

CUP – 25-032 – McClellen Smith Solar

■ Agenda

- Overview & Project Timeline
- Jug Handle HOA & Property CC&R Review
- Communication Efforts with Neighbors
- Proposal for Vegetation Plan

■ Why we are Here:

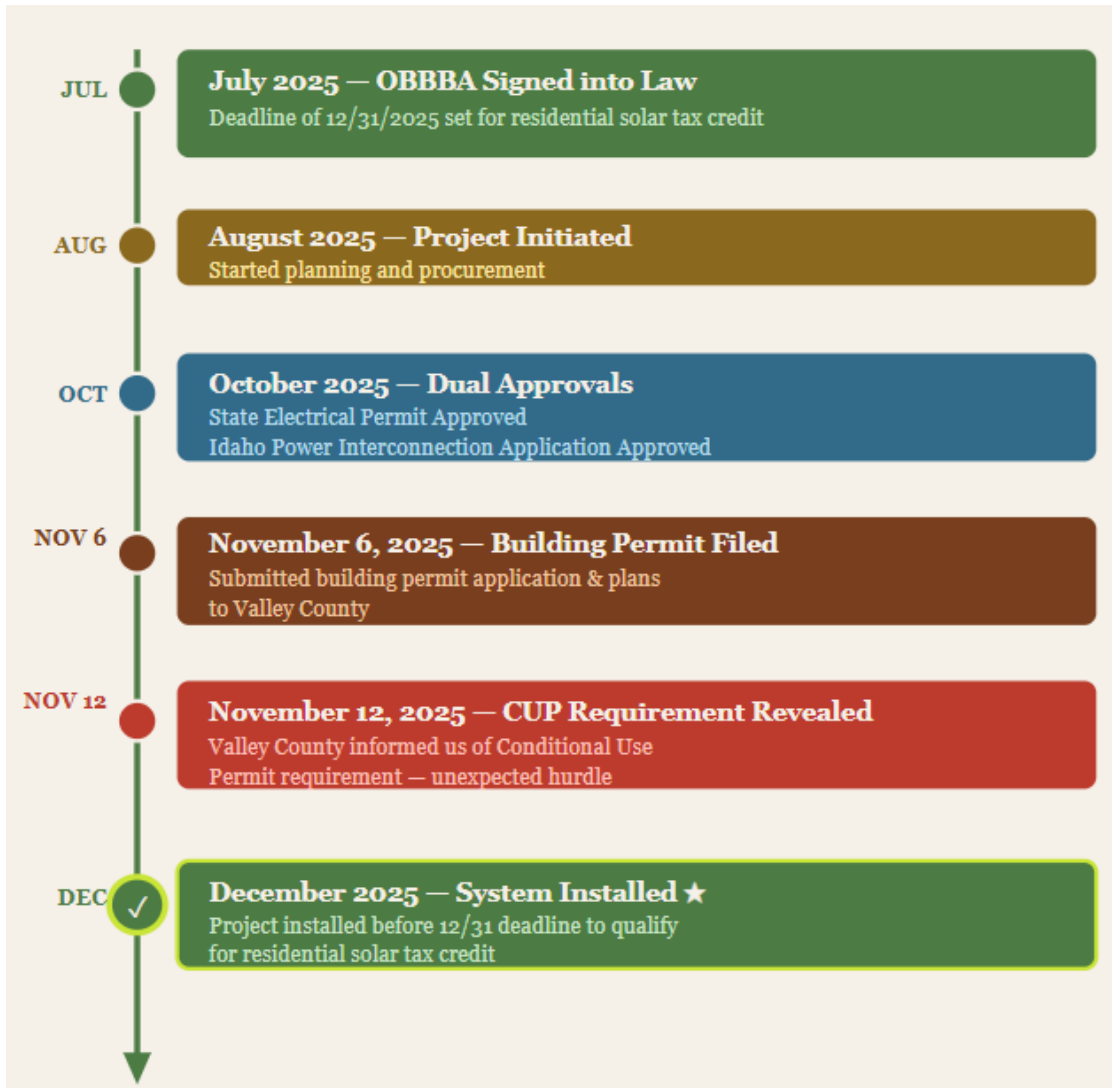
- Title 9: 9-5G1 Alternative Energy Standards
 - Must be minimum of fifteen feet (15') from property lines
 - Glare shall not create a hazard to vehicular traffic.
 - Cannot be over thirty feet (30') in height
 - Impact to neighbors will be a determining factor
 - We have an aesthetic dispute with neighbors

