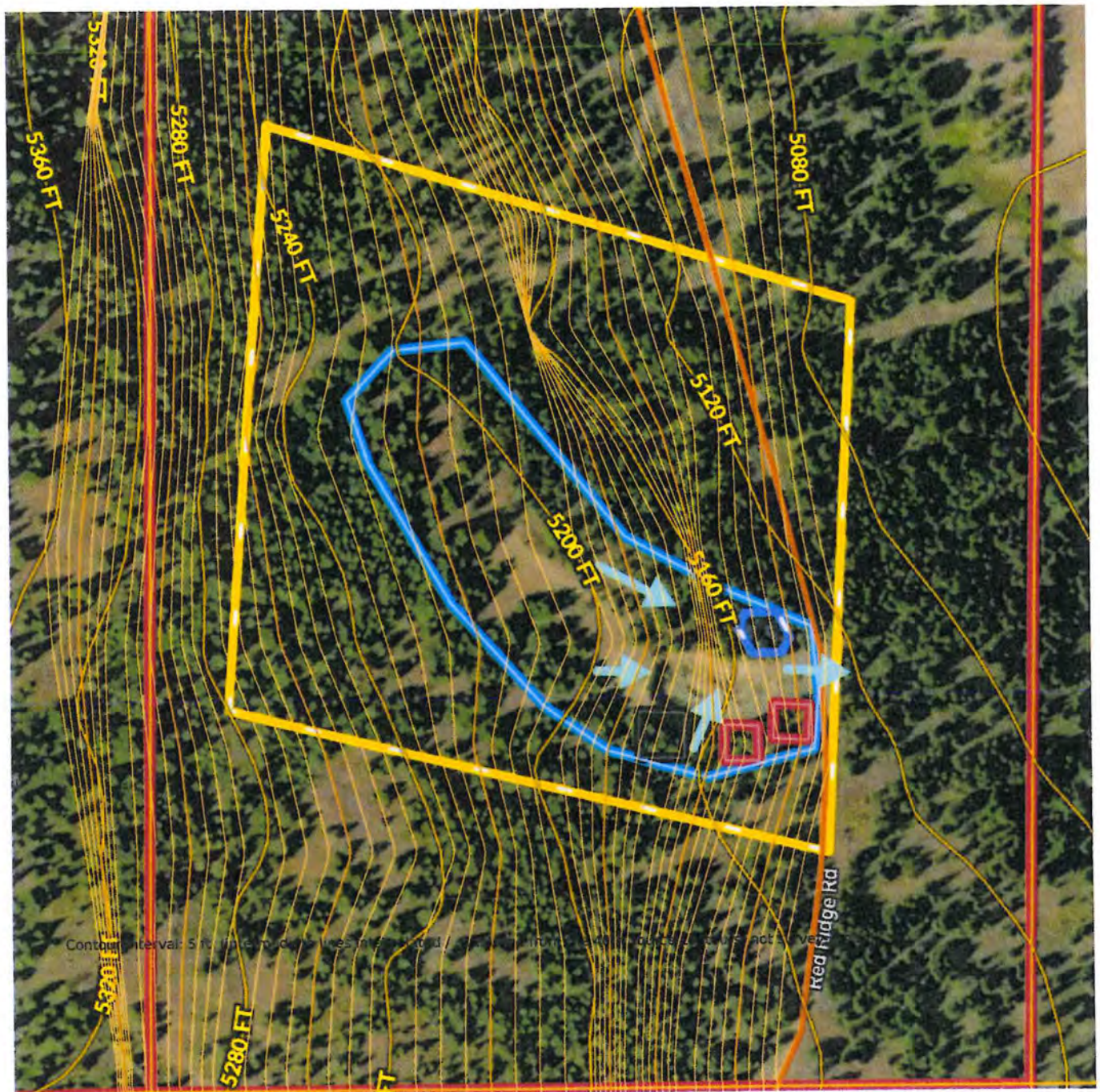
Vicinity Map



RP17N02E110605

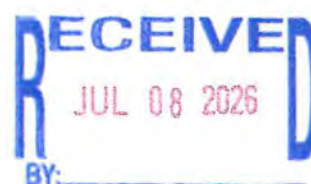
S11 T17N R2

NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4; SW4 SW4; NW4 NE4



Contour Lines are 5 Ft Apart

Topography Map



RP17N02E110605

S11 T17N R2E

Pit located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$

CUP- Rock Pit

From Adi Stoddard [REDACTED]
Date Fri 7/24/2026 9:16 AM
To Lori Hunter <lhunter@valleycountyid.gov>
Cc Leo Stoddard [REDACTED]

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

Hi Lori,

After looking at the topography map we sent you, the blue circle/section is the 5 acres of disturbed land (total amount of land that will be physically altered by the mining operation). The yellow box is the 18 acres of permitted land. I added in the 18 acres of permitted land because that is what the state wanted to see in our reclamation plan. I wasn't sure if you needed that information. Currently, the rock pit is only 0.5 of an acre. I can redo that map and only make the 5 acres shown on there, if you would like.

Also, I had sent Cynda the reclamation plan regarding this project. The state had a few adjustments they wanted me to make to the plan. Do you want me to send over the reclamation report with those changes? I know you are working on your staff report, so sorry if it's too late.

Thank you,

Adison Stoddard

From: Leo Stoddard <[REDACTED]>
Subject: Old Council Road — Traffic & Road Standard Questions (Rock Pit CUP)
Date: July 28, 2026 at 1:42:47 PM MDT
To: pashton@parametrix.com, Cynda Herrick <cherrick@valleycountyid.gov>, Kerstin Dettrich <KDettrich@valleycountyid.gov>
Cc: cjansen@parametrix.com, Alison Kangas Kangas <alison@blueflagrealty.com>

Cody,

I have a Conditional Use Permit application in with the county to approve our existing rock pit so we can crush rock for our own property use and for sale. We estimate roughly 20 loads per day leaving the property.

The property has two access points: Blackhawk Lake Drive on the north side, and Old Council Road on the south side.

I've been advised to obtain a Traffic Impact Study. My transportation engineer finds that unusual for only 20 rock loads a day plus five residential lots on Old Council Road — especially since the access is more than two miles from ID-55 and the projected volume is well below the usual study thresholds.

1) Can you advise what level of traffic impact information the county actually needs for this application?

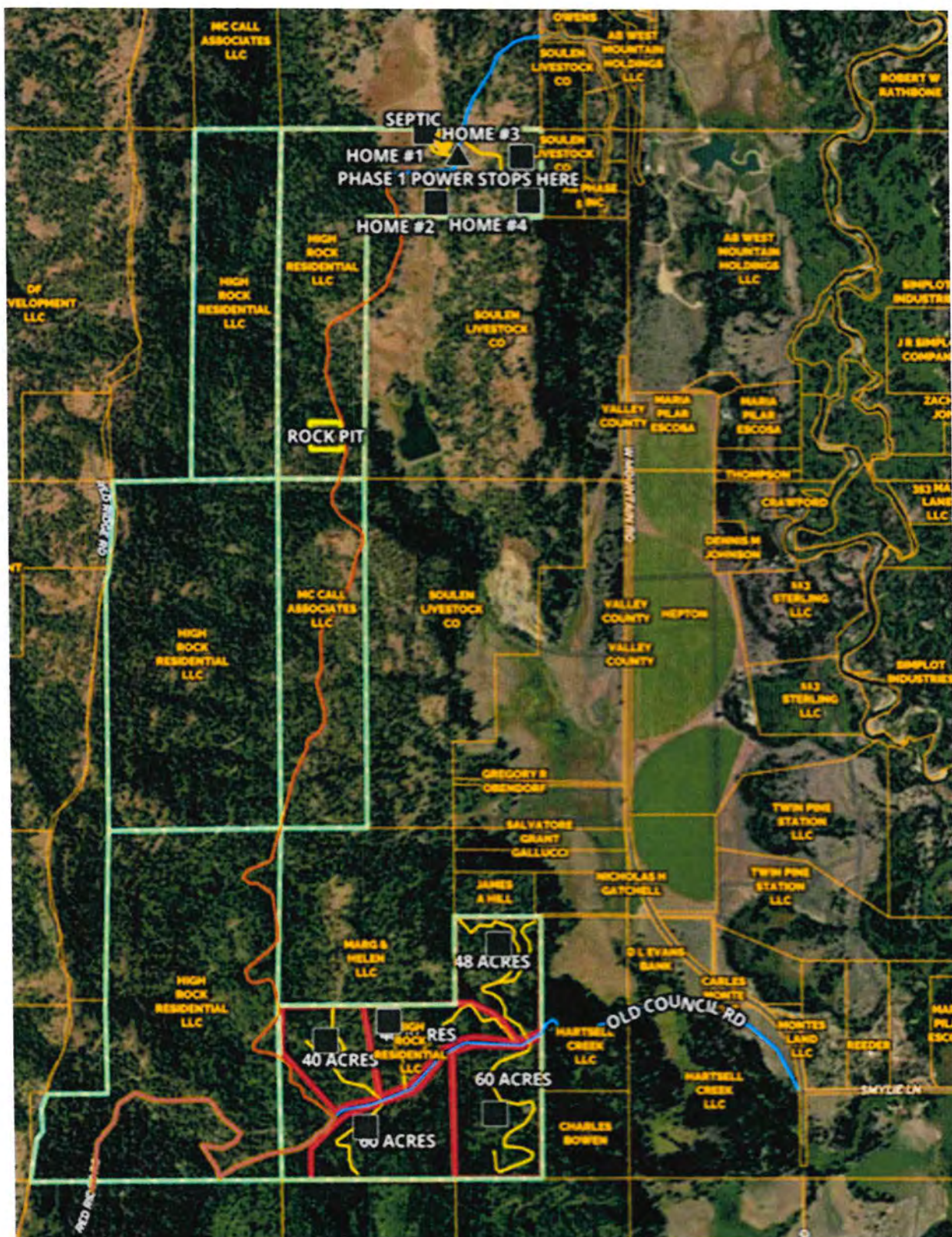
Separately, I've hired an engineer with extensive Valley County road experience to design improvements to Old Council Road. He notes that many existing county roads in this type of terrain run 14–21 feet wide. It's about 1.5 miles up Old Council Road to where it ties into my main road heading north to the pit, and I want to make sure we build to the right standard.

2) Does the county have a road specification or minimum standard that applies to this type of use — or would you prefer my engineer design the road to accommodate the combined uses (recreational, five residences, and rock pit traffic)?

Attached is a map to help clarify.

Thanks for your help,
Leo

Leo Stoddard
651 Stockton Drive McCall, Idaho 83638
[REDACTED]
[REDACTED]



From: Leo Stoddard [REDACTED]
Sent: Thursday, July 30, 2026 11:27 AM
To: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Cc: Valley County Road Department <roaddept@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Application for road improvements

Kerstin,

I am resubmitting our application for road improvement on the Old Council road. I have hired an engineer to help with the project. I would like to chat with you or John about the steps moving forward.

To clarify, our road use would be for 5 residential lots, recreation use, and 20 or less dump truck trips per day from our rock pit from Redridge road.

-Do I need a construction plans or can we build it to county standards? What would you like to see from engineer?

-Hartsel creek llc has already proposed and has shown continued interest in relocating and shortening the first part of the road. Should we only widen the first 1/4 mile until they move forward with the road relocation? I would rather not build a road that will be moved. Please advise.

-Would the road department allow a winter shared road- 4 wheel travel plowed road on one side and a snowmobile groomed trail on the other? DF Development representative has told me this is common.

I appreciate your help,

Leo Stoddard
651 Stockton Drive McCall, Idaho 83638
[REDACTED]
[REDACTED]

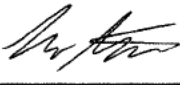
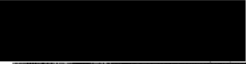
VALLEY COUNTY ROAD & BRIDGE DEPARTMENT

Application for Permit To Perform Work Within County Right of Way

Date: 07/27/2026 ROAD NAME: Old Council Road

PLEASE PROVIDE ALL INFORMATION REQUESTED ON THIS FORM.

COMPLETE PERMIT APPLICATION PACKAGES WILL BE PROCESSED IN THE ORDER RECEIVED THE OMISSION OF ANY REQUESTED INFORMATION MAY RESULT IN PERMIT PROCESSING DELAY.

