

From: Jim Lamon [REDACTED]
Sent: Thursday, March 12, 2026 5:20 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Jim Lamon [REDACTED]
Subject: CUP Lamon - Solar Panel Arrays (House & Barn)

Lori

Thanks for your email and suggestion to Supplement my CUP Submittal to include the House and Barn solar arrays.

The Site Plan is shown below (and attached). There is no visible neighbor; the nearest neighbor is one mile (Gold Dust) to the North, and many miles in the other 3 directions.

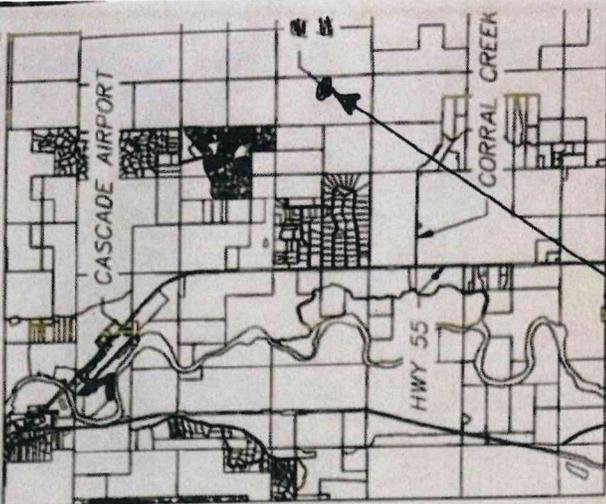
The House is surrounded by forest on all four sides, the Barn has forest on 3 sides and my pasture on the West side.

The solar power from these Arrays power my House and my Barn.

I will add one additional Row (12 more panels) to the Barn Array when I add an additional Barn.

Thanks – Jim

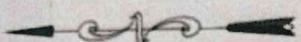
VICINITY MAP NOT TO SCALE



LOCATION
MACRO
VIEW

BASIS OF BEARINGS

HORIZONTAL DATUM BASED ON IDAHO STATE
IDAHO WEST ZONE 1103. DISTANCES ARE GR
DISTANCES AND ARE IN U.S. SURVEY FEET.
VERTICAL DATUM IS NAVD88, GEOID. 18.



LOCATION
MICRO
VIEW

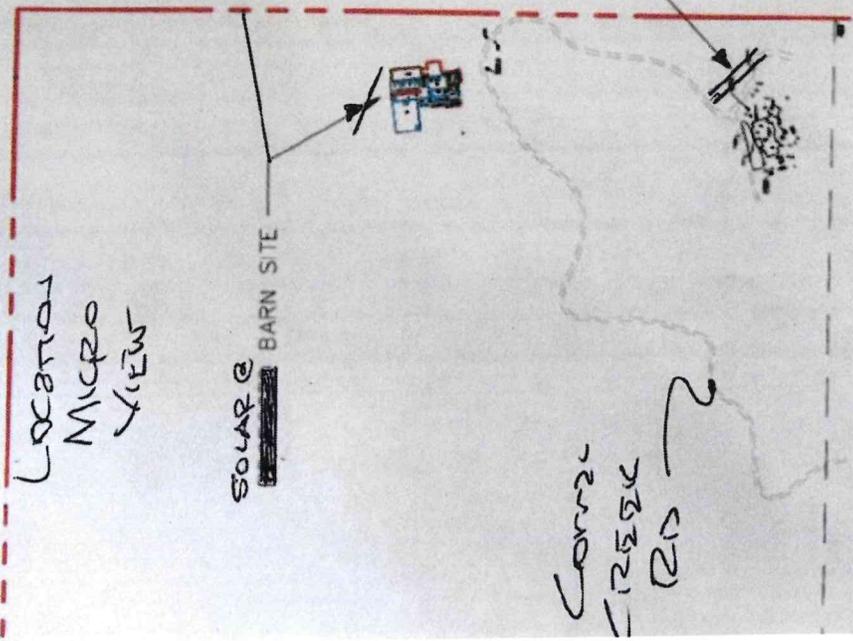
SOLAR @ BARN SITE

12 PANELS
1 ROW 50' L x 12' H - 9' D
44° 27' 52" N
115° 57' 36" W

SOLAR @ HOME SITE

48 PANELS
2 ROWS EACH 50' L x 12' H - 9' D
44° 27' 43" N
115° 57' 36" W

CORRAL
CREEK
RD



From: Jim Lamon [REDACTED]
Sent: Saturday, March 7, 2026 7:00 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Jim Lamon [REDACTED]
Subject: CUP Lamon - Solar Panel Array

Lori

Thanks for your patience.