■ Direction from Commission

- Meeting Minutes from January 8th 2026:
 - “There was discussion on tabling the matter to allow the property owner to work with neighbors and to submit a landscaping plan or revised site plan showing new location for the solar panel array”



CUP – 25-032 – McClellen Smith Solar – Overview & Project Timeline

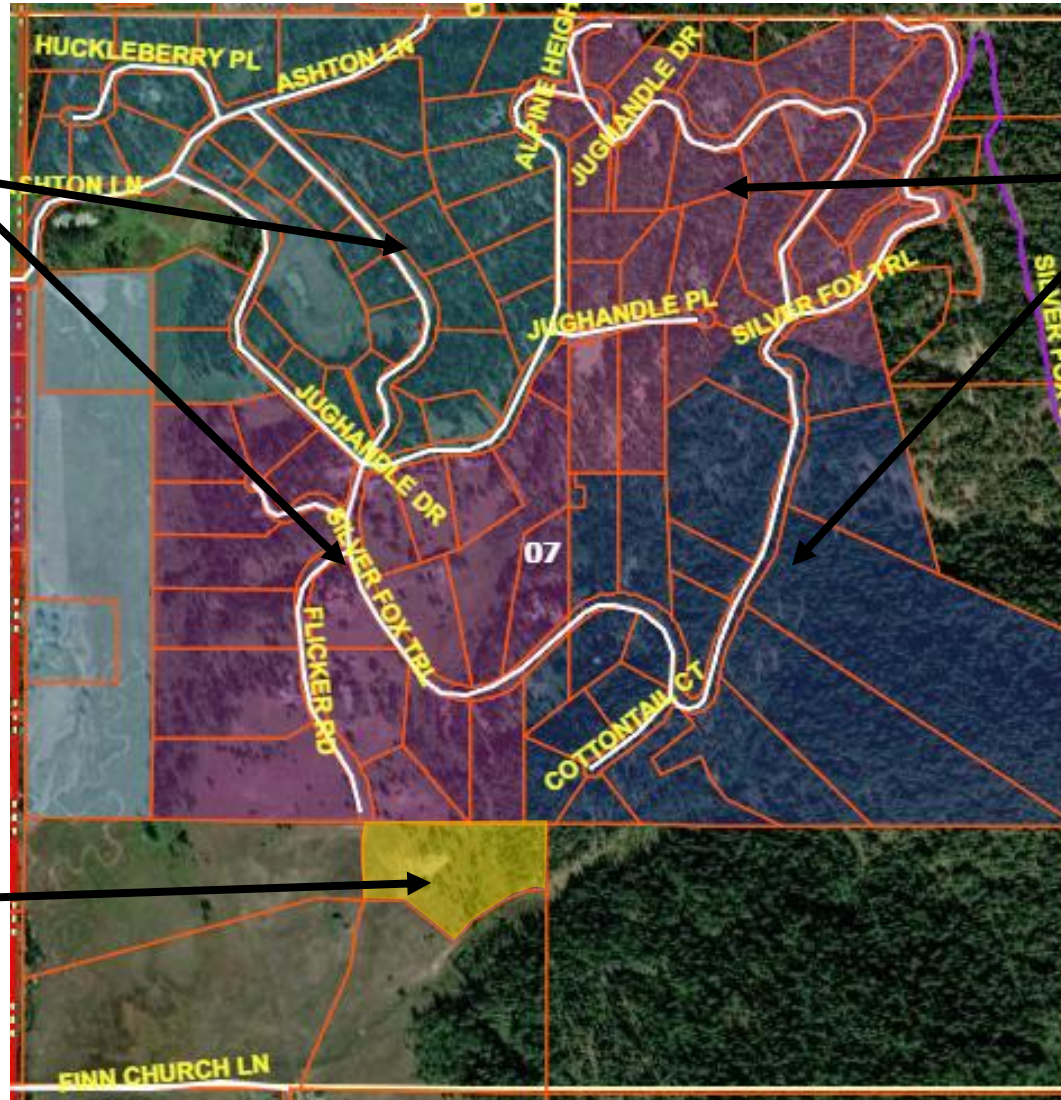


- State Electrical Permit #: 1915218
 - Final Inspection Completed December 2026
- Idaho Power Application: 22897
 - Final Inspection Completed January 2026

