

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT: C.U.P. 22-02 Carlisle Solar Panels
HEARING DATE: March 10, 2022
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

APPLICANT: Elite Enterprise Group
15256 Locust Lane
Nampa, ID 83686

OWNER: David Carlisle
PO Box 2988
McCall ID 83638

LOCATION: 64 Circle View Lane
RP002970000090 - Mountain View Estates Lot 9
NESW Section 11, T.17N, R.3E Boise Meridian, Valley County, Idaho

SIZE: 2.52-acre Lot

REQUEST: Detached Solar Panels

EXISTING LAND USE: Single-family Residence

David Carlisle and Elite Enterprise Group LLC are requesting a conditional use permit for detached solar panels in the front yard of an existing house.

The residence is addressed at 64 Circle View Lane. The 2.52-acre lot is Mountain View Estates Lot 9.

Valley County Code 9-5G-1 states that conditional use permits are required for solar panels greater than eight (8) square-feet that are detached from the primary structure.

FINDINGS:

1. The application was submitted on January 20, 2022. Additional application materials were submitted on February 7, 2022.
2. Legal notice was posted in the *Star News* on February 17, 2022, and February 24, 2022. Potentially affected agencies were notified on February 8, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent February 8, 2022. The site was posted on February 23, 2022. The notice and application were posted online at www.co.valley.id.us on February 8, 2022. The additional submittal from the applicant was added to the website on February 18, 2022.

3. Agency comment received:

Central District Health has no objections to the proposal. (Feb. 8, 2022)

Jeff McFadden, Valley County Road Department Superintendent, has no comments. (Feb. 11, 2022).

Jess Ellis, Donnelly Fire Marshall, stated that all Donnelly Rural Fire Protection District requirements have been met. (Mar. 2, 2022)

4. Public comment received:

Mike and Cindy Voris, 13760 Clear View Road, are opposed. The panels were installed without Valley County permits; however, this does not relieve the applicant or his agent from following the rules. The solar panels and associated structural components should be removed. (Feb. 22, 2022)

Thom and Liz Tash, 13762 Horizon View Road, are opposed to the size and placement of the solar panels that have been installed. They should be either removed completely or relocated to a less obtrusive location and reduced in size. (Mar. 2, 2022)

Lenny Nelson lives in the home adjacent to Mr. Carlisle's property western boundary. A photograph is included to provide scale to the enormity of these panels and proximity to the property line. This is an eye sore which will negatively impact neighborhood property resale values. (Mar. 2022)

James Norvell, 13777 Horizon View Drive, is opposed. There is adequate space on the property to relocate the unsightly solar array. (Mar. 2, 2022)

5. Physical characteristics of the site: relatively flat; trees on northern and eastern portion of lot

6. The surrounding land use and zoning includes:

North: Single-family Residential
South: Single-family Residential
East: Single-family Residential
West: Single-family Residential

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

- 7. Alternative Energy Uses (b) Solar panels – detached from primary structure and > 8-feet in area

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

9-5G-1: SITE OR DEVELOPMENT STANDARDS

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

A. Solar Panels Greater Than Eight Square Feet In Accumulated Area And Detached From Primary Structure:

1. Must be a minimum of fifteen feet (15') from property lines.
2. Glare shall not create a hazard to vehicular traffic.
3. Cannot be over thirty feet (30') in height.
4. Impact to neighbors will be a determining factor.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a -1.

STAFF QUESTIONS AND COMMENTS:

1. This solar panel was brought to the attention of Planning and Zoning by concerned neighbors after the solar panel was already constructed.
2. Is the solar array at least 15-feet from the property line?
3. The solar array cannot be over thirty feet (30') in height; the application states a maximum height of 11-feet
4. The outside lighting on the house must be brought into compliance with the Valley County Lighting Ordinance.
5. The parcel is within a herd district.
6. The site is not within an irrigation district. However, the Spink-Barker Ditch flows through the north portion of Lot 9.
7. The parcel is within the Donnelly Fire District.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Site Plan (2 Pages)
- Mountain View Estates – Assessor Plat
- Pictures Taken December 6, 2021, and February 23, 2022
- Responses

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.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year from date of approval or this permit will be null and void.
4. 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.

5. All lighting on the property must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Shall obtain a building permit for the structure.
7. Front property line shall be confirmed and all setbacks requirements must be met.