This is to provide the information you requested regarding the solar power layout on the site plan that I submitted with my CUP application,

There are 4 solar power rows and they are 25 ft apart. Each solar panel is 45" wide x 69" tall.

- Row 1.
 - o 6 ft from property line
 - o 9 ft depth x 85 ft long
 - o 9 ft tall
 - o Number of panels = 42

- Row 2.
 - o 9 ft from property line
 - o 9 ft depth x 120 ft long
 - o 9 ft tall
 - o Number of panels = 68

- Row 3.
 - o 7 ft from property line
 - o 9 ft depth x 120 ft long
 - o 9 ft tall
 - o Number of panels = 68

- Row 4
 - o 6 ft from property line
 - o 9 ft depth x 70 ft long
 - o 9 ft tall
 - o Number of panels = 34

I kindly request a Variance for the distance to property line. As noted in my Application, the adjacent property is pasture land.

Thanks - Jim


JIM LAMON

[REDACTED]
Cascade, ID
Kamas, UT

Valley County Planning and Zoning Department

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



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card
FILE # <u>C.U.P. 26-03</u>		FEE \$ <u>250-</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>2-13-2026</u>
PROPOSED USE: <u>ground-mounted solar</u>		

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

Applicant's Signature: [Signature] Date: 30 JAN 2026

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

- A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- A lighting plan.
- Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- A Development Agreement may be required. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

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

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

CONTACT INFORMATION

APPLICANT Jim Lamon (Lamon Farms) PHONE [REDACTED]
Owner Purchaser Lessee Renter

MAILING ADDRESS PO Box [REDACTED] ZIP 83611

EMAIL [REDACTED]

PROPERTY OWNER (SAME)

MAILING ADDRESS _____ ZIP _____

EMAIL _____

AGENT / REPRESENTATIVE (NONE) PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

CONTACT PERSON (if different from above) (SAME)

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 400 CORRAL CREEK RD CASCADE

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
RP 13N04E154805 (SEE DEED ATTACHED)

TAX PARCEL NUMBER(S) RP 13N04E154805

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 800 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

PASTURE FOR CATTLE

STRUCTURE ADDED: SOLAR POWER 4 ROWS OF 80 to 120 FT

IN LENGTH; IRRIGATION WELL PUMP HOUSE (8'x10'x8')

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location:
NONE

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North PASTURE & RESIDENT HOUSE (APPROX 1/4 MI AWAY)

South PASTURE

East WOODLANDS

West PASTURE

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 10' (PUMP HOUSE - IRRIGATION)

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

Number of <u>Proposed</u> Structures: <u>1</u>	Number of <u>Existing</u> Structures: <u>0</u>
<u>Proposed Gross Square Feet</u> (PUMP HOUSE)	<u>Existing Gross Square Feet</u>
1 st Floor <u>80 SF</u>	1 st Floor _____
2 nd Floor _____	2 nd Floor _____
Total <u>80 SF</u>	Total _____

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

NA 8b. TYPE OF STRUCTURE: Stick-built Manufacture Home Mobile Home Tiny Home Other _____

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

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: NA

8d. DENSITY OF DWELLING UNITS PER ACRE: 0

9. SITE DESIGN:

Percentage of site devoted to building coverage: 0.0001 %
 Percentage of site devoted to landscaping: 0.001 %
 Percentage of site devoted to roads or driveways: 0.01 %
 Percentage of site devoted to other uses: 0.001, describe: SOLAR POWER
Total: 100%

NA 10. PARKING (If applicable):

	Office Use Only
a. Handicapped spaces proposed: _____	Handicapped spaces required: _____
b. Parking spaces proposed: _____	Parking spaces required: _____
c. Number of compact spaces proposed: _____	Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____	
e. Are you proposing off-site parking: _____	

11. SETBACKS:

NA

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	_____	_____	_____	_____
Rear	_____	_____	_____	_____
Side	_____	_____	_____	_____
Side Street	_____	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 1 Width: 12'

Existing roads will be: Publicly maintained? Privately Maintained? or Combination of both?
 Existing road construction: Gravel Paved or Combination of both?

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

Proposed roads: Publicly maintained? Privately Maintained? or Combination of both?
 Proposed road construction: Gravel Paved or Combination of both?

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes No

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
NONE

16. PROPOSED UTILITIES: SOLAR POWER FOR IRRIGATION WELL FOR PASTURE
Proposed utility easement widths NA Locations NA

NA 17. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility
Name: _____

NA 18. POTABLE WATER SOURCE: Public Water Association Individual Well:
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

NA 19. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? _____ (Please attach map)
Soil type(s): _____
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
Stormwater Prevention Management Plan will need approval from Valley County Engineer.