Leo Stoddard High Rock Residential LLC
Property Owner Entity/Contractor (circle one)
Leo Stoddard /  Phone: 
PRINT NAME SIGNATURE(Required)

Company name High Rock Residential LLC

ADDRESS: 651 Stockton Dr. McCall, ID 83638
STREET CITY ZIP CODE

FAX:  CELL:  EMAIL ADDRESS: 

Hereby makes application to perform work within the Valley County right of way at the following described locations, subject to the provision required by the Valley County Rights of Way Ordinance (Valley County Code 5-7-2) for which this permit is issued. In Consideration of the granting of this permit, it is agreed by the applicant that Valley County wherein the permit work is to be performed and any of the officers or employees, thereof, shall be saved harmless by the applicant from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken under the terms of this application and the permit or permits which may be granted in response thereto, and that all of said liabilities are hereby assumed by the applicant. It is further agreed that if any part of the work, authorized by this permit, interferes with the future use of the highway by the general public, it must be removed or relocated as designated by the Road Department Administrator at the sole expense of the Permittee or its successor in interest.

SITE ADDRESS: _____ ASSESSOR'S PARCEL NO. RP17N02E231205
RP17N02E220000

LOCATION DESCRIPTION: 1.4 Miles on the Eastside of Old Council Rd - See map

START LOCATION: West Mountain Rd & Old Council Rd Junction

STOP LOCATION: RedRidge Rd & Old Council Rd Junction

SCOPE OF WORK:

Widening, cutting, graveling-improving road to engineered construction plans and/or minimum county :

+

NOTE: Applicant understands and agrees that this Application is not complete and will not be processed until a valid certificate of insurance that conforms to the requirements outlined in the Permit To Perform Work In The County Right of Way is submitted to the Valley County Road Department.

NOTE: All permit holders will indemnify Valley County for any damages resulting from work performed under the issuance of a Permit To Perform Work In the County Right of Way.

Valley County Road Department

520 S Front Street
P.O. Box 672
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7195
Fax 208-382-7198



Construction in Right-of-Way Permit

Permit No. _____ Date 07/27/2026

Applicant: High Rock Residential LLC

Representative's Name: Leo Stoddard

Mailing Address: 651 Stockton Dr. McCall, ID 83638

Phone numbers: [REDACTED]

Road Name: Old Council Road

Subdivision Name or description of location: East side 1.4 miles of Old Council Rd
(attach map)

Purpose of Work: Improve road conditions- existing road. Build better access for 5 residential +

List of Conditions

- * Prior to any work being performed, a pre-work meeting is to be held with the Valley County Road Department Superintendent or designee.
- * Any involvement in pavement work must be bored or pre-authorized by Valley county Road Department Superintendent or designee.

1. Please sign and return a copy of this permit to the Valley County Road Department in person, or at P.O. Box 672, Cascade, Idaho 83611, or by fax at 208-382-7198. This permit will become effective when all criteria referenced below have been satisfied.
2. This Utility Installation Permit will become effective when all required documentation is received by the Valley County Road Department, and expires on when road improvements are completed. If additional time or construction activities warrant, this permit may be extended as necessary. It is the Contractor's responsibility to request any Utility Installation Permit extensions.
3. Please call 208-382-7195 to inform the Valley County Road Department when the project will begin.
4. The Valley County Minimum Standards for Public Road Design and construction will apply to this permit.
5. The typical roadway sections are shown in the attached figures. These guidelines show the cross-section characteristics required for public roads in Valley County.

- Figure 110 Standard Local Road
- Figure 120 Minor Collector Road
- Figure 130 Major Collector Road

6. Cut and fill slopes shall be a maximum 2:1 slope without a geotechnical engineering report approved by the Valley County Engineer.
7. All borrow ditch flowlines shall be a minimum of 0.5 feet below the road subgrade.
8. An adequate base and surface thickness is required for all roads. The standard road sections shown in Figures 110, 120, and 130 for each road classification are minimums and shall be used unless a geotechnical soil analysis is performed for the project site by a geotechnical engineer licensed in the State of Idaho. The geotechnical report including all structural calculations and recommendations for a revised road section must be submitted to the Valley County Engineer for review and approval.
9. All utility designs shall meet the requirements of the jurisdictional district or company and must be approved prior to Valley County grading plan approval. All approvals from utility districts or companies shall be provided to Valley County as an attachment to the grading plan submitted.
10. The traffic control devices and their application shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), current edition. Traffic control signs, roadway signs, and private signs shall comply with standards detailed in the Valley County Code. All temporary and construction traffic control shall conform to the MUTCD, current edition.
11. All plans, calculations, reports, and materials shall be in English Standard Units.
12. All submittal documents shall be submitted to both the Valley County Road Department and the Valley County Engineer.
13. Road construction and development must meet all local, state, and federal requirements for water quality and sediment and erosion control.
14. The Idaho Standards for Public Works Construction (ISPWC), as amended or modified herein, shall control road construction work in Valley County.
15. The Contractor is required to contact the Valley County Road Department a minimum of five (5) business days prior to beginning any construction activities. Construction activities will not be permitted prior to approval of the construction documents by the Valley County Engineer. The County will review the project to determine whether a preconstruction meeting is required. If required, the Contractor and the Valley County Road Department will determine the time and location for the preconstruction meeting.
16. All testing required in these standards or required by Valley County shall be done by an accredited or approved testing laboratory at the expense of the applicant or contractor. Copies of all tests shall be submitted to the Valley County Engineer for review.
17. Changes to any materials, quality control, or workmanship on public improvement projects shall be approved by the Valley County Road Department in writing.
18. The Contractor shall notify the Valley County Road Department a minimum of two (2) business days before beginning the following operations:
 - construction signing and traffic control items
 - rough grading
 - finish grading
 - pipe installation
 - subgrade modifications
 - asphalt paving
 - concrete pouring

The Contractor shall not proceed beyond any of these stages without written approval from the Valley County Road Department.

19. **Base Grade and Finish Grade** - Sub-grade shall be compacted to a density no less than ninety-five percent (95%) of the AASHTO T-99 Proctor Density.
20. **Trench Backfill** - A minimum of one compaction test per backfill layer is required for any trench backfill including "Bell Holes". All other trench backfill compaction testing must be performed at the following frequency:
1. Two tests at different locations for every trench less than 500 feet in length but not less than once per day.
 2. One test per every 500 feet of additional trench and at locations where materials or construction procedures change, but not less than once per day.
 3. At every location for 1 and 2 above, obtain a test at $\frac{1}{2}$ of the total trench depth and one test at the top of the trench backfill (test set).
21. **Street Cut and Surface Repair** - Any Utility crossing an asphalt surface in Valley County ROW shall be done via boring. If boring is not an option or it fails, an open trench street cut may be allowed with approval of the Valley County Road Superintendent. Perpendicular street crossing shall be patched back with a minimum of 10 foot patch back. Parallel Street trenches will require the asphalt to be patched back half the road width from center line to outer edge of asphalt.
- A minimum of one compaction test of the base course and one compaction test of the pavement for surface repairs less than 50 feet in length including "bell holes".
 - Compaction testing shall be performed on the base course at the following minimum frequencies:
 - Two tests at different locations for every surface repair less than 500 feet in length but not less than once per day.
 - One test per every 500 feet of additional surface repair and at locations where materials or construction methods change, but not less than once per day.
22. **Performance Bond**, or other acceptable surety as determined by the Valley County Road Department, in the amount of 110% of the estimated cost to complete the proposed work, including the costs of applicable permits and easements. The Valley County Road Department shall have final approval of costs to be used for bond/surety requirements.
23. **Insurance**:
- **Worker's Compensation**: Certificates of Insurance showing statutory Worker's Compensation coverage and Employer's Liability coverage. Contractor shall provide Valley County 30 days prior written notice of cancellation of either coverage.
 - **Automobile**: Certificates of Insurance showing the Contractor maintains Comprehensive Automobile Liability Insurance for all owned, non-owned, and hired vehicles. Such coverage must name Valley County as co-insured and Contractor must provide a certificate showing such coverage and showing that such coverage will not be canceled by the insuring company without 30 days prior written notice to Valley County.
 - **General Liability**: Contractor shall procure and maintain until the work has been completed and accepted by the Valley County Road Department, Commercial General Liability coverage. Contractor shall provide Certificates of Insurance which show broad form property damage coverage. The Policy must include Contractor's Protective Liability Insurance and completed operations coverage. Coverage should be extended to include Contractor, Subcontractor(s) and any independent contractors directly or indirectly employed by either of them. The General Liability policy shall be endorsed to include personal injury, libel, slander, and false arrest. All policies shall be written on an occurrence basis rather than claims made. Such coverage may be provided by a separate policy for Contractor and for Valley County, or by naming Valley County as an Additional Named Insured. If coverage is obtained by naming Valley County as an Additional Named Insured, the policy must

contain a Separation of Insured Clause and the Certificate must so indicate. If the required coverage is obtained through a Commercial General Liability policy backed with Umbrella Coverage, the certificate for Umbrella Coverage must show that Valley County will be given 30 days prior written notice of cancellation.

24. **Schedule:** Prior to beginning construction, the Contractor shall submit a project schedule for approval by the Valley County Road Department. The project schedule shall identify all significant milestones including, but not limited to, start of construction, start and end of any road closures or detours, and substantial completion. Failure to complete the project or road closures that extend beyond the scheduled duration shall entitle Valley County to liquidated damages. The cost basis for liquidated damages will be identified by the Valley County Road Department prior to the start of construction.

25. Acceptance of new roadways as public roads is at the sole discretion of the Valley County Board of Commissioners.

26. **Warranty:**

- The Contractor shall warrant that work conforms to the design documents and is free of any defect in equipment, material, or design furnished, or workmanship performed by the Contractor or any Subcontractor or supplier at any tier.
- The Contractor shall remedy at the Contractor's expense any failure to conform, or any defect. If the Contractor fails to remedy any failure, defect or damage within a reasonable time after receipt of notice, Valley County shall have the right to replace, repair, or otherwise remedy the failure, defect, or damage at the Contractor's expense.
- The Contractor shall provide a two-year warranty period, commencing on the date of Valley County's written notification of acceptance of work. It is the Developer's responsibility to set up a final warranty inspection prior to the warranty expiration date to confirm all warranty obligations have been satisfied. Final warranty acceptance will be documented in writing by Valley County.
- The Contractor's warranty with respect to work repaired or replaced will be two years commencing from the date of Valley County's written notification of acceptance of the repair or replacement.
- The Contractor shall provide Valley County with a warranty bond, or other acceptable surety as determined by the Valley County Road Department, in the amount of 10% of the construction performance bond (see Section V, Item A). The warranty bond will not be released until final warranty acceptance by Valley County.

Road & Bridge Superintendent
Valley County Road Department

Date

Accepted By:

