### Valley County Planning & Zoning Department

219 N. Main PO Box 1350 Cascade, ID 83611 www.co.valley.id.us Phone 208-382-7115 Fax 208-382-7119



# Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT  FILE #	Et : 1375 or Cosh  FEE \$ 300.00  DEPOSIT \$  DATE 1-20-2022
When an application has been submitted, it will be reviewed in order A hearing date will be scheduled only after an application has been accept Applicant's Signature:	ted as complete or if applicant requests the hearing in whoms.

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

- A <u>detailed project description</u> disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- A <u>plot plan</u>, 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 <u>site grading plan</u> 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 Assessor's Office. 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.

We recommend you review the Valley County Codes online at <a href="www.co.valley.id.us/planning-zoning">www.co.valley.id.us/planning-zoning</a> or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLIC	ANT Elite Enterprise Group		PHONE					
APPLIC	Owner Purchaser Lessee CANT'S MAILING ADDRESS 15256 Locust Lane Namp	Renter []						
	R'S NAME David Carlisle		211 03000					
	R'S MAILING ADDRESS 64 Circle View Lane M	cCall ID 83638	7IP 83638					
	/REPRESENTATIVE Paul Silvis							
	/REPRESENTATIVE ADDRESS 15256 Locust Lane No.							
	CT PERSON (if different from above)							
	CT'S ADDRESS							
	*:							
	SS OF SUBJECT PROPERTY 64 Circle View La							
Partia	RTY DESCRIPTION (either lot, block & subdivision name or al 17002970000090		with a metes and bounds description.)					
Mou	ntain View Estate lot 9							
TAX PA	RCEL NUMBER							
Quarte	er Section							
1.	PROPOSED USE: Residential 🖸 Civic or Co	mmunity 🗆 Co	mmercial 🗆 Industrial 🗖					
2.	SIZE OF PROPERTY 2.5 Acres I	☑ or Square Feet l	<b>-</b>					
3.	EXISTING LAND USES AND STRUCTURES ON THE House & Garage	E PROPERTY ARE A	S FOLLOWS:					
	* Solar Power Array added to property *							
4.	ARE THERE ANY KNOWN HAZARDS ON OR NEA or water contamination)? If so, describe and give location		uch as canals, hazardous material spills, soil					
_								
5.	ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:							
	North Residential							
	South Residential							
	East Residential		-					
	West Residential							
6.	MAXIMUM PROPOSED STRUCTURE HEIGHT:	16						
7a.	NON-RESIDENTIAL STRUCTURES OR ADDITIONS	(If applicable):						
	Number of <u>Proposed</u> Structures:	Number of <u>Ex</u>	isting Structures: 1					
	Proposed Gross Square Feet		Gross Square Feet					
	1 <sup>st</sup> Floor							
	2 <sup>nd</sup> Floor	2 <sup>nd</sup> Floo						
	Total	Total	1200 sq ft Solar Array					

8a.			. USE (If applicable Mobile home		family resi	dence 🔲 Multij	ole residence	s on one parcel 🛘	
8b.			PROPOSED RESI					•	
	SQUA	RE FOOTAGE O	EXISTING RESIDI	ENTIAL ST	RUCTURES	5: 2129			
8c.	DENSI	TY OF DWELLIN	G UNITS PER ACR	E:1	V/A				
9.	SITE D	SITE DESIGN:							
	Percentage of site devoted to building coverage: N/A								
	Percei	ntage of site de	voted to landscap	ing:	N/A	_			
		_	voted to roads or			_			
	Perce	ntage of site de	voted to other us		N/A	_, describe:			
40			,	Total	: 100%				
10.		NG (If applicabl	•	NT/A		Office Use Onl			
	a. L		spaces proposed:					red:	
	b.		s proposed:1		T/A		_		
	C.		mpact spaces pro			Number of cor	npact space	s allowed:	
	d.	•	king spaces proposing off-site park						
	е.		- ,						
11.	SETBA	ACKS:	BUILDING		Use Only	PARKING		ice Use Only	
	Fanan		Proposed N/A	Red	quired	Proposed	í l	Required	
	Front		N/A						
	Rear Side		N/A						
	Street	Side	N/A						
12a.			ROADS: N/A		Width	Priva	— —— te or Public?	<u> </u>	
		•	surfaces paved o				te of Fublic:		
12b.	NUM	BER OF PROPOS	ED ROADS: N/A	A		Proposed v	width:		
			ads be publicly or			<del></del>			
			ruction: Gravel E		Paved □				
13a.	EXIST		N THE PROPERTY	ARE AS F	OLLOWS:				
13b.	PROP	OSED UTILITIES	: <u>N/A</u>						
	Propo	sed utility ease	ment width		_	Location			
14a.	SEWA	GE WASTE DISE	OSAL METHOD:	Septic 🗷	1	Central Sewage	Treatment F	acility 🗆	
14b.	POTA	BLE WATER SOI	JRCE:N/#Rublic 🗆		Water Ass	sociation 🛘	Individua		
	If indi	vidual, has a te	st well been drille	d? N/A	Depth	Flow	Purity Ve	rified?	
		est adiacent we				Denth			