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 ($\frac{1}{2}$) of the adjacent uses and one-fourth ($\frac{1}{4}$) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1	+1	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1	+2	+2	+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1	+1		+1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+1	+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+1	+2		+1	+2	-2	-2
20. REC BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	+2	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+2	+1	+2	+1	+1	+1	-1	-2	-1	-2	+1	+1	+2

Compatibility Questions and Evaluation

Matrix Line # / Use: 10

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Residential

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

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

Agricultural S.F. Residential

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

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

See HZ w/ Agricultural & Industrial

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?

No - there is no screening from view by neighbors

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

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

No - there are no others

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

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?

No Impact

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

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?

No Impact

(+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?

No Impact

(+2/-2) 0 X 2 0

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

No Change

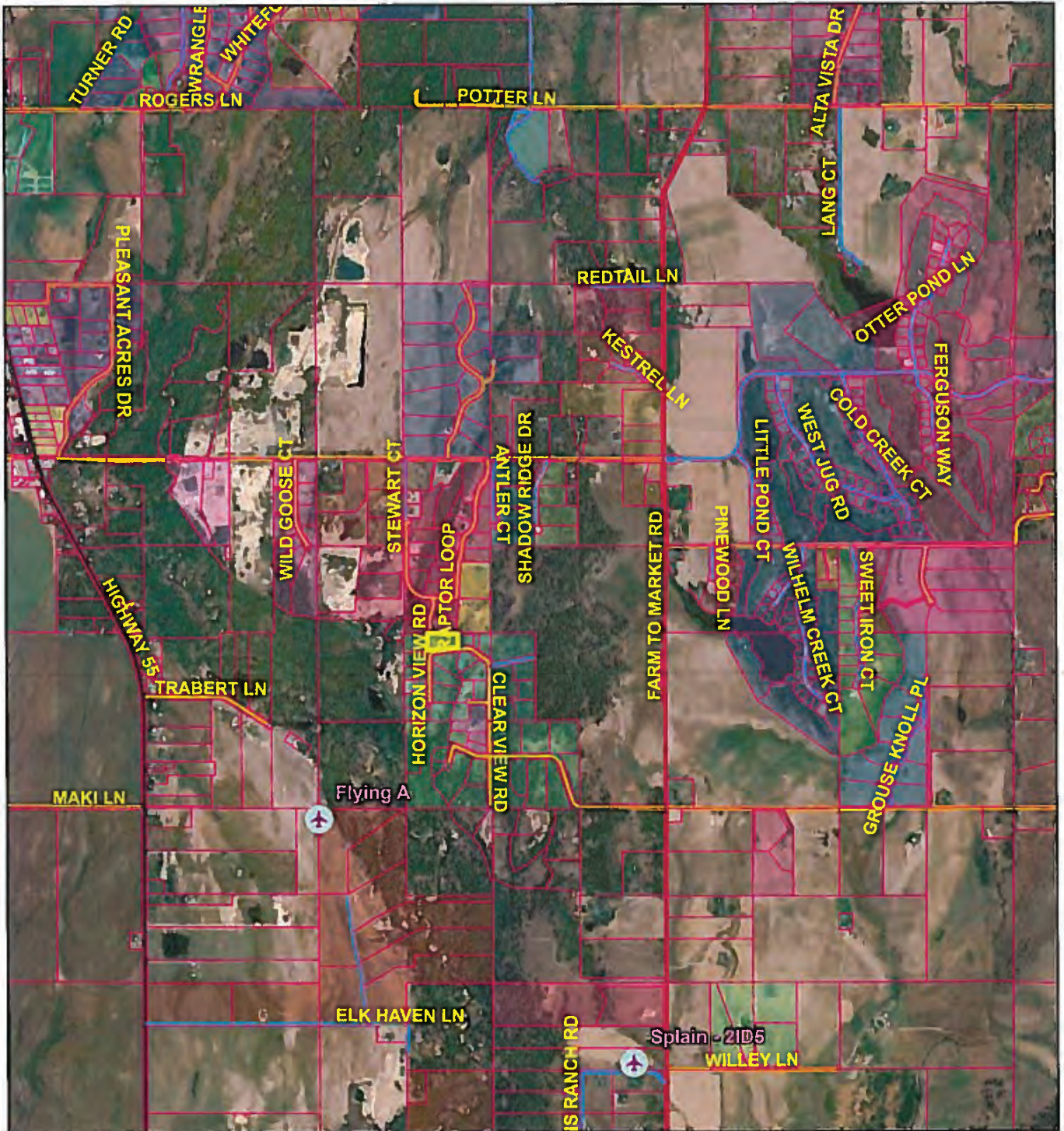
Sub-Total (+) 13

Sub-Total (-) 14

Total Score -1








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

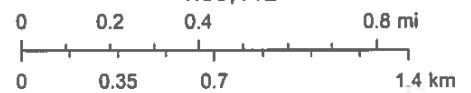
C.U.P. 22-02 at 64 Circle View Lane



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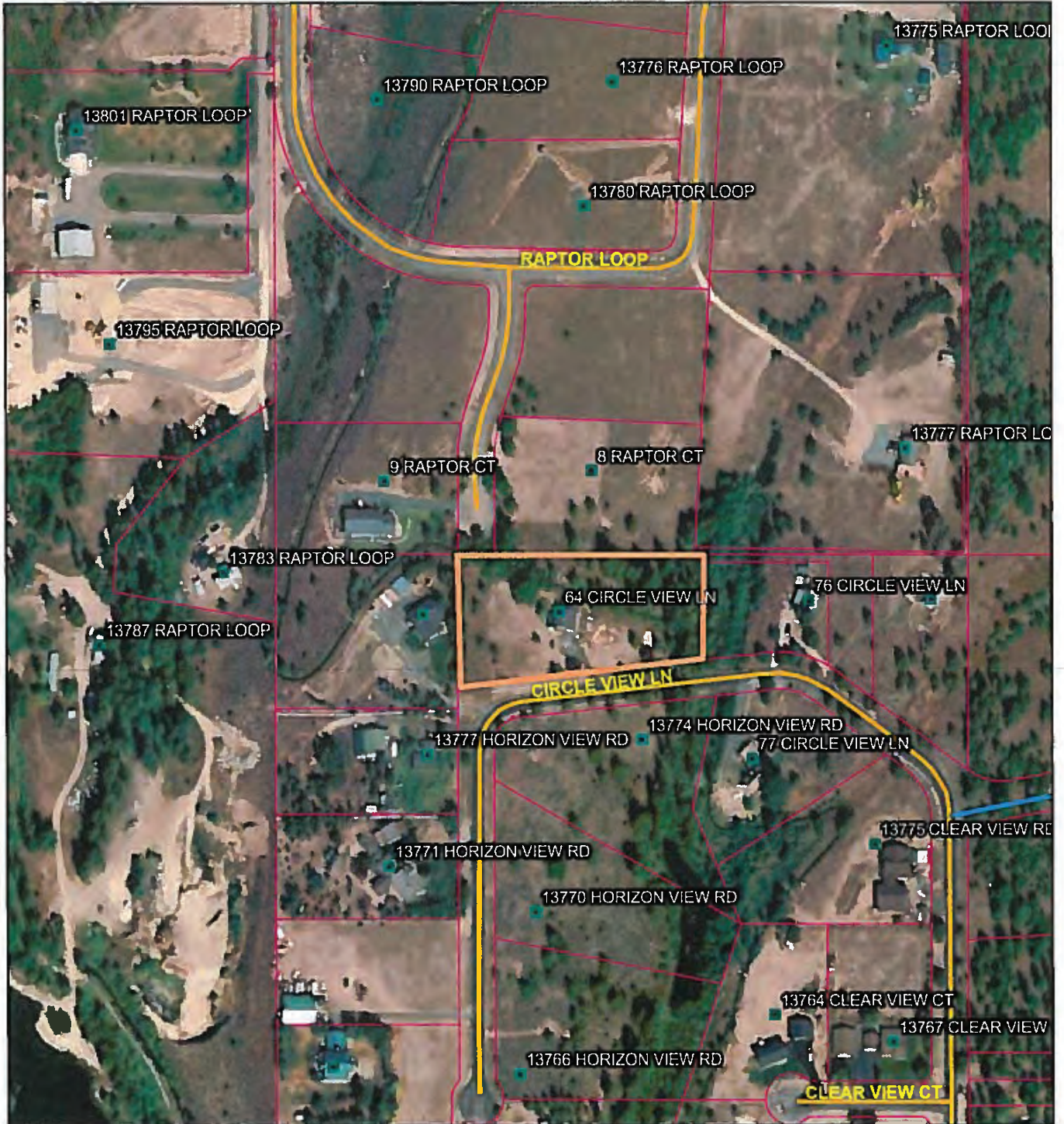
1:36,112

-  Airstrips
-  COLLECTOR
-  Parcel Boundaries
-  URBAN/RURAL
-  PRIVATE
-  All Road Labels
-  MAJOR