Company

Contact Number

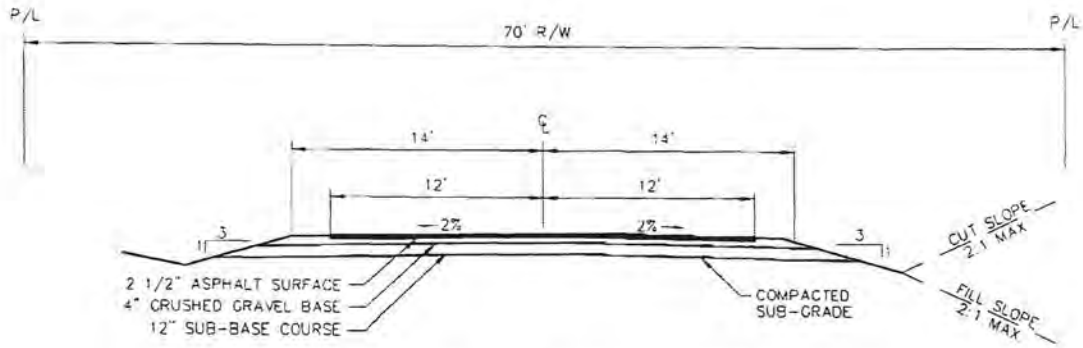
Contractor

Date

Signature

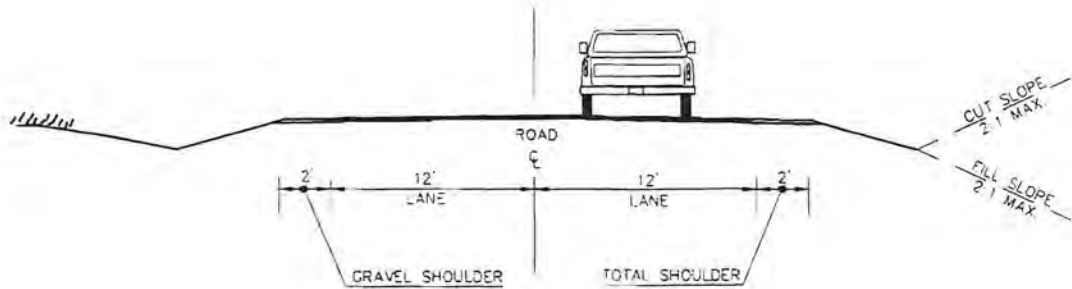
Contractor Phone #

NOTE:
SECTION THICKNESS BASED ON VALLEY
COUNTY MINIMUM REQUIREMENTS AND
TRAFFIC INDEX=4
SUBGRADE R=5



MINIMUM STRUCTURAL SECTION

NTS



LOCAL ROAD DIMENSIONS

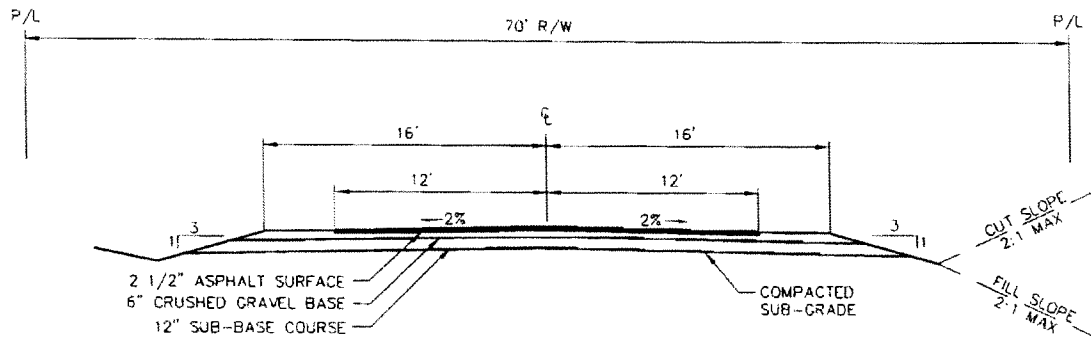
NTS

VALLEY COUNTY
ROAD
DEPARTMENT

STANDARD LOCAL ROAD

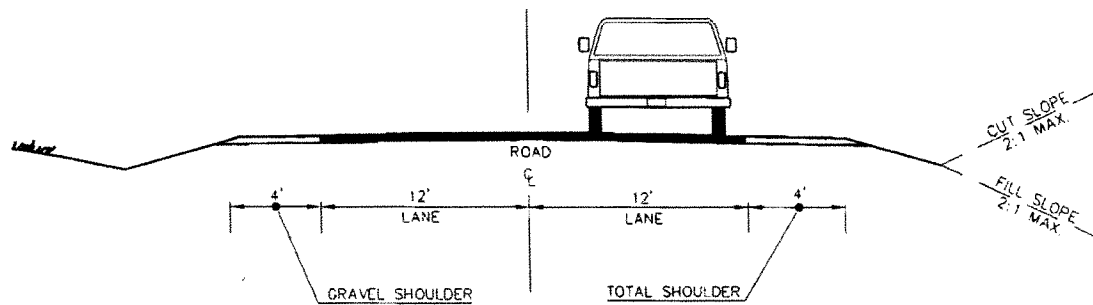
FIGURE
110

NOTE:
SECTION THICKNESS BASED ON VALLEY
COUNTY MINIMUM REQUIREMENTS AND
TRAFFIC INDEX=6
SUBGRADE R=5



MINIMUM STRUCTURAL SECTION

NTS



MINOR COLLECTOR DIMENSIONS

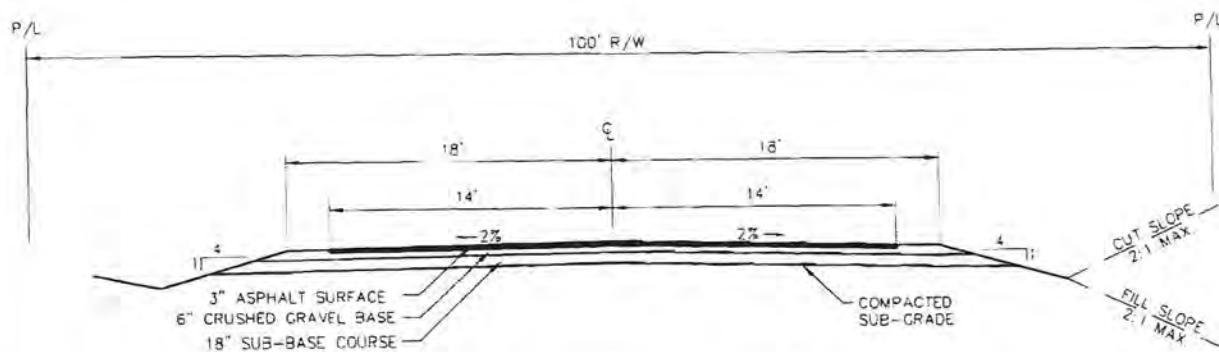
NTS

VALLEY COUNTY
ROAD
DEPARTMENT

MINOR COLLECTOR ROAD

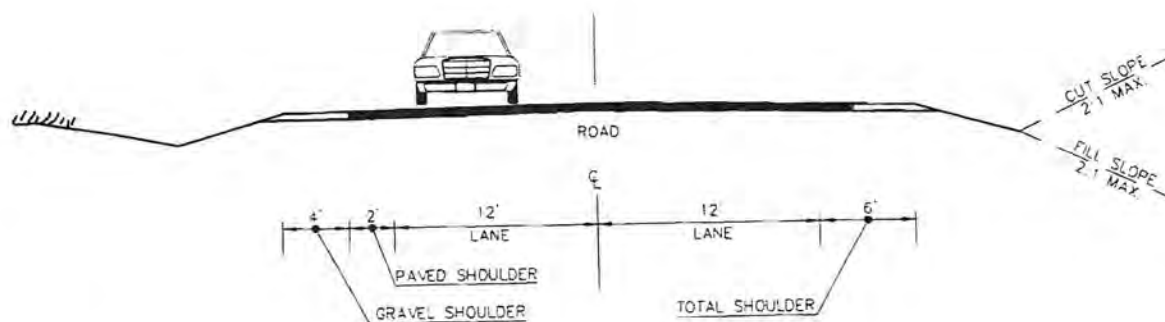
FIGURE
120

NOTE:
SECTION THICKNESS BASED ON VALLEY
COUNTY MINIMUM REQUIREMENTS AND
TRAFFIC INDEX=8
SUBGRADE R=5



MINIMUM STRUCTURAL SECTION

NTS



MAJOR COLLECTOR ROAD DIMENSIONS

NTS

VALLEY COUNTY
ROAD
DEPARTMENT

MAJOR COLLECTOR ROAD

FIGURE
130

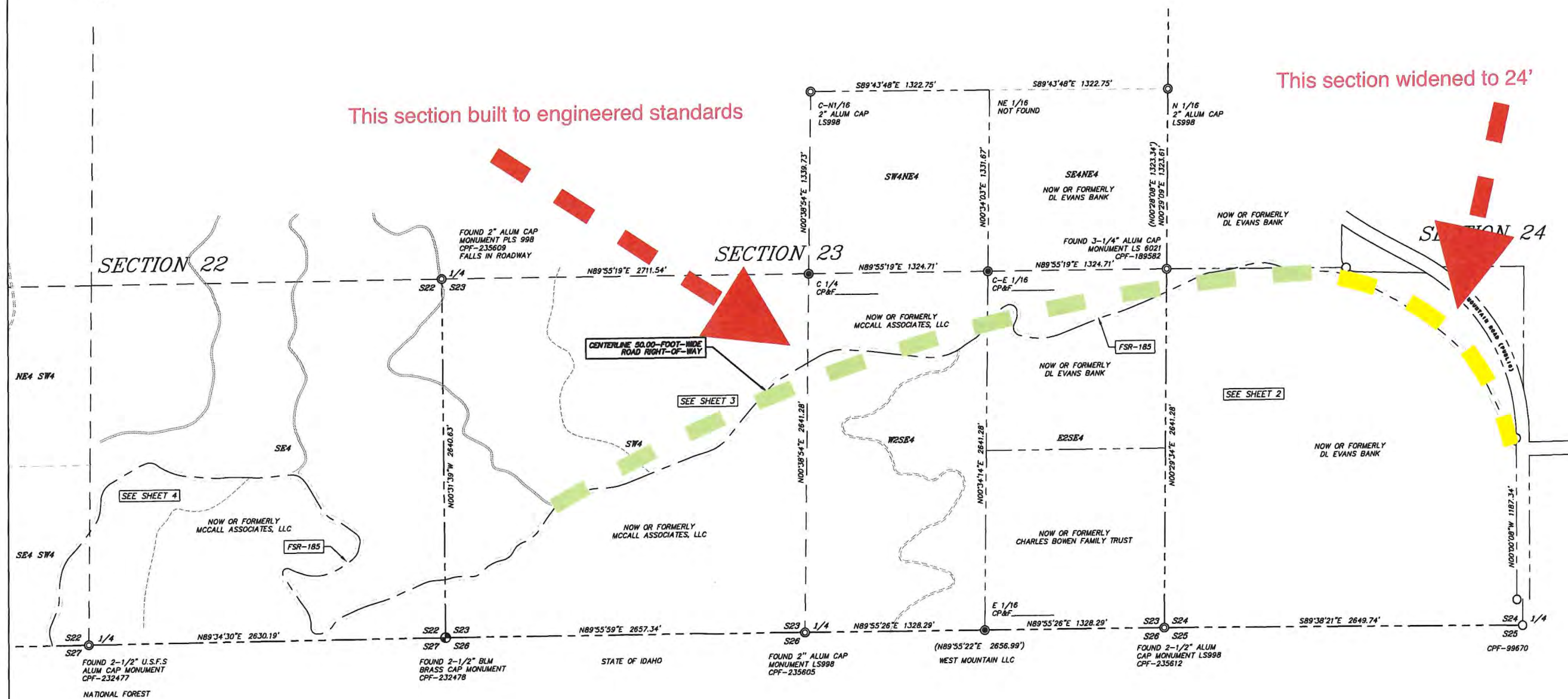
FOR
VALLEY COUNTY

LOCATED IN A PORTION OF SECTIONS 22, 23 AND 24
TOWNSHIP 17 NORTH, RANGE 2 EAST, B.M.
VALLEY COUNTY, IDAHO
2024



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CITY OF MCCALL GRID
(MODIFIED STATE PLANE COORDINATE SYSTEM), DISTANCES
SHOWN ARE TRUE GROUND DISTANCES.



SECTION 27

LEGEND

- _____ SECTION LINE
 _____ QUARTER SECTION LINE
 _____ SIXTEENTH SECTION LINE
 - - - - - EXISTING PARCEL LINE
 _____ ROADWAY CENTERLINE
 - - - - - EASEMENT LINE
- (A) FOUND BRASS CAP MONUMENT
 (B) FOUND ALUMINUM CAP MONUMENT
 (C) FOUND 5/8" REBAR
 (D) SET 2-1/2" ALUMINUM CAP MONUMENT ON 5/8"-X24" REBAR, LS14217

SECTION 26

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.



SHEET 1 OF 4

25 COYOTE TRAIL
CASCADE, ID 83611

PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM

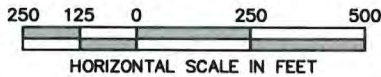


dunsmuir
LAND SURVEYS, INC.