15.	ARE THERE ANY EXISTING IRRIGATION SYSTEMS? N/A						
	Are you proposing any alterations, improvements, extensions or new construction?  If yes, Explain:						
16.	DRAINAGE (Proposed method of on-site retention): N/A						
	Any special drains? (Please attach map)						
	Soil type (Information can be obtained from the Soil Conservation District):						
17a.	IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  (Information can be obtained from the Planning & Zoning Office)  N/A						
17b.	DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? N/A						
17c.	ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? N/A						
18.	IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? N/A If yes, Explain:						
19.	COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.						
20.	COMPLETE ATTACHED WEED CONTROL AGREEMENT						
21.	COMPETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.						



## VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street PO Box 1350 Cascade, ID 83611 Phone 208-382-7115 Fax 208-382-7119 www.co.valley.id.us

### APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications (Idaho Code 31-3805)

Applicant(s): _	N/A			
	N/A	A		
Mailing Address			City, State	Zip
Location of Subject Property:		N/A		
			perty Address or Two Near	est Cross Streets)
Assessor's Acc	ount Number(s):	RP N/A	Section	Township Range
C.U.P Number		N/A		
This land:		ias no water		please sign this document and to of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
  - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

	N/A							
1.	Are you within an area of negotiated City Impact?	Yes	_ No					
2.	N/A	ities servicing the property						
3.	How many acres is the property being subdivided?	N/A						
4.	What percentage of this property has water?	N/A						
5.	How many inches of water are available to the prop	erty? N/A						
6.	How is the land currently irrigated?  urface	sprinkler		irrigation well				
		☐ above ground pipe		underground pipe				
7.	How is the land to be irrigated <u>after</u> it is subdivided.	?						
	☐ surface	sprinkler		irrigation well				
		☐ above ground pipe		underground pipe				
8.	Please describe how the head gate/pump connects to N/A	to the canal and irrigated I		nd where ditches &/or pipes go.				
				8				
	Is there an irrigation easement(s) on the property?  How do you plan to retain storm and excess water	».T	N/A					
	. How do you plan to process this storm water and/o ainage system? (i.e. oil, grease, contaminated aggre							
_								
_		-						
_								

### Irrigation Plan Map Requirements N/A

The irrigation plan <u>must be on a scalable map</u> and show all of structures and easements. Please include the following inform	
☐ All canals, ditches, and laterals with their respective na	ames.
☐ Head gate location and/or point of delivery of water to	o 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 p	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 -> ).
Direction of wastewater flow (use long arrows on you	r map to indicate waste water direction
Location of drainage ponds or swales, if any where wa	stewater will be retained on property
Other information:	
Also, provide the following documentation:  N/A  Legal description of the property.	
☐ Proof of ownership.	
☐ A written response from the irrigation entity and/or p	roof of agency notification.
Copy of any water users' association agreement curre maintenance responsibilities.	ntly in effect which shows water schedules and
Copy of all new easements ready for recording (irrigate	tion supply and drainage).
If you are in a city area of impact, please include a corcommission and city council of your irrigation plan.	by of the approvals by the city planning and zoning
Applicant Acknowledgement===	
I, the undersigned, agree that prior to the Planning and Zonin to have all the required information and site plans.	g Department accepting this application, I am responsible
I further acknowledge that the irrigation system, as approve the Board of County Commissioners, must be <u>bonded</u> and/o permit.	
Signed:Applicant / Property Owner	



### VALLEY COUNTY

### WEED CONTROL AGREEMENT

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.