CUP – 25-032 – McClellen Smith Solar – Jug Handle HOA

Jug Handle Estates

Jug Handle Highlands

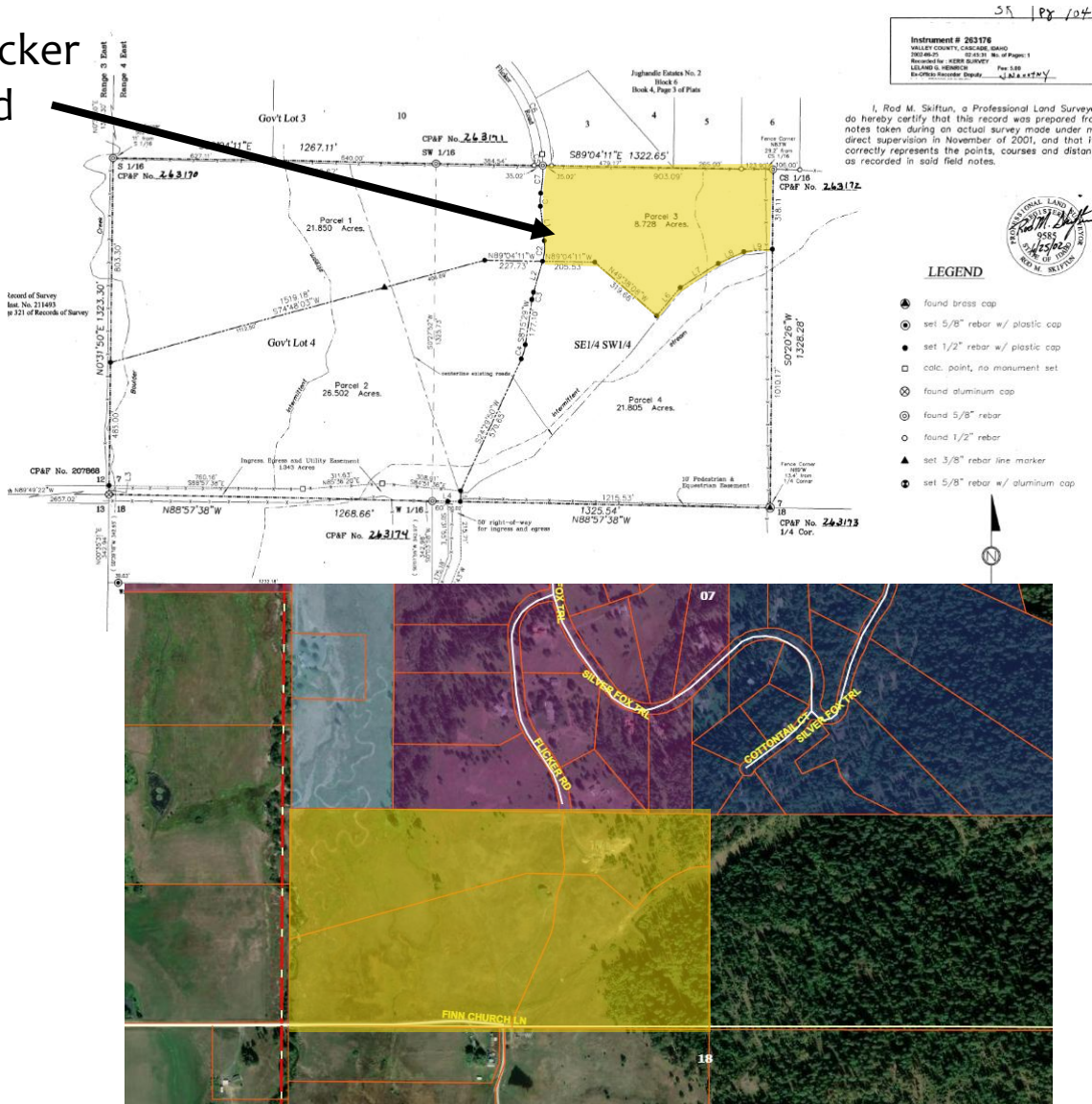


30 Flicker Rd

- Property sits outside of any Jug Handle HOA
- Nevertheless, communicated with HOA president and other members of the neighborhood
- Received both negative and positive feedback