RECORD OF SURVEY

"COUNCIL ROAD RIGHT-OF-WAY"
FOR
VALLEY COUNTY

LOCATED IN A PORTION OF SECTIONS 22, 23 AND 24
TOWNSHIP 17 NORTH, RANGE 2 EAST, B.M.
VALLEY COUNTY, IDAHO
2024



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CITY OF MCCALL GRID
(MODIFIED STATE PLANE COORDINATE SYSTEM). DISTANCES
SHOWN ARE TRUE GROUND DISTANCES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	71.45'	56.00'	73°06'10"	S43°42'05"E	66.70'
C2	107.65'	335.00'	18°24'40"	S16°21'20"E	107.18'
C3	317.35'	933.00'	19°29'18"	S35°18'18"E	315.82'
C4	452.09'	2300.00'	11°15'44"	S50°40'49"E	451.36'
C5	294.95'	566.00'	29°51'26"	S76°31'34"E	291.62'
C6	156.54'	409.00'	21°55'44"	S80°29'25"E	155.58'
C7	221.53'	350.00'	36°15'55"	S87°39'31"E	217.85'
C8	268.14'	1683.00'	9°07'42"	N78°46'23"E	267.85'
C9	93.48'	280.00'	19°07'41"	N73°46'24"E	93.04'
C10	271.71'	8107.00'	1°55'13"	N65°10'10"E	271.70'
C11	300.13'	8107.00'	2°07'16"	N67°11'25"E	300.11'
C12	129.37'	1065.00'	6°57'37"	N71°43'51"E	129.30'
C13	118.41'	1050.00'	6°27'40"	N71°58'50"E	118.34'
C14	236.66'	416.00'	32°35'42"	N85°02'51"E	233.48'
C15	115.16'	61.00'	108°10'10"	S24°34'13"E	98.81'
C16	93.92'	149.00'	36°06'53"	S11°27'25"W	92.37'
C17	107.43'	54.50'	112°56'24"	S63°04'13"E	90.86'
C18	188.38'	405.00'	26°39'02"	S47°08'04"W	186.69'
C19	30.43'	405.00'	4°18'19"	S31°39'24"W	30.42'
C20	146.55'	273.00'	30°45'23"	N44°52'56"E	144.79'
C21	61.25'	405.00'	8°39'52"	N55°55'42"E	61.19'
C22	315.24'	400.00'	45°09'18"	N74°10'25"E	307.15'
C23	223.17'	3060.00'	4°10'43"	S85°20'18"E	223.12'
C24	197.38'	350.00'	32°18'41"	N76°25'00"E	194.77'
C85	106.40'	1683.00'	3°37'20"	N76°10'12"E	106.38'
C86	161.74'	1683.00'	5°30'23"	N80°35'03"E	161.68'



SHEET 2 OF 4

25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM



RECORD OF SURVEY

"COUNCIL ROAD RIGHT-OF-WAY"

FOR

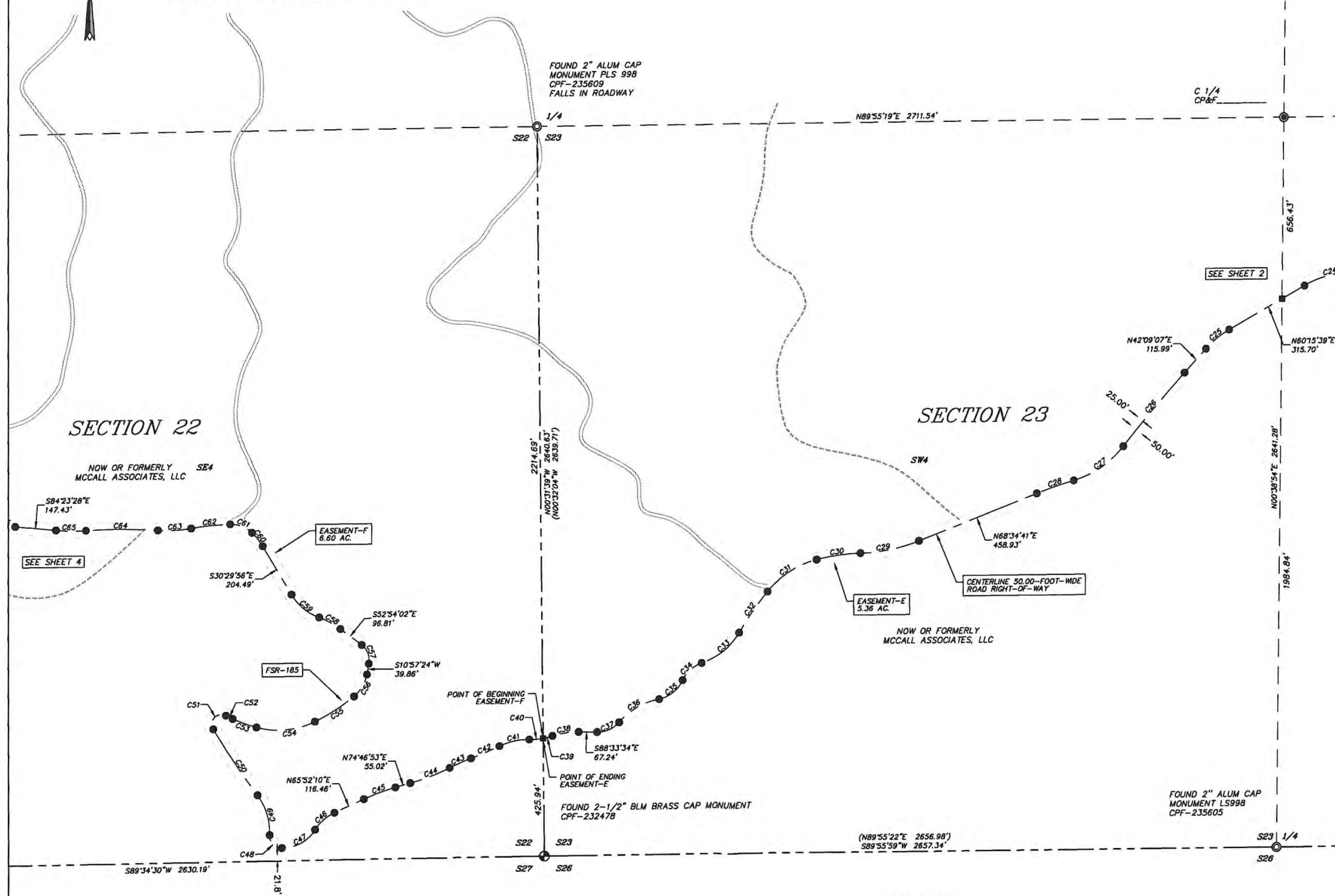
VALLEY COUNTY

LOCATED IN A PORTION OF SECTIONS 22, 23 AND 24
TOWNSHIP 17 NORTH, RANGE 2 EAST, B.M.
VALLEY COUNTY, IDAHO
2024



BASIS OF BEARINGS

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(MODIFIED STATE PLANE COORDINATE SYSTEM), DISTANCES
SHOWN ARE TRUE GROUND DISTANCES.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C23	223.17'	3060.00'	470°43'	S85°20'18"E	223.12'
C24	197.38'	350.00'	32°18'41"	N76°25'00"E	194.77'
C25	108.73'	344.00'	18°06'33"	N51°12'23"E	108.27'
C26	345.87'	4900.00'	4°02'39"	N40°07'47"E	345.80'
C27	221.73'	354.00'	35°53'17"	N56°03'05"E	218.13'
C28	141.07'	1492.00'	5°25'03"	N71°17'12"E	141.02'
C29	217.24'	615.00'	20°4'19"	N78°41'50"E	216.11'
C30	160.34'	700.00'	13°07'27"	N82°15'16"E	159.99'
C31	215.40'	340.00'	36°17'56"	N57°32'34"E	211.82'
C32	180.07'	1246.00'	8°16'50"	N35°15'11"E	179.92'
C33	178.91'	256.00'	40°02'34"	N51°08'03"E	175.29'
C34	94.22'	117.00'	46°08'18"	N48°05'12"E	91.69'
C35	113.47'	118.00'	55°05'46"	N52°33'56"E	109.15'
C36	170.78'	250.00'	39°08'26"	N60°32'36"E	167.48'
C37	88.96'	101.00'	50°28'03"	N66°12'25"E	86.12'
C38	96.40'	289.00'	19°06'46"	N81°53'03"E	95.96'
C39	34.77'	260.00'	7°39'47"	N78°09'34"E	34.75'
C40	51.42'	260.00'	11°19'50"	N85°39'22"E	51.33'
C41	111.08'	241.00'	26°24'30"	N78°07'03"E	110.10'
C42	110.92'	1500.00'	4°14'13"	N67°01'54"E	110.90'
C43	83.48'	900.00'	5°18'51"	N66°29'35"E	83.45'
C44	152.83'	800.00'	10°56'44"	N69°18'31"E	152.60'
C45	124.43'	800.00'	8°54'43"	N70°19'32"E	124.31'
C46	94.06'	160.00'	33°41'00"	N49°01'40"E	92.71'
C47	142.81'	138.00'	59°17'32"	N61°48'56"E	136.52'
C48	71.71'	45.00'	91°18'30"	S42°52'03"E	64.36'
C49	154.47'	227.00'	38°59'22"	S16°42'28"E	151.51'
C50	289.03'	3280.00'	5°02'56"	S33°40'41"E	288.93'
C51	91.66'	35.00'	150°03'23"	S43°52'28"W	67.62'
C52	27.37'	360.00'	4°21'20"	N63°16'31"W	27.36'
C53	91.16'	600.00'	8°42'18"	N69°48'20"W	91.07'
C54	216.64'	300.00'	41°22'31"	S85°09'16"W	211.96'
C55	167.41'	700.00'	13°42'08"	S57°36'56"W	167.01'
C56	93.80'	135.00'	39°48'28"	S30°51'38"W	91.92'
C57	76.90'	69.00'	63°51'25"	S20°58'19"E	72.98'
C58	88.54'	313.00'	16°12'27"	S61°00'15"E	88.24'
C59	132.75'	197.00'	38°36'33"	S49°48'12"E	130.25'
C60	63.06'	235.00'	15°22'32"	S38°11'12"E	62.87'
C61	86.83'	110.00'	45°13'40"	S68°29'18"E	84.59'
C62	142.17'	967.00'	8°25'26"	N84°41'09"E	142.04'
C63	120.32'	503.00'	13°42'20"	N87°19'36"E	120.03'
C64	259.89'	1995.00'	7°27'50"	S89°33'09"E	259.71'
C65	108.65'	700.00'	8°53'36"	S88°50'16"E	108.54'
C66	92.84'	400.00'	13°17'54"	S77°44'31"E	92.63'
C67	143.83'	478.00'	17°14'27"	S62°28'21"E	143.29'

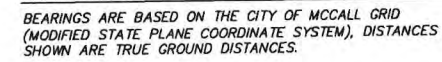


SHEET 3 OF 4

25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM



LOCATED IN A PORTION OF SECTIONS 22, 23 AND 24
TOWNSHIP 17 NORTH, RANGE 2 EAST, B.M.
VALLEY COUNTY, IDAHO
2024



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C68	83.78'	83.00'	57°50'05"	S82°46'10"E	80.27'
C69	91.14'	600.00'	8°42'10"	N63°57'43"E	91.05'
C70	154.13'	157.00'	56°14'56"	N31°29'10"E	148.02'
C71	139.54'	235.00'	34°01'18"	N20°22'21"E	137.50'
C72	107.17'	4000.00'	1°32'06"	N36°36'56"E	107.17'
C73	156.37'	1000.00'	8°57'33"	N40°19'40"E	156.21'
C74	142.35'	295.00'	27°38'54"	N30°59'00"E	140.98'
C75	139.09'	500.00'	15°56'19"	N09°11'23"E	138.64'
C76	103.43'	273.00'	21°42'29"	N12°04'28"E	102.82'
C77	103.54'	145.00'	40°54'48"	N02°28'19"E	101.35'
C78	51.20'	279.00'	10°30'55"	N12°43'38"W	51.13'



dunn
LAND SURVEYS, INC.



Idaho Department of Lands

Application For Reclamation Plan Approval



This document is four (4) pages, please read and complete all sections.

General Information

The Idaho Mined Land Reclamation Act, Title 47, Chapter 15, Idaho Code requires the operator of a surface mine, a new underground mine, or an existing underground mine that expands the July 1, 2019 surface disturbance by 50% or more, to obtain an approved reclamation plan and financial assurance. Fees are charged as shown on the attachment.

When an applicant is mining on lands administered by the U.S. Forest Service or Bureau of Land Management, it is necessary to obtain the proper federal approvals in addition to the Department of Lands. Each agency's application requirements are similar, but not identical. Please review both state and federal application requirements, and develop one plan which meets the requirements of all the agencies involved.

If ponds or lakes are created during the mining process and will remain after reclamation is completed, the Idaho Department of Water Resources (IDWR) requires the operator or landowner to obtain a water right. If a water right cannot be obtained prior to a plan being submitted, then the reclamation plan must include backfilling to an elevation above the local ground water table. Bond calculations must include those backfilling costs.

After the reclamation plan has been finalized, an electronic copy or one (1) hard copy of the application package must be submitted to the appropriate Area office of the Idaho Department of Lands. When the application is received, the department will notify the appropriate federal and state agencies.

Within thirty (30) days after receipt of a reclamation plan, the department may return the application for correction and resubmission if the reclamation plan is incomplete. Return of the application by the director will constitute a rejection in accordance with Section 47-1507(b), Idaho Code.

The department shall deliver to the operator, if weather permits and the plan is complete, the notice of rejection or notice of approval of the plan within sixty (60) days after the receipt of the reclamation plan or amended plan.