COOPERATOR	
By: David Carlisle	By:Valley County Weed Control
Date: 2/7/2022	Date:

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

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

- An impact report shall be required for all proposed Conditional Uses.
- The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
- 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, buildout, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic. N/A
- 2. Provision for the mitigation of impacts on housing affordability.

N/A

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.

N/A

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.

N/A

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.

N/A

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.  N/A
7.	Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use. $$N/A$$
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. $N/A$
-9.	include practices that will be used to stabilize soils and restore or replace vegetation.  N/A
10	. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping. $N/A$
11	Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
	N/A
	•

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.
Array is setback approx. 15ft from property fence, fence is approx.10ft from the public road, no glare from the solar panels as it is south facing, the sun should never hit it from the North to produce glare.
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 selection for best solar production, set where it is to avoid homeowners septic and trees
14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures. Per the Green Energy Act, property value will increase (not able to determine due to changes from when and who it is sold to/by), but no increase will be seen to property taxes.
15. Approximation of costs for additional public services, facilities, and other economic impacts.  N/A
16. State how the proposed development will impact existing developments providing the same or similar products or services. $N/A$
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.

18. What will be the impacts of a project abandoned at partial complet $$\mathrm{N}/\mathrm{A}$$	ion?
<ol> <li>Number of residential dwelling units, other buildings and building s gross non-residential floor space to be available.</li> </ol>	ites, and square footage or
N/A	*
20. Stages of development in geographic terms and proposed construc	tion time schedule.
N/A	
21. Anticipated range of sale, lease or rental prices for dwelling units, to non-residential floor space in order to insure compatibility with adjudevelopment.  N/A	
45	SI.

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

### 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.
    - For local housing only (workforce)
  - Multi-Family housing: units may qualify if more than one structure is built totaling 5 or more units.
    - Vacation/short term rentals not allowed
    - Units cannot be individually sold (Example: 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

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

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

# DAVID CARLISLE - 12.000kW DC, 7.600kW AC, STORAGE SIZE - 9kWH

# SITE PLAN-1



# A1 VICINITY MAP PY-1.0 SCALE NTS

HOUSE

		_	The second secon					-	9
						-			Ī
NOIL	NEC 2017	IPC 2018	JRC 2018	IBC 2018	103 MPH	45d LT	29°C	-36°C	
GENERAL INFORMATION	ELECTRIC CODE	FIRE CODE	RESIDENTIAL CODE	BUTLDING CODE	WIND SPEED	SNOW LOAD	HIGH TEMP	LOW TEMP	

— (E) WAIN SERVICE PAWEL (INTERJOR) — (E) UTILITY METER (EXTERIOR)

100" DC TRENCHED CONDUIT RUN

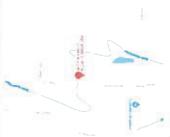
— (N) BACKUP LOAD PAYEL (IMTERIOR) - (N) AC DISCONNECT (ENTERIOR)

- (N) PV INVERTER (EXTENDR) — (N) BATTERY (DATEBLOR)

<u>य</u>	3			2	_	_	1	8 (	2	ĸ	
	DESCRIPTION	SITE PLAN-1	STTE PLAN+2	CENERAL NOTES	MOUNTING DETAILS	STRUCTURAL DETAILS	SINGLE LINE DIAGRAM	ELECTRICAL CALCULATION	WARNING PLACARDS	SPEC SHEET(S)	
	INDEX NO.	DV-1.0	PV-1.1	PV-2.0	PV-3.0	PV-3.1	PV-4.0	PV-4.1	DV-5.0	ន	

PHOTOVOLTAIC ARRAY ON THE GROUND

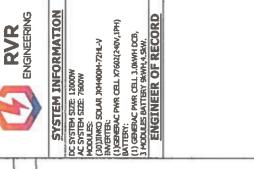
A STEPLAN-1 PH.1.0 SCUE: 1"-20-0"