CUP – 25-032 – McClellen Smith Solar – Jug-78 LLC CC&R

30 Flicker Rd



- Jug-78, LLC established the CC&Rs recorded in October 2002 for the four parcels established in instrument 236176
- Not an official subdivision within Valley County
- Jug-78, LLC is now dissolved, disputes can only be brought by one of the property owners
- CC&Rs do not explicitly prohibit a solar installation system, especially one that provides backup emergency power
- CC&Rs discussion of unsightliness refers to vehicles, ag equipment, campers, utility/offroad vehicles, misc. construction debris, etc.
- 1 property owner strongly opposed, other two neighbors are neutral or no comment

CUP – 25-032 – McClellen Smith Solar – Communication Efforts with Neighbors

January

- Met in person with key neighbors Krumm, Pedersen, and Silverman to discuss screening ideas and exchange contact information
- Reached out to Franz Witte and University of Idaho Extension for expert guidance on shrub and tree selection, beginning ongoing correspondence with Kirstin Muench and Melissa Hamilton respectively
- Mailed initial screening ideas to six neighbors: Krumm, Ronay, Wright, Pedersen, Silverman, and Kennedy
- Began receiving responses from Wright and Kennedy by month's end

February

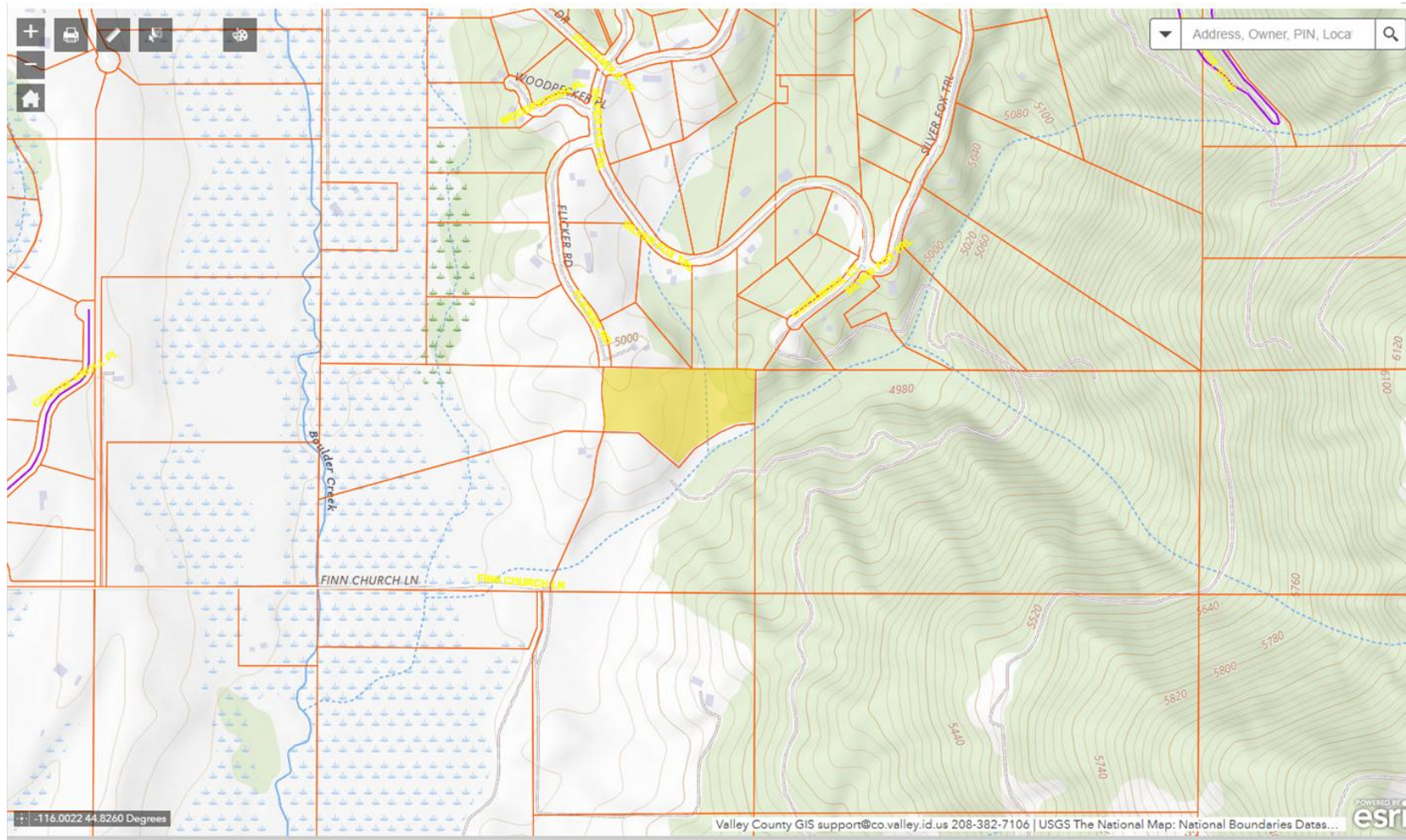
- Received remaining neighbor responses to the screening letter, including a formal letter from Ferne Krumm designating herself as neighborhood spokesperson regarding CUP 25-032
- Contacted three landscape professionals — NS Consulting, Plantscape Inc., and MG Designs — ultimately beginning active work with MG Designs on a landscape plan
- Communicated with the full neighbor group about other on-property locations being considered for solar