All reclamation plan applications will be processed in accordance with Section 080 of the Rules Governing Mined Land Reclamation (IDAPA 20.03.02) and applicable Memoranda of Understanding with state and federal agencies.

Please continue to page 2 to fill out the application.

Fee Schedule is on page 4.

Reclamation Plan Number: _____

Mineral Lease Number (if required): _____

Application Information

1. Name: Leo Stoddard D/B/A: West Mountain Aggregates LLC
2. Address: Parcel # RP17N02E110605
City: McCall State: Idaho Zip Code: 83638
3. Telephone: [REDACTED] Email: [REDACTED]
4. Designated In-State Agent and Address: (If company's main place of business is 'Out Of State')

5. Proof of Business Registration (If applicable): If Applicant is a business, please attach proof of registration with the Idaho Secretary Of State.
6. Legal Description (Section, Township, and Range) to the Quarter-Quarter Section:
Section 11, Township 17N, Range 2E (attached 1/4, 1/4 description)
7. Acreage: 18 County(ies): Valley County
8. Surface Ownership: (Check applicable)
☒ Private ☐ U.S. Forest Service ☐ Bureau of Land Management
☐ Idaho Department of Lands (IDL Mineral Lease Required)
9. Mineral Ownership (check applicable)
☒ Private ☐ U.S. Forest Service ☐ Bureau of Land Management
☐ Idaho Department of Lands (IDL Mineral Lease Required)
10. Commodity Type: Gravel
Proposed Start-Up Date: July 1st, 2026
11. Site Name Or Mine Name (if any): _____
12. Type of Mining: (Check applicable) ☒ Surface ☐ Underground ☐ Both
13. Please provide the following maps of your mining operation (substantially from subsections 069.04 or 070.03 of IDAPA 20.03.02):
 - a. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.
see figure 1
 - b. A site map which adequately shows the location of existing roads, access roads, and main haul roads which would be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.
see figure 1

- c. On a site location map, show the following;
- The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.
see figure 2
 - The approximate boundaries and acreage of the lands:
 - That may become affected by the mining operation.
see figure 3
 - That will be disturbed during the first year of operations.
see figure 2 & 3This map must be of appropriate scale for boundary identification.
 - The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.
see figure 3
 - Location of all underground mine openings at the ground surface, if any.
N/A
 - The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.
see figure 3
- d. A surface and mineral control or ownership map of appropriate scale for boundary identification.
see figure 2
- e. Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.
see figure 6
14. A reclamation plan must be developed and submitted in map and narrative form (Subsections 069.05 or 070.04 of IDAPA 20.03.02). The reclamation plan must include the following information:
- On a drainage control map show and list the best management practices which will be utilized to control erosion on or from the affected lands.
see figure 3
 - A description of foreseeable, site specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water quality requirements.
pond is far away, no foreseeable problems.
 - A description of post-closure activities, if any, such as water handling and treatment.
N/A
 - Which roads will be reclaimed and a description of the reclamation.
No road will be reclaimed
 - A revegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and replaced in order to properly revegetate the area. Identify soil types, the slope of the reclaimed areas, and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time and method of planting the soil, and fertilizer and mulch requirements.
 - Describe and show how tailings facilities and process or sediment ponds will be reclaimed.
N/A
 - Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.
N/A
 - For operations over five (5) acres, estimate the actual cost of third party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding, administration, and any other pertinent costs as described in IDAPA 20.03.02.120.

APPLICANT SIGNATURE:



Date: 07/10/2026

Fee Schedule is on page 4.

Application Fee Schedule

Acres are determined by the number entered in item 7 on the Application Form.

Section 069 Plan

Gravel pits, quarries, decorative stone sources, and simple industrial mineral mines.

Acreage of Section 069 Plan	Fee (Dollars)
Section 069 of IDAPA 20.03.02, Reclamation Plan 0 to 5 acres	Five hundred (\$500)
Section 069 of IDAPA 20.03.02, Reclamation Plan >5 to 40 acres	Six hundred (\$600)
Section 069 of IDAPA 20.03.02, Reclamation Plan >40 acres	Seven hundred fifty (\$750)

Section 070 Plan

Hardrock, phosphate, and underground mines, and complex industrial mineral mines

Acreage of Section 070 Plan	Fee (Dollars)
Section 070 of IDAPA 20.03.02, Reclamation Plan 0 to 100 acres	One thousand (\$1,000)
Section 070 of IDAPA 20.03.02, Reclamation Plan >100 to 1,000 acres	One thousand five hundred (\$1,500)
Section 070 of IDAPA 20.03.02, Reclamation Plan >1,000 acres	Two thousand (\$2,000)

Rock Pit lies in Parcel: **RP17N02E110605**

Permitted acres: **18**

SW $\frac{1}{4}$, SW $\frac{1}{4}$

West Mountain Aggregates LLC- Rock Pit Plan

Introduction and Purpose. High Rock Residential LLC owns the surface and mineral estate. West Mountain Aggregate LLC, is a subsidiary of High Rock Residential LLC. West Mountain aggregate LLC will be the operator and reclamation plan holder. The intent is to reopen a historically used rock pit and produce gravel, sand, building, stone, clay, and other on-site materials for ultimate sale. As owners, we have a vested interest in the long-term effects the mine may have on the land. We will adhere to all county, state, and federal requirements, and environmental restrictions to ensure the adjacent lands retain their value.

Site Description. Within the parcel of land, there is a single volcanic rock outcrop near the base of West Mountain. It's located in heavy timber and the nearest residence to the rock pit is about 1.15 miles away. The nearest water is 900 feet away.

Access. The main access will be through Old Council Road, then through Red Ridge Road. Take Old Council Road going West for 1.5 miles, then connect to Red Ridge Road heading North for 2 miles. The Rock Pit is located right off of Red Ridge Road on the West. Old Council Road and Red Ridge Road are both dirt roads. Both will be widened and rocked before operations begin. There is a secondary access coming from the North end of the property. Through West Mountain Road to Red Ridge Road (end of pavement). Red Ridge Road is approximately 2 miles to the rock pit. The access of Red Ridge Road from the North end is graveled. Old Council Road is a county owned road. The portion of Red Ridge Road used to access the Rock Pit is privately owned by High Rock Residential LLC. Lastly, the access off of West Mountain Road that connects the Northern end to Red Ridge Road, is a right-of-way through Black Hawk Lake Drive. All roads will remain after closure of the site for continued access to the property and surrounding land.

Operations: Product will be crushed, sorted, and stock piled on site. Crusher will be staged on the pit floor for a maximum of 6 months a year. We have no plans of blasting, but if it is needed, it will be done by a licensed contractor. The pit wall will be worked in a manner to minimize pit wall height. Upon completion we plan to regrade the pit walls no steeper than a 1:1 single uniform slope. The pit would drain east in the direction of Mill Creek. A 500 gallon water tank for emergencies, fire mitigation and/or disbandment will be on site. Excavators will load trucks for offsite deliveries. Trucks will travel Red Ridge Road to Old Council Road. Equipment will be fueled and serviced via onsite storage. Operating hours will be 7:00 am- 6:00 pm or as required by Valley County.

Groundwater. If groundwater is encountered, then mining operations will be stopped. Also, IDWR will be notified.

Safety. Mining operations will be conducted in a safe manner to protect workers, the public, and the environment. Access to the site will be limited to authorized personnel, equipment will be operated by qualified individuals, and all disturbed areas will be reclaimed to stable conditions to eliminate long-term safety hazards.

Historical Preservation. If archaeological findings are discovered, SHPO will be notified.

Erosion control. Stormwater will be managed with grading. Water will be collected into a pond if necessary. Generally, the water will be directed inward toward the pit, to allow evaporation and percolation. If live water is to leave the site, it will be directed around the disturbance and filtered through sediment controls.

Water and Drainage. Operations would generally occur only during dry conditions and not during spring runoff so as to avoid water quality concerns. The rocky nature of the site limits erosion potential, and disturbed areas would be monitored throughout operations to address any drainage or erosion concerns that may arise. Any live water crossings will be addressed with BMP including culverts and/or hardened crossings.

Overburden and BMPs. Overburden and topsoil would be stored near the mine site for future reclamation use at the end of the mine life. As erosion concerns evolve, rock berming, straw mulching, reseeding, and slope roughening, would be applied as necessary to address conditions at the site. Additional erosion control measures such as straw bales or mulching would be used when required by seasonal or site conditions. Our goal would be to limit operations to dry periods of the year when drainage is not actively occurring. Fuel and lubrication storage will be located on site in the protected container. The container will be a lockable, weather-resistant metal container used to securely store fuel, lubricants, and excavation supplies (large storage container).

Surface Water Management over Time. Before Mining: A berm/ditch on the uphill side keeps outside runoff out of the pit. Water inside the pit drains to a low spot/sump where dirt settles out before any water leaves. After mining: The pit floor will be graded to drain so water runs off the parking surface and soaks into the surrounding ground, with no ponding or washouts. The finished site drains on its own with no structures to maintain.

Reclamation. After mining activities are completed, the disturbed areas will be reclaimed for use as a private parking area (bare rock). The pit walls will be regarded to a single uniform slope no steeper than 1:1. The pit floor will be graded to drain so water runs off the parking surface and soaks into the surrounding ground. Overburden and topsoil would be redistributed as we feel needed.

Weed Control. Noxious weed control would occur during operations and for a period following reclamation as needed to maintain the reclaimed site.

Continuity. This reclamation plan will remain applicable to future owners and operators of the site, and maintenance of reclaimed areas will continue as required.

Reclamation Schedule

Table 1

Reclamation will be performed concurrently with mining operations to the maximum extent practical. Final reclamation of remaining areas will be completed within 12 months of cessation of mining operations.

Phase	Activity
Concurrent (during life of pit)	Regrade and stabilize completed phases while extraction proceeds in adjacent phases
Cessation + 6 months	Final grading; pit-wall regrade to uniform 1:1 slope; drainage construction
Cessation + 9 months	Subgrade preparation and aggregate surfacing of parking pad; perimeter safety barrier installation
Cessation + 12 months	Slope stabilization (erosion blanket, tackifier) on 1:1 faces and graded areas
Years 1–2 post-stabilization	Weed control, monitoring, slope and plan retirement inspection reports
Year 2 (or later)	Request IDL plan retirement inspection; bond release upon meeting success criteria