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

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

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

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes No
If yes, explain:

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

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT

10. How do you plan to retain storm and excess water on each lot? NA

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) NA

Irrigation Plan Map Requirements

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

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

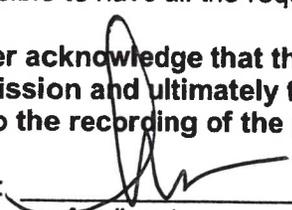
Also, provide the following documentation:

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

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

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

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

Signed: 
Applicant

Date: 01 / 30 / 2026



VALLEY COUNTY WEED CONTROL AGREEMENT

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

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

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

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

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

By: 

Applicant

By: Valley County Weed Supervisor

Date: 30 JAN 2026

Property Tax Exemption

New and expanding business ***may*** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

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

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

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

This CUP is for solar power on my ranch property 5 miles south of Cascade.
The installations are 1.5 to 3.0 miles off of Highway 55 and not visible from the Highway.
The solar power powers my pasture irrigation for my cattle, my barn and my home.

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

The solar power is less expensive than Idaho Power, which makes my ranch more efficient. Thus, lowering my operating cost.

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

There is no noise.
There is no day nor night variations.

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

There is no heat nor glare.

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

There are no emissions.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and

potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

For my solar power, there is no water nor waste demand.
There is no fire hazard.
There is no impact to water, other than permitted use of water for irrigation per my property Water Rights.

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

No hazards created.
No activities impact onto neighboring property.

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

No removal of existing vegetation, other than 3-foot width trench to bury electrical cable which is reseeded and returned to cattle grazing.
No disturbance to wetlands, slopes, etc.

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

Reseeding of 3-foot width trench with native cattle grasses.

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

Native soil drilled for steel posts embedment to 5 feet, concrete backfill, then covered by native soil and seeded for cattle grazing.

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

No cuts nor fill.
No drainage needed as no grading.
No sound emissions.

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

No visibility from public road.
Nearest neighbor is 1/4 mile and solar panels are not facing in their direction.
No shadows to neighboring property.

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

Location selected for proximity to pasture irrigation well for supply of power for well pump and pivots.

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

No impact on tax, jobs.
Lower cost of power from solar allows us to give-back more to the community through our philanthropy fund. Giving to date includes American Legion, Ignite (for single mom support), rec center, food bank, mowing city right-of-way.

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

None.

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

No impact.

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

None.

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

No impact.

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

Not applicable.

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

Complete.

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

Not applicable.

HIGHER
ELEVATION
(SLOPES SOUTH)

NEIGHBOR
TO USE

SOLAR
POWER

PROPERTY
LINES

(APPROX 2 MILES
TO HIGHWAY 55)