March

- Coordinated a site visit (March 3–6), meeting with Kennedy and Krumm onsite and separately with Ferne Krumm to discuss screening in more detail
- Visited Franz Witte to review available and incoming tree inventory for the season
- Sent a formal proposal outlining three screening ideas to the full neighbor group via email and mail
- Followed up with Melissa Hamilton at UI Extension regarding sources for purchasing bulk native plants
- Sent final plan to neighbors via email after landscaping plan established

CUP – 25-032 – McClellan Smith Solar – Vegetation Plan

Valley County Assessor's Map with USGS National Map Basemap – 20 ft contour interval



- As you head south on Flicker Rd, the road slopes downward until rising again as you enter the cul-de-sac.

CUP – 25-032 – McClellen Smith Solar – Vegetation Plan



CUP – 25-032 – McClellen Smith Solar – Vegetation Plan



- Solar panels are positioned in this photo at their summer solstice angle.
- Camouflage netting is being installed to shield the “industrial” “erector set” look of the undersides of the panels.
- Two artificial trees have been placed in the foreground to provide an idea of how vegetation might screen the panels.
- The one on the left is 9 ft. The one on the right is 6 and 1/2 ft.
- Two temporarily placed, 48 inch tall temporary fence panels are also shown.

CUP – 25-032 – McClellen Smith Solar – Vegetation Plan



CUP – 25-032 – McClellan Smith Solar – Vegetation Plan

- Goal: Screen views of the panels from our four vantage points:
 - The South end of the cul-de-sac
 - From the driveway of the property located directly North of 30 Flicker Rd
 - From the roughed in driveway of the property to the West of 30 Flicker Rd
 - From the back of the house that is located Southwest of 30 Flicker Rd
- Create a berm that is framed on the east side by a 3 ft wall that is 20 feet from the panels
 - Placing the berm near the panels will allow fewer larger trees to be planted to achieve more screen
 - The berm will provide initial extra height to the trees on it
 - 20 feet of space between the berm and the wall provides enough room around the panels if they ever need to be worked on
- Create a pleasing vegetative diversion so that a person's eye is not drawn to the panels
 - Plant the berm with native evergreens. Proposed tree types are Ponderosa Pine, Western White Pine and Spruce
 - Plant several Ponderosa saplings near the North property boundary and along the east side of the driveway
 - Broadcast native wildflower seed in these same areas.