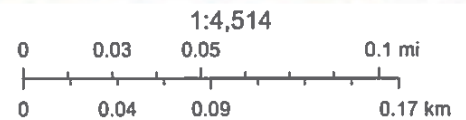
Maxar

C.U.P. 22-02 at 64 Circle View Lane

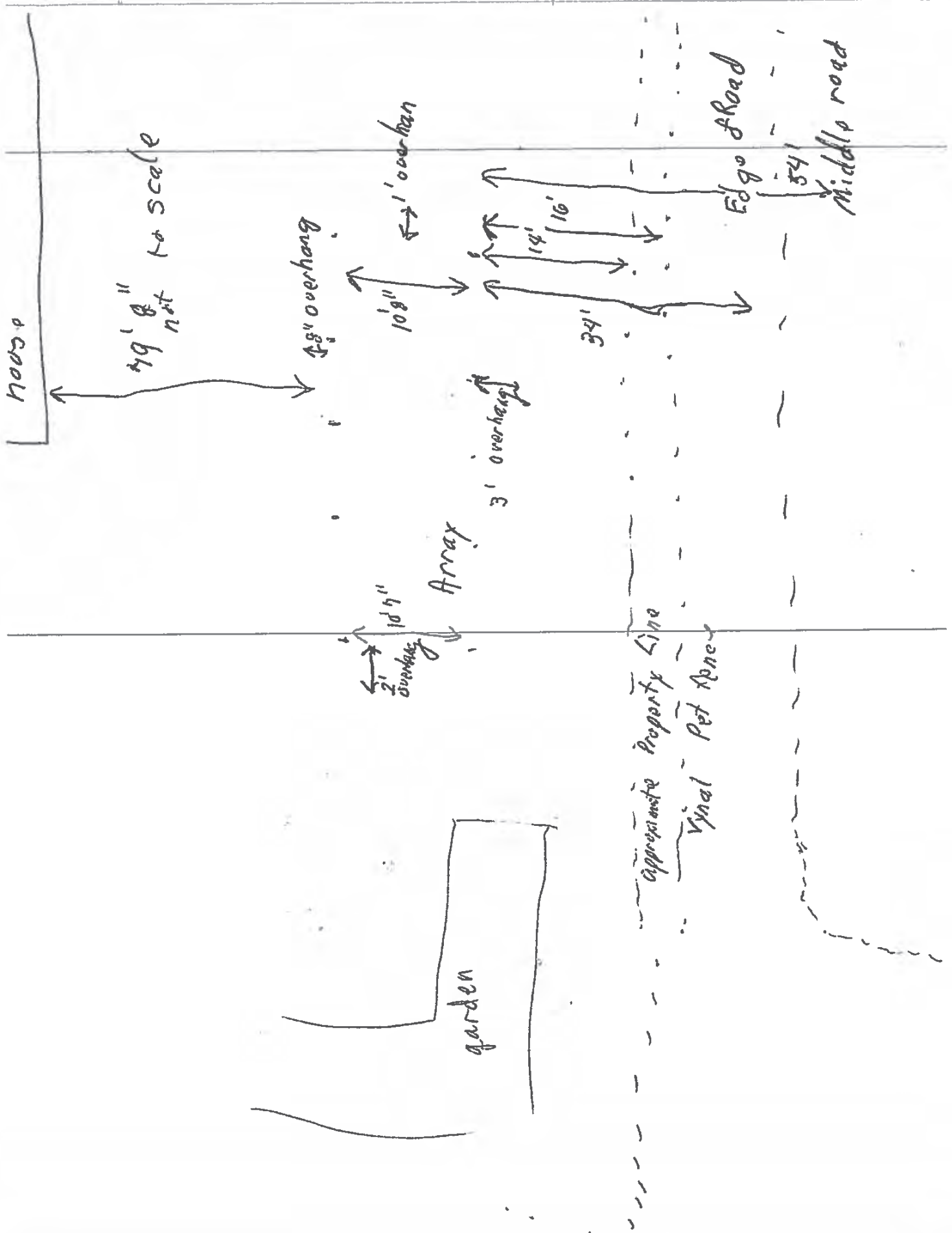


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- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- URBAN/RURAL
- PRIVATE



Maxar





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

SITE PLAN-2

SYSTEM INFORMATION

DC SYSTEM SIZE: 12000W
AC SYSTEM SIZE: 7600W
MODULES:
(30) JINKO SOLAR JKH400H-72L-V
INVERTER:
(1) GENERAC PWR CELL 10000 (240V, 1PH)
BATTERY:
(1) GENERAC PWR CELL 1.0KWH DCB,
3 MODULES BATTERY 9KWH 4.5KW.