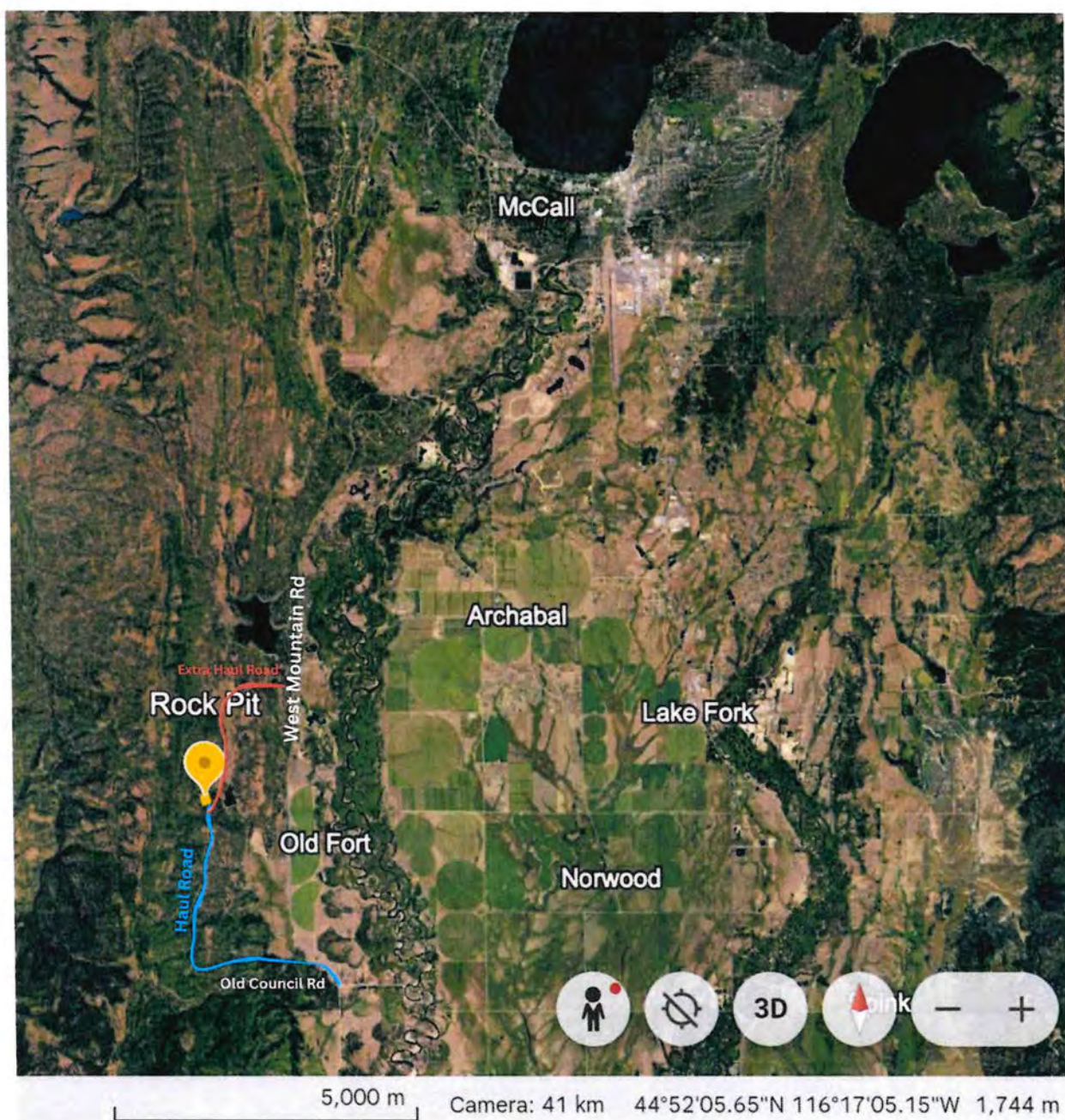
Reclamation Cost Estimate

The reclamation cost estimate below supports the bond calculation. Costs are in 2026 dollars and reflect McCall-area contractor rates for the 5-acre disturbed area, reframed for a personal parking-area end use with no revegetation.

Reclamation Activity	Quantity	Unit Cost	Total
Final grading of disturbance to uniform slopes (medium dozer, Cat D6 or similar; ~6 hrs/acre)	5 ac	\$3,000/ac	\$15,000
Pit-wall regrade to single uniform 1:1 slope	Lump sum	—	\$6,000
Drainage features (lined ditch, culvert, stabilized outlet, pond backfill)	Lump sum	—	\$5,000
Weed control (Years 1–2)	2 yrs	\$800/yr	\$1,600
Mobilization (mob in/out, medium dozer)	Lump sum	—	\$3,600
Administration	Lump sum	—	\$5,000
Contingency (10%)	Lump sum	—	\$3,600
TOTAL ESTIMATED RECLAMATION COST			\$40,000

Figure 1

About 10 Miles to McCall, ID



Vicinity Map

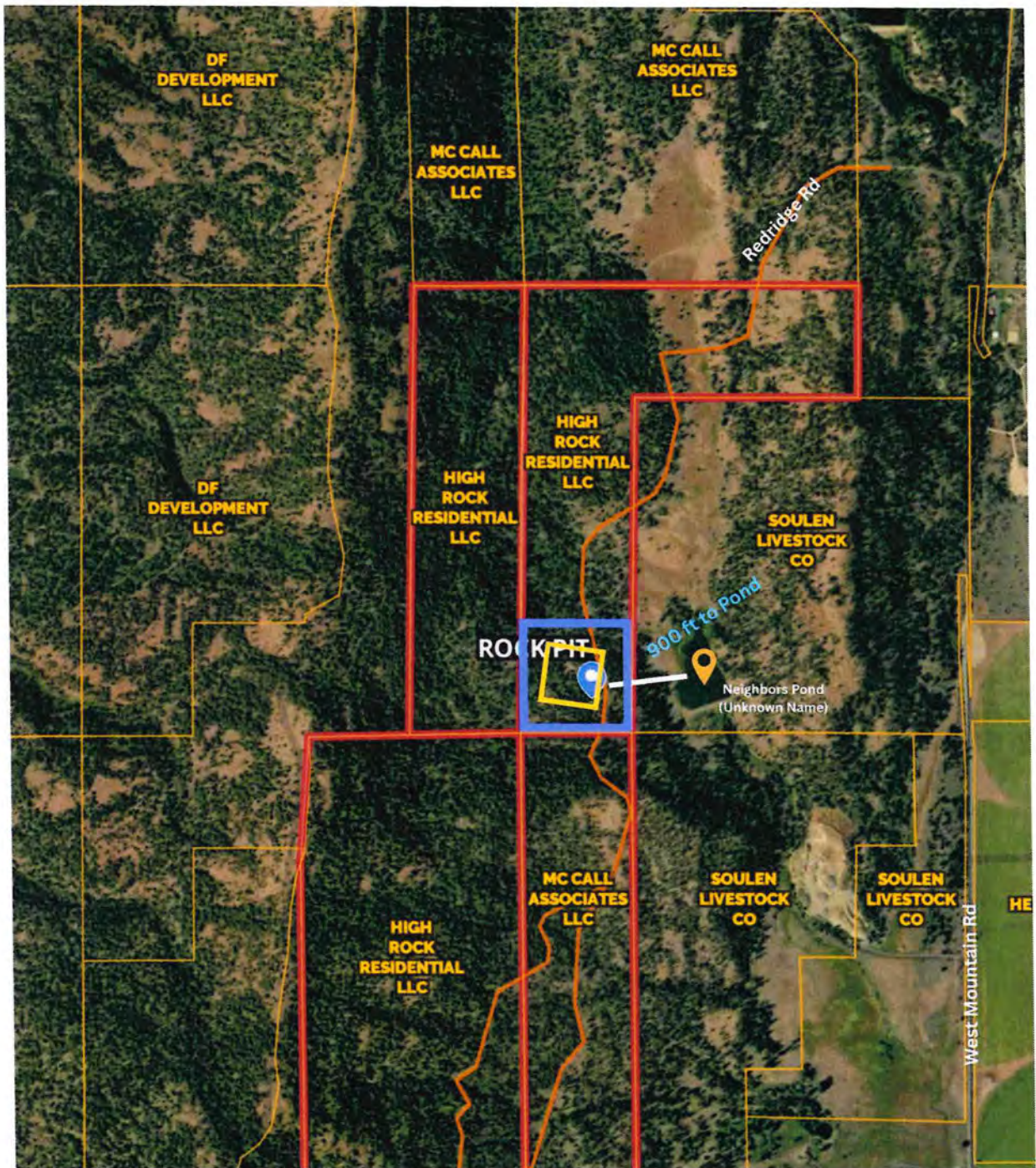
RP17N02E110605

S11 T17N R2E

SW4 SW4



Figure 2



Scale: about 0.5 miles

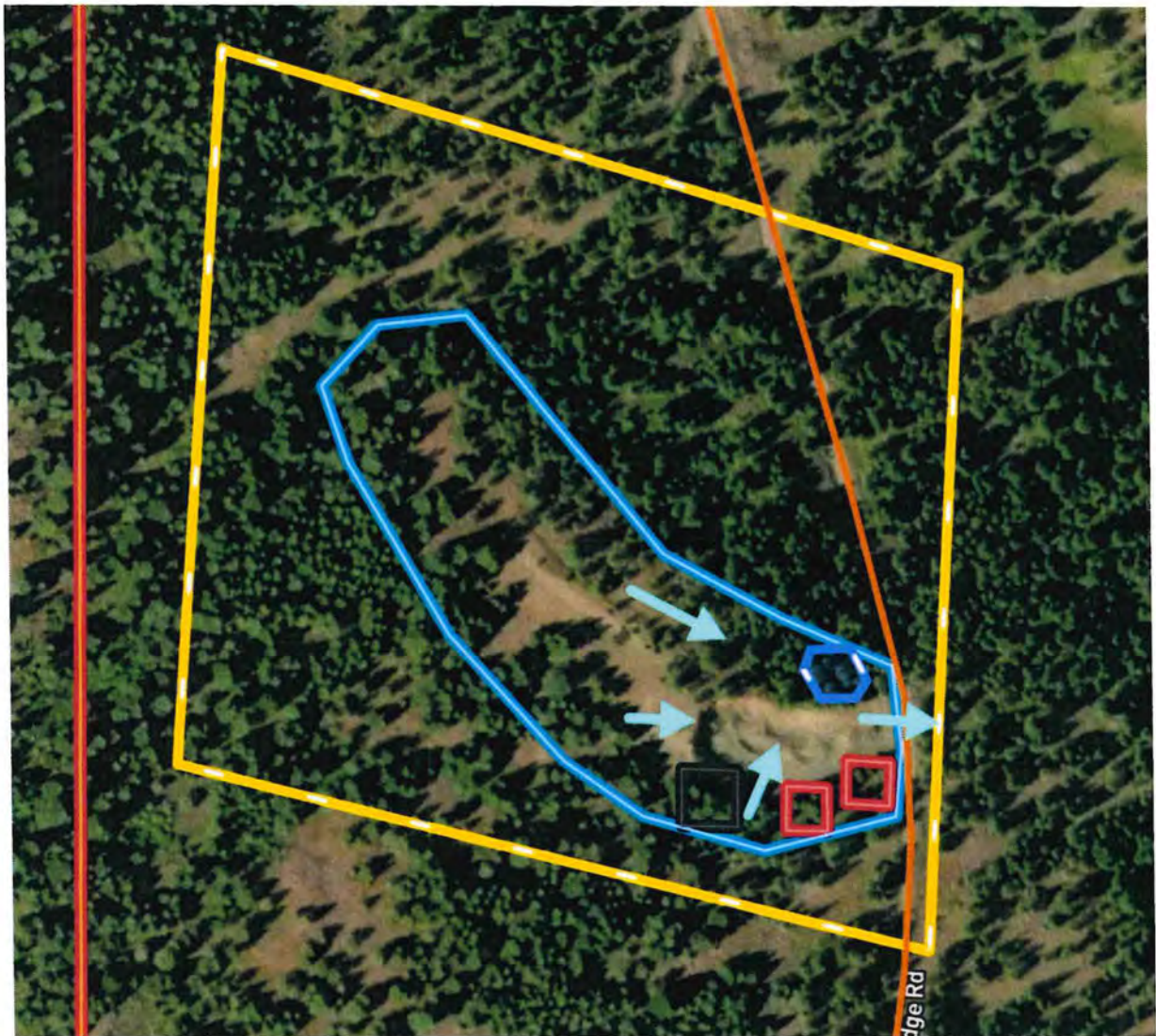
RP17N02E110605
S11 T17N R2E
SW4 SW4

Ownership Map

-  SW4 SW4 Area
-  Rock Pit Area



Figure 3



18 Permitted Acres: Yellow
4.90 Disturbed Acres (Year 1): Blue
Haul Road: Orange (heading North)
Machinery/Fuel Storage: Black
Stockpiles/Top Soil: Red
Pond: Dark Blue
Storm Water Flow: Blue Arrows

Site Map



Scale: about 500 ft

RP17N02E110605

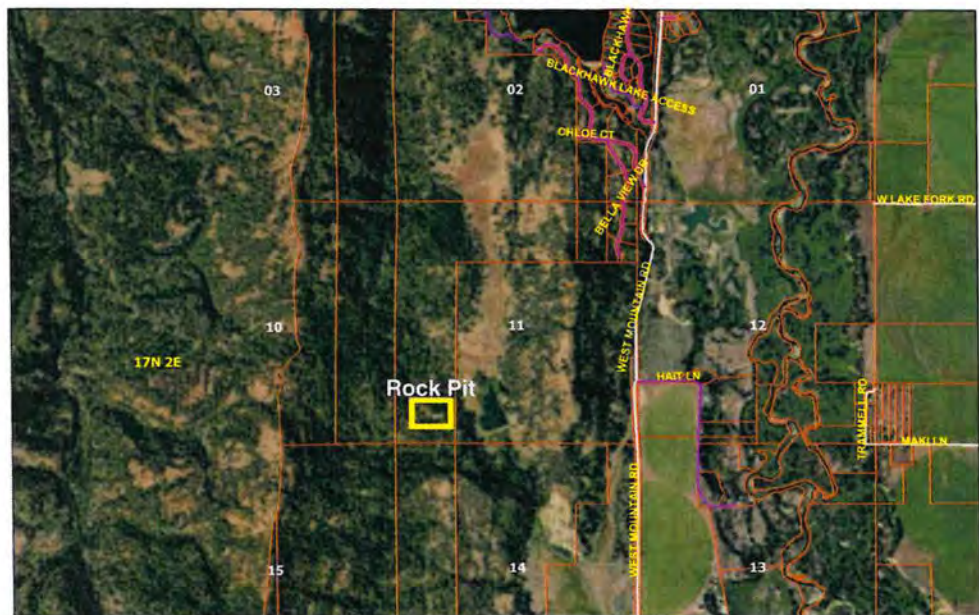
S11 T17N R2E

Pit located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$

Parcel Map

Figure 4

Assessor's Map & Parcel Viewer



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Parcel Summary & Improvement Report