CUP – 25-032 – McClellen Smith Solar – Vegetation Plan



Before



After – 3D Render

DRAWN BY: M.G.
 CHECKED BY: M.G.
 DATE: 03/23/26
 SCALE: ---
 JOB#: 2026-03
 ACAD FILE#: 2026-03.dwg

REVISIONS:	DATE:	BY:

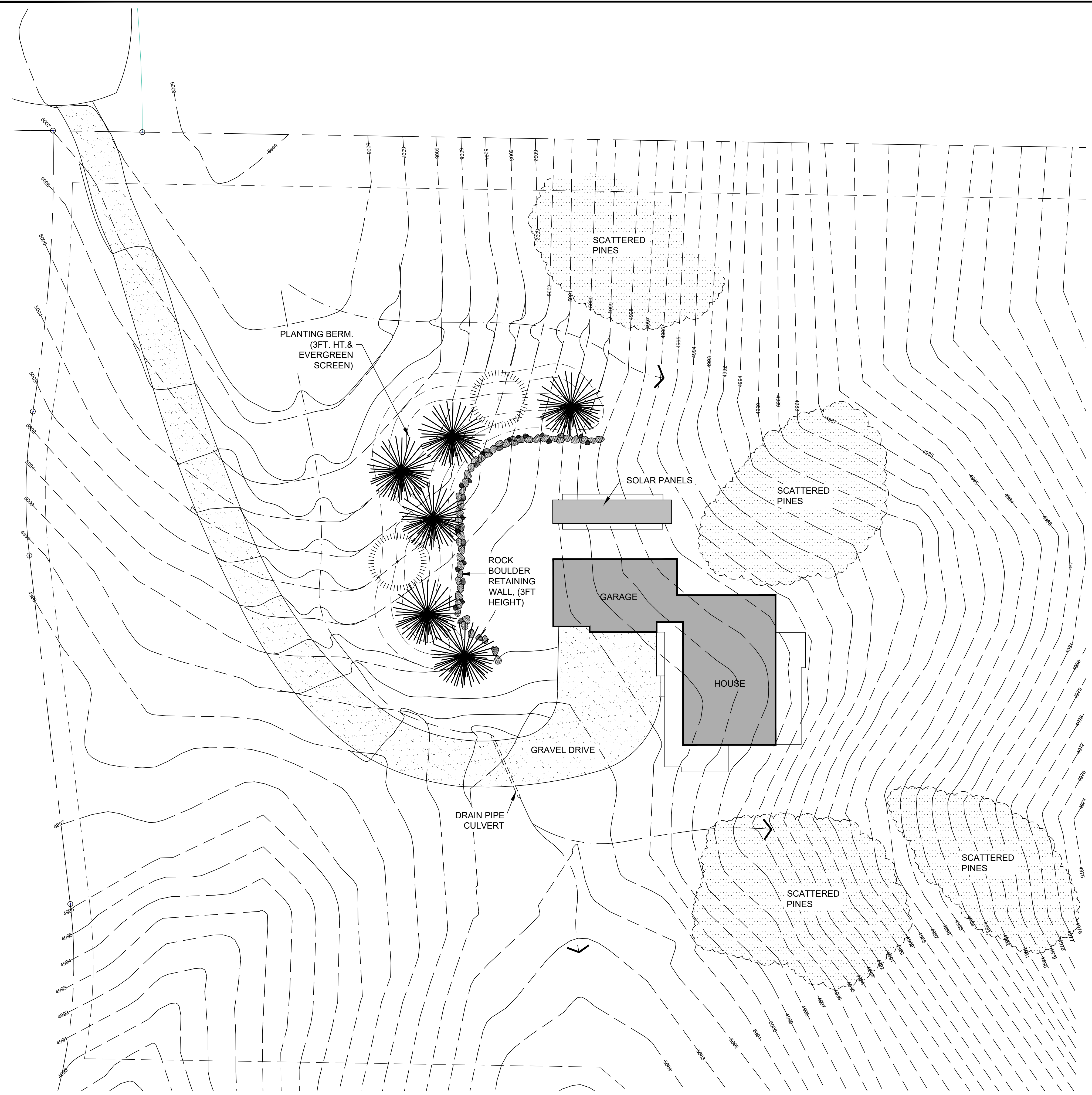
● PRELIMINARY-NOT FOR CONSTRUCTION
 ○ SUBMITTAL SET FOR REVIEW
 ○ BID SET
 ○ FOR CONSTRUCTION
 ○ AS BUILT

MCCLELLEN & SMITH RESIDENCE
 30 FLICKER ROAD
 MCCALL, IDAHO

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Screening & Buffering
 Plan-Solar Panels

SHEET
L1



LEGEND:

- PROPOSED ASSORTED EVERGREEN TREE
- 1. PONDEROSA PINE
- 2. WESTERN WHITE PINE
- 3. LODGE POLE PINE
- 4. SPRUCE



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