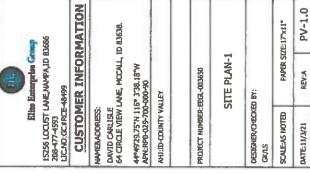


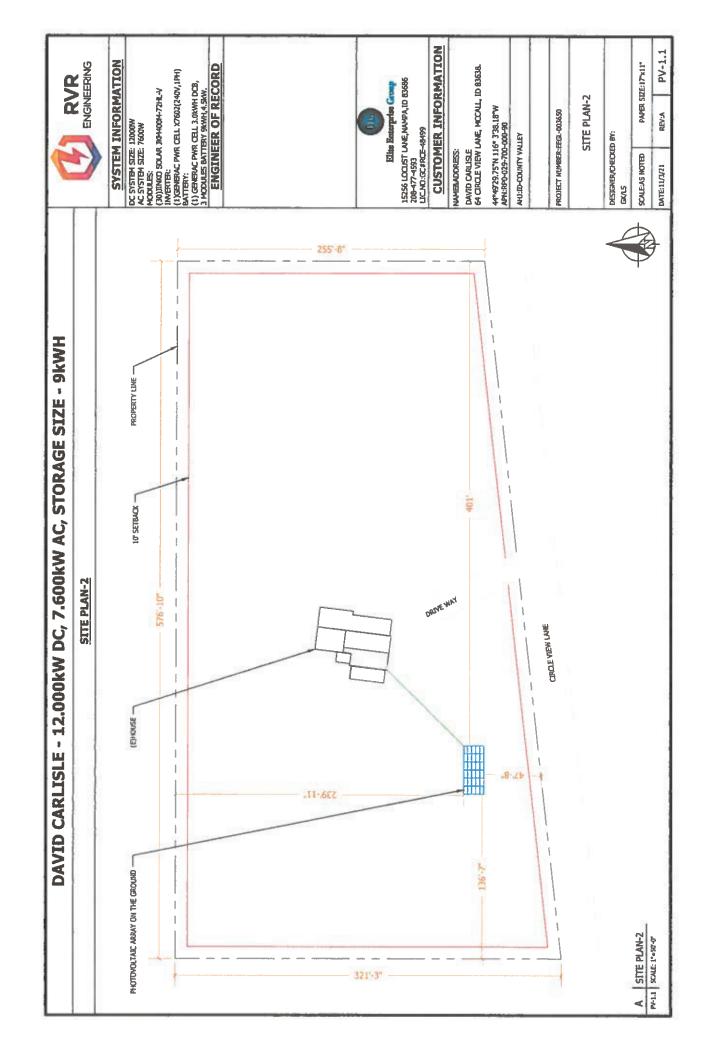
				1575610	208-477-4	CUS		
NOLL	NEC 2017	IPC 2018	IRC 2018	IBC 2018	103 MPH	27 PSF	3	
AL INFORMATION	UC COOE	3000	TIAL CODE	NG CODE	SPEED	OVOT A	100,000	

SITE PLAN-1 SITE PLAN-1 SITE PLAN-2 SITE PLAN-2 GENERAL NOTES MOUNTING DETAILS SINGLE LINE DIAGRAM BLECTRICAL CALOLATION GAVIS WARNING PLACAGOS
SPEC SHEET(S) SCALE:AS NOTE

REV:A









Lighting Plan:

The only lights on the homeowner's property are the ones on his home; please see above photos. There are no other structures which have exterior lights.

The solar array will contain no lighting components.

From: Jess Brewer

Sent: Monday, February 7, 2022 12:55 PM

To: David Carlisle Dusty Simpson

Cynda Herrick <cherrick@co.valley.id.us>

Subject: RE: pic of array

Hello,

Please see the attached documents and pictures as requested for the Conditional Use Permit for the below Customer Address. If there is anything further needed before the hearing please let us know. Thank you.

David Carlisle 64 Circle View Iane McCall, ID 83638

For photos: one is with the sun up. one is with the exterior lights on at the house hours after the sun has gone down. One is with no light hours after the sun has gone down. All from approximately the same place [used an old fence post and the road, house as my locators].

Thank you, Jessica Brewer

www.EliteSolarGroup.com-

### Ask me about our referral program!

Elite Enterprise Group, LLC. 15256 Locust Lane Nampa, Idaho 83686



appresamate Proporty Line 3' Overhaig hooso 19 8 11 to scale Broynon on 8th Edgo ARoad Widdle road