Public Land Survey System - PLSS_Township

Public Land Survey System - Sections

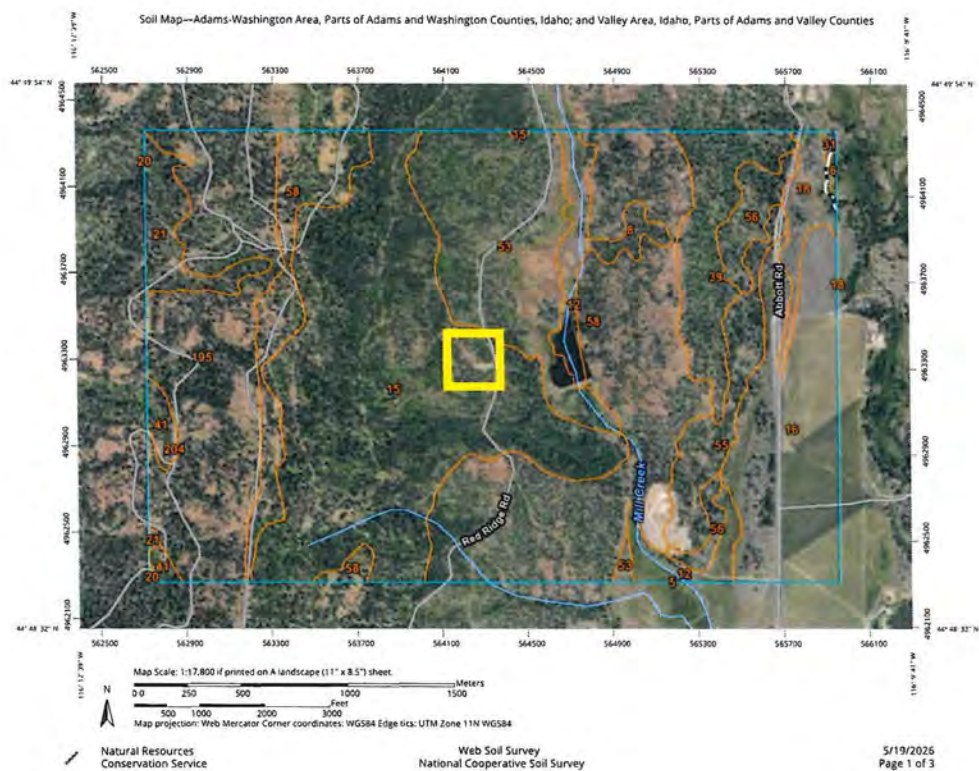
1:36,112
0 0.2 0.4 0.8 mi
0 0.35 0.7 1.4 km

Varior

Valley County
Varior | BLM Admin State | Valley County | Valley County GIS

Soil Map

Figure 5



Annual rainfall in this area is 30-35 inches

Figure 5

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

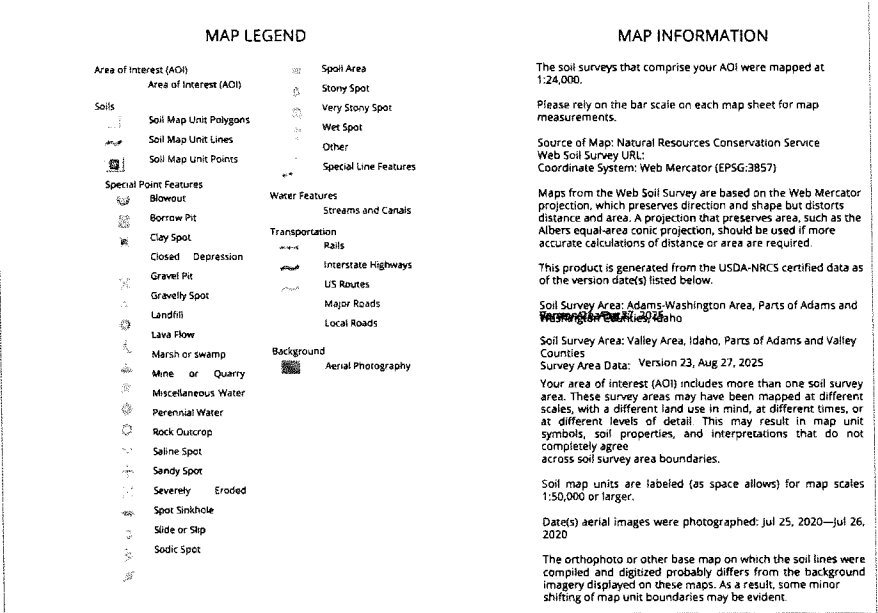


Figure 5

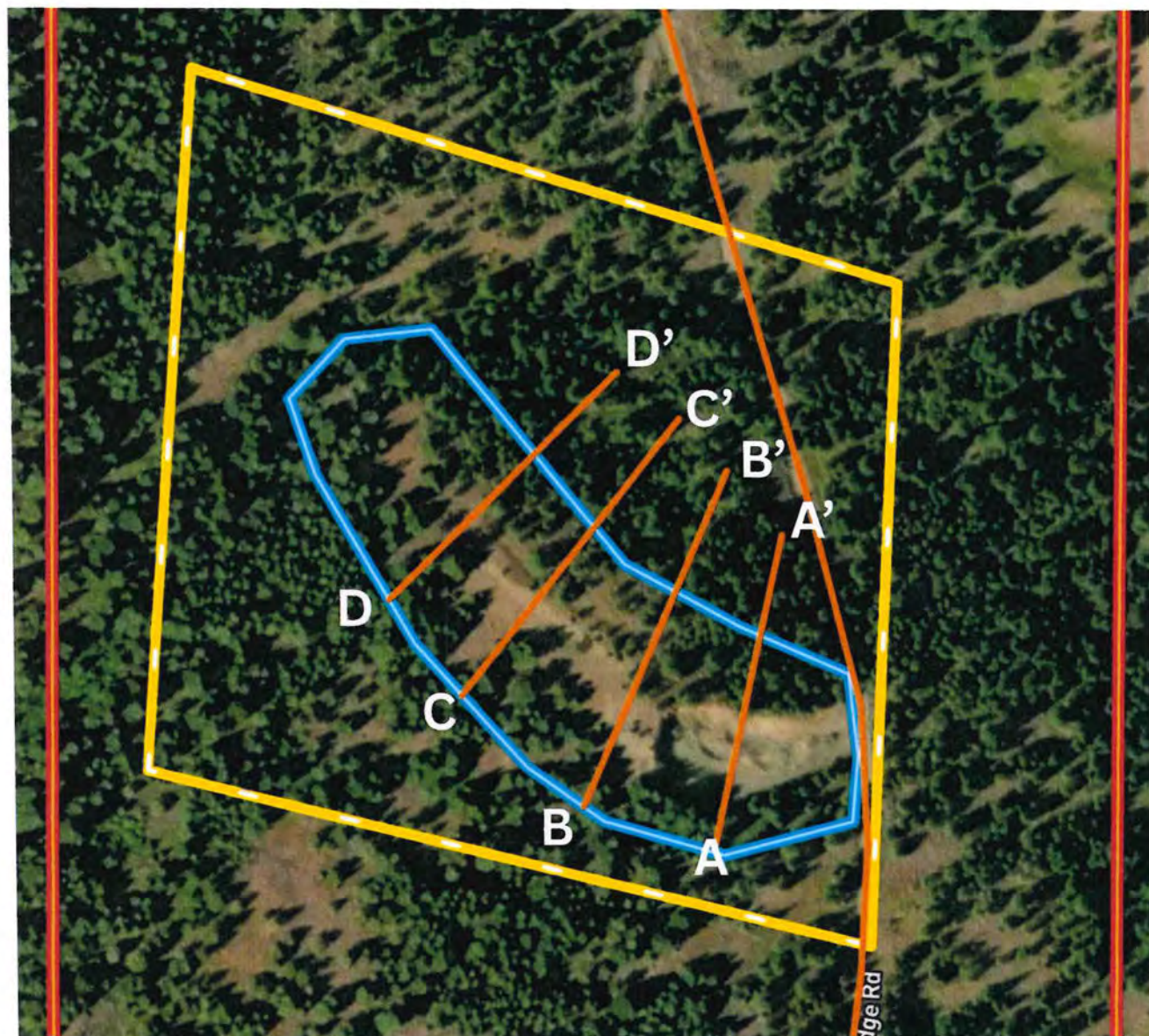
Soil Map—Adams-Washington Area, Parts of Adams and Washington Counties, Idaho, and Valley Area, Idaho, Parts of Adams and Valley Counties

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
20	Bluebell cobbly loam, 5 to 35 percent slopes	0.4	0.0%
21	Bluebell cobbly loam, 35 to 65 percent slopes	39.2	2.3%
41	Demarest loam, 30 to 60 percent slopes	13.9	0.8%
195	Ticant very cobbly loam, 4 to 65 percent slopes	232.2	13.8%
204	Water	0.2	0.0%
Subtotals for Soil Survey Area		285.9	17.0%
Totals for Area of Interest		1,683.6	100.0%
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Blackwell silt loam, frequently flooded	0.0	0.0%
6	Blackwell mucky silt loam	1.1	0.1%
8	Bluebell cobbly loam, 5 to 35 percent slopes	11.2	0.7%
1	Calverton silty clay loam	52.9	3.1%
2	Demarest loam, 30 to 60 percent slopes	423.3	25.1%
16	Donnel sandy loam, 0 to 2 percent slopes	166.2	9.9%
18	Donnel sandy loam, 4 to 12 percent slopes	30.1	1.8%
31	McCall complex, 5 to 50 percent slopes	1.6	0.1%
39	Musula loam, 30 to 60 percent slopes	75.3	4.5%
53	Sudduth variant loam, 3 to 20 percent slopes	168.1	10.0%
55	Swede silt loam, 4 to 12 percent slopes	58.0	3.4%
56	Swede silt loam, 12 to 20 percent slopes	36.0	2.1%
58	Tica very cobbly loam, 4 to 65 percent slopes	373.7	22.2%
Subtotals for Soil Survey Area		1,397	83.0%
Totals for Area of Interest		1,683	100.0%

5

Figure 6



Reclamation Slopes



18 Permitted Acres: Yellow
4.90 Disturbed Acres (Year 1): Blue
Haul Road: Orange (heading North)
Cross Sections A-A', B-B', C-C', D-D': Orange