IRRIGATION
PUMP HOUSE

IRRIGATION
WELL

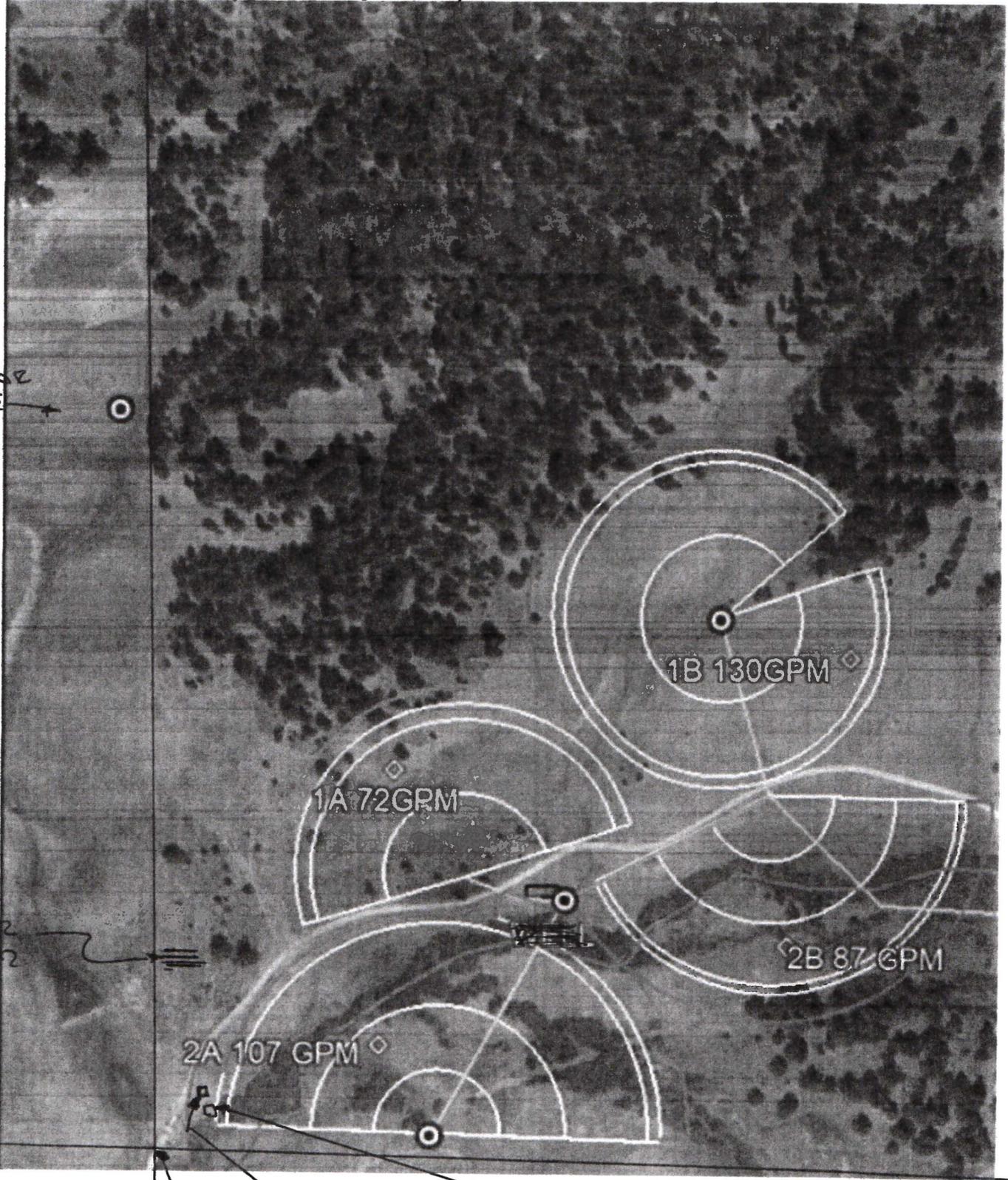
1B 130GPM

1A 72GPM

2B 87 GPM

2A 107 GPM

SCALE
500 FEET





Instrument # 456731
VALLEY COUNTY, CASCADE, IDAHO
04-28-2023 11:24:12 No. of Pages: 2
Recorded for: AMERITITLE - WEISER
DOUGLAS A. MILLER Fee: \$15.00
Ex-Officio Recorder Deputy: NA
Electronically Recorded by Simplifile

WARRANTY DEED

Order No.: 573833AM

FOR VALUE RECEIVED

Joseph E. Kennedy and Tracey L. Kennedy, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

James R. Lamon, Trustee of the James R. Lamon Family Living Trust dated November 8, 2016
whose current address is:
7300 N. 70th Street
Paradise Valley, AZ 85253

the grantee(s), the following described premises, in Valley County, Idaho, TO WIT:

Parcel I

The West 1/2 Section 14 Township 13 North Range 4 East Boise Meridian, Valley County, Idaho.

Parcel II

The Southwest 1/4 Section 15 Township 13 North Range 4 East Boise Meridian, Valley County, Idaho.

Parcel III

The East 1/2 Section 15 Township 13 North Range 4 East Boise Meridian, Valley County, Idaho.

Together with and subject to the easement for roadways, ingress, egress and public utilities, the centerline of which is described in that certain easement from Pearl Kennedy Family Trust to Boise Cascade Corporation.

Only a portion, as indicated, of the following water rights shall transfer with the property.

100 acres of irrigation, 2.33 cfs, and stock water of 0.04cfs of Water right #65-2551
78.9 AFA of irrigation storage and irrigation from storage of Water Right #65-2947-B
51.8 AFA of irrigation storage and irrigation from storage of Water Right #65-2947-D

The remaining of each water right shall stay with the seller.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Date: 4-27-2023

Joseph E. Kennedy
Joseph E. Kennedy

Tracey L. Kennedy
Tracey L. Kennedy

State of Idaho) ss
County of Blaine }

On this 27 day of April, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Joseph E. Kennedy and Tracy L. Kennedy, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marilyn Knighton
Notary Public for the State of Idaho
Residing at: 5 M M St
Commission Expires: 4-4-2029