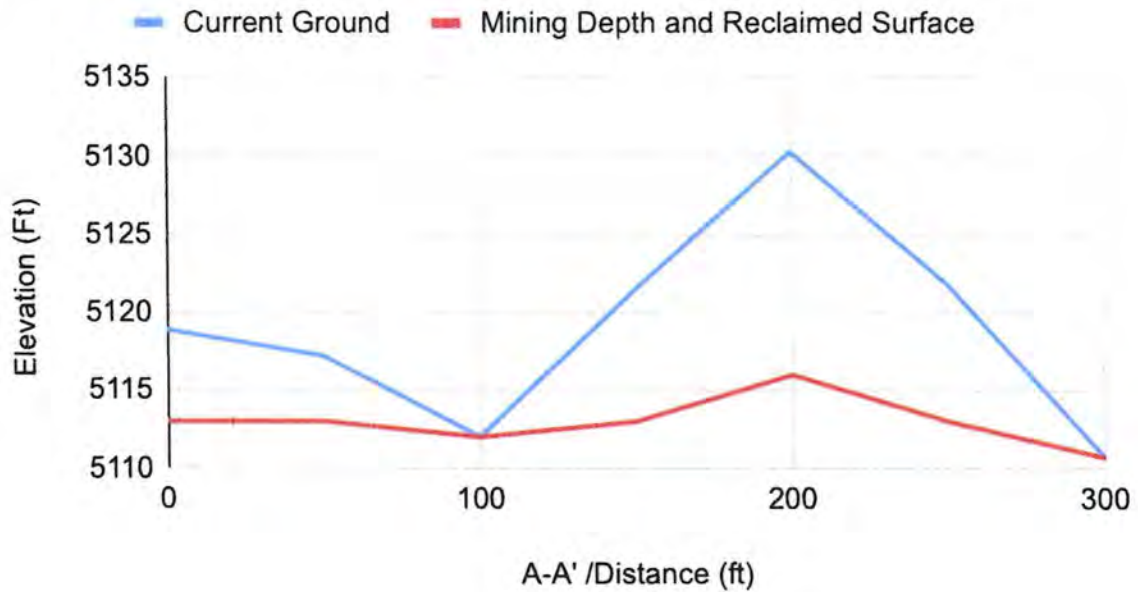
RP17N02E110605
S11 T17N R2E
SW4 SW4

Scale: about 500 ft

Figure 6

Cross Sections

A-A' Cross Sections



B-B' Cross Sections

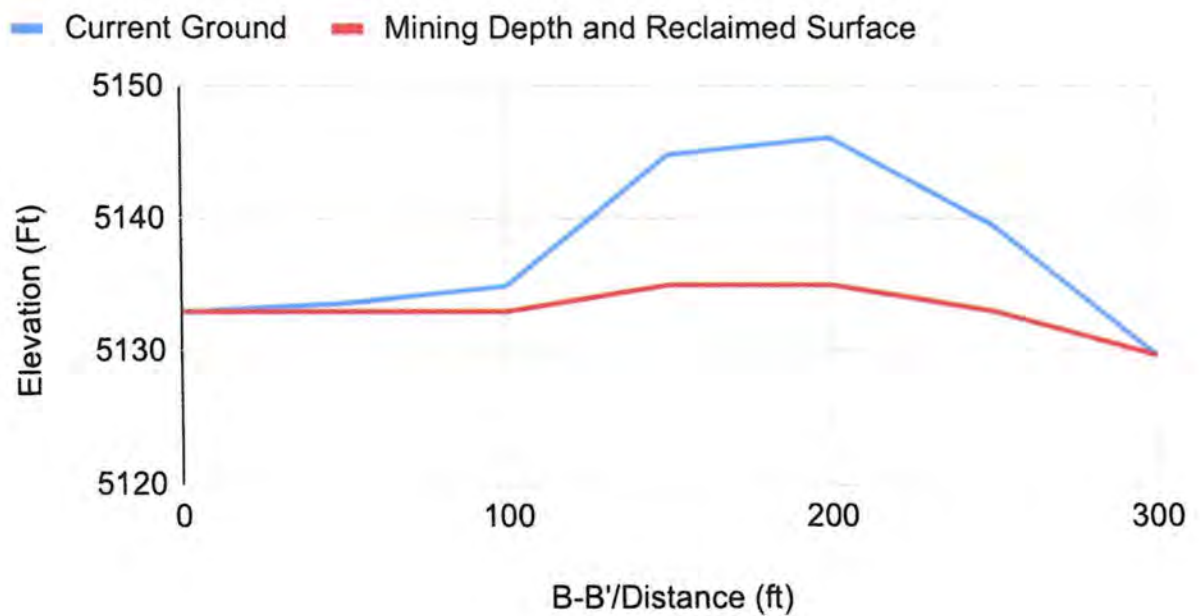
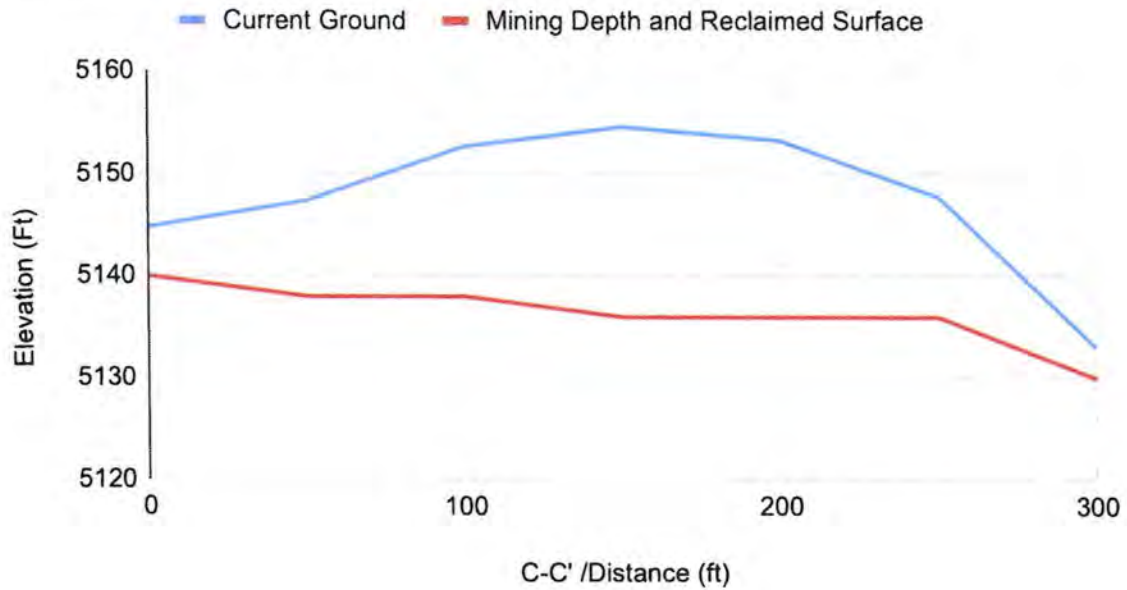


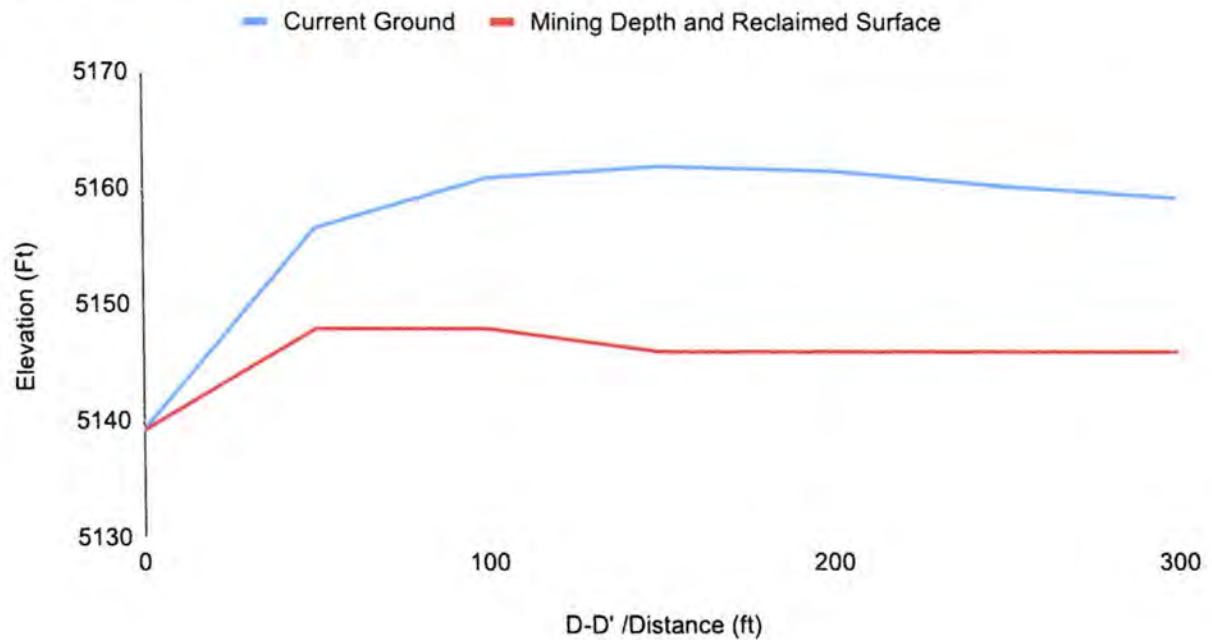
Figure 6

Cross Sections

C-C' Cross Sections



D-D' Cross Sections





FUGITIVE DUST CONTROL PLAN

West Mountain Aggregates LLC | Valley County Code 9-11-3, Appendix C

Applicant / Operator	West Mountain Aggregates LLC
Parcel	RP17N02E110605
Parcel Size	242.9 acres
Operation	Portable crushing, screening, and sale of rock/gravel from an existing pit
Nearest Residence	Approx. 1.15 miles
Location	Sec. 11, T17N, R2E, B.M.
Disturbed Area	~4.9 acres (Year 1)
Season	Max 6 months/yr, daytime, non-winter

1. Applicability and Boundary Line

The Boundary Line is the exterior boundary of Parcel RP17N02E110605. All standards below are measured at that line. The Operator will implement this Plan at the start of and maintain it throughout each crushing campaign, including any road grading or maintenance, per 9-11-3(F).

Dust sources: the working face, crushing and screening, stockpiles, truck loading, and travel on the internal pit area and the private access road. Crushing occurs in a single campaign of up to six months per year, daytime only, with approximately 20 loaded round trips per day at peak. The portable plant operates under the applicable Idaho DEQ air permit or registration for portable crushing equipment.

2. Standards — VCC 9-11-3(E)

1. No fugitive dust from any active operation, storage pile, or disturbed surface area shall remain visible in the atmosphere beyond the Boundary Line.
2. No fugitive dust of an opacity equal to or greater than Ringelmann No. 2 (40 percent opacity).
3. PM₁₀ shall not exceed 50 µg/m³ as a 24-hour average, determined by simultaneous sampling as the difference between upwind and downwind samples collected on high-volume particulate matter samplers or another EPA-approved equivalent method for PM₁₀ monitoring.

3. Control Measures — VCC 9-11-3(F)

Cite	Requirement	How the Operator Complies
F.1	Stabilize unpaved areas subject to vehicle traffic.	A 2,000-gallon water truck, supplied by water trucked to the site, applies water to the pit floor, loading area, and access road as often as needed to keep the surface visibly damp.
F.2	No vehicle or equipment travel over 15 mph on unpaved areas.	15 mph posted at the pit entrance and along the private access road. Included in driver orientation and in the crushing contractor and hauler agreements. Enforced by the Coordinator; repeat violators are removed from the site.
F.3	Stabilize storage piles and non-trafficked disturbed areas when material is not being added or removed.	Active piles are wetted. Topsoil, overburden, and product piles left idle between campaigns are stabilized by suppressant, wetting, or seeding within 14 days of the campaign ending. Stockpiles are kept low and inside the pit.
F.4	Apply water before any ground disturbance.	The working face and any newly stripped area are wetted before stripping, grading, or excavation begins. No disturbance starts until the

Cite	Requirement	How the Operator Complies
		surface is visibly moist. Disturbance is limited to the active working face.
F.5	Clean vehicles leaving the site to prevent track out.	Material is dry and rocky, and loads are hauled over a maintained aggregate surface. Truck tires and undercarriages are cleared of accumulated material before leaving the pit. The coordinator inspects the access road at the end of each operating day and removes any tracked material by grading or sweeping.
F.6	Suspend grading and earthmoving when wind carries dust past the Boundary Line despite mitigation.	Watering and observation increase at sustained winds of 20 mph. Grading and earthmoving are suspended whenever visible dust crosses the Boundary Line despite maximum watering, and in all cases at sustained winds above 25 mph.

4. Monitoring and Records — VCC 9-11-3(G)

The coordinator or a trained designee observes the Boundary Line twice per operating day, once in the morning and once during the afternoon period of highest wind and traffic, and records whether dust is visible beyond the line. Any dust crossing the line triggers immediate increased watering and reduction or suspension of the offending activity, with re-observation within 30 minutes.

If the County zoning compliance officer requires PM10 sampling on reasonable notice, or elects to sample at the Operator's actual cost, sampling will use two samplers started within five minutes of each other and run 290 to 310 consecutive minutes, operated and calibrated per 40 CFR Part 50, Appendix J, or an EPA-approved equivalent, sited upwind and downwind of the pit as close to the Boundary Line as feasible. Procedures and reporting will be submitted for County approval before sampling begins.

The Operator maintains records of all stabilization actions showing location, type, and date of treatment, together with observation results, wind suspensions, truck inspections, complaints, and any sampling data. Records are retained and readily accessible for two years after each entry, provided to the County on request, and open to unscheduled audit during normal business hours.

5. Responsible Party and Certification

Doug Pilkinton, contractor, is the Dust Control Coordinator, with authority to direct watering, reduce production, remove non-compliant contractors or haulers, and suspend operations. Contact (208)249-9836. All personnel, the crushing contractor, and haulers are briefed on this plan before each campaign, and contractor agreements make compliance a condition of site access. This Plan is reviewed before each campaign and amended if production, equipment, or the disturbed footprint changes materially.