ENGINEER OF RECORD



Edin Engineering Group
15256 LOCUST LANE, NAPPASD RD 80686
208-477-4393
LIC NO: GE-10000

CUSTOMER INFORMATION

NAME/ADDRESS:
DAVID CARLISLE
64 CIRCLE VIEW LANE, MCCALL, ID 83534
44°42'25.75" N 116° 3'38.18" W
APN: 890-025-700-000-90
ANLEID-COUNTY VALLEY

PROJECT NUMBER: ERG-001450

SITE PLAN-2

DESIGNER/CHECKED BY:

GA/L

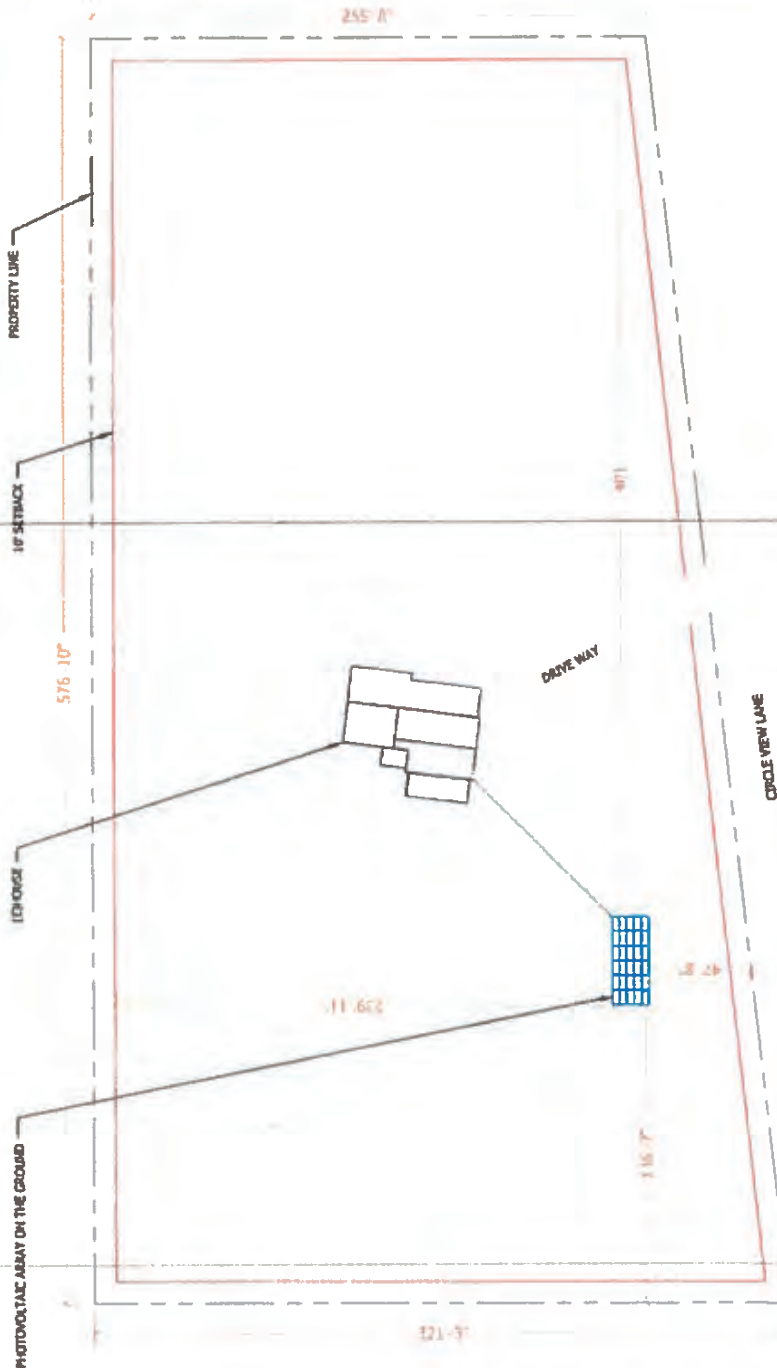
SCALE: AS NOTED

PAPER SIZE: 17x11"

DATE: 11/2/21

REV: A

PV-1.1



A SITE PLAN-2

SCALE: 1"=80'

MOUNTAIN VIEW ESTATES SUBDIVISION

The NE 4 of the SW 4, Section 11, T.17N., R.3E., B. M.,

Valley County, Idaho

Thomas W. Kerr, R.L.S. 998 June, 1980

Streets (Public Roads) as shown are dedicated to public use. Accepting by County F-10 30, Commission Minutes, Book 6, Page 137

LEGEND

- Brass Cap
- 5/8" x 30" rebar
- 1/2" x 24" rebar
- Lot number
- Curve number
- Utility Easement, 12' on front and exterior lot lines, centered on interior lot lines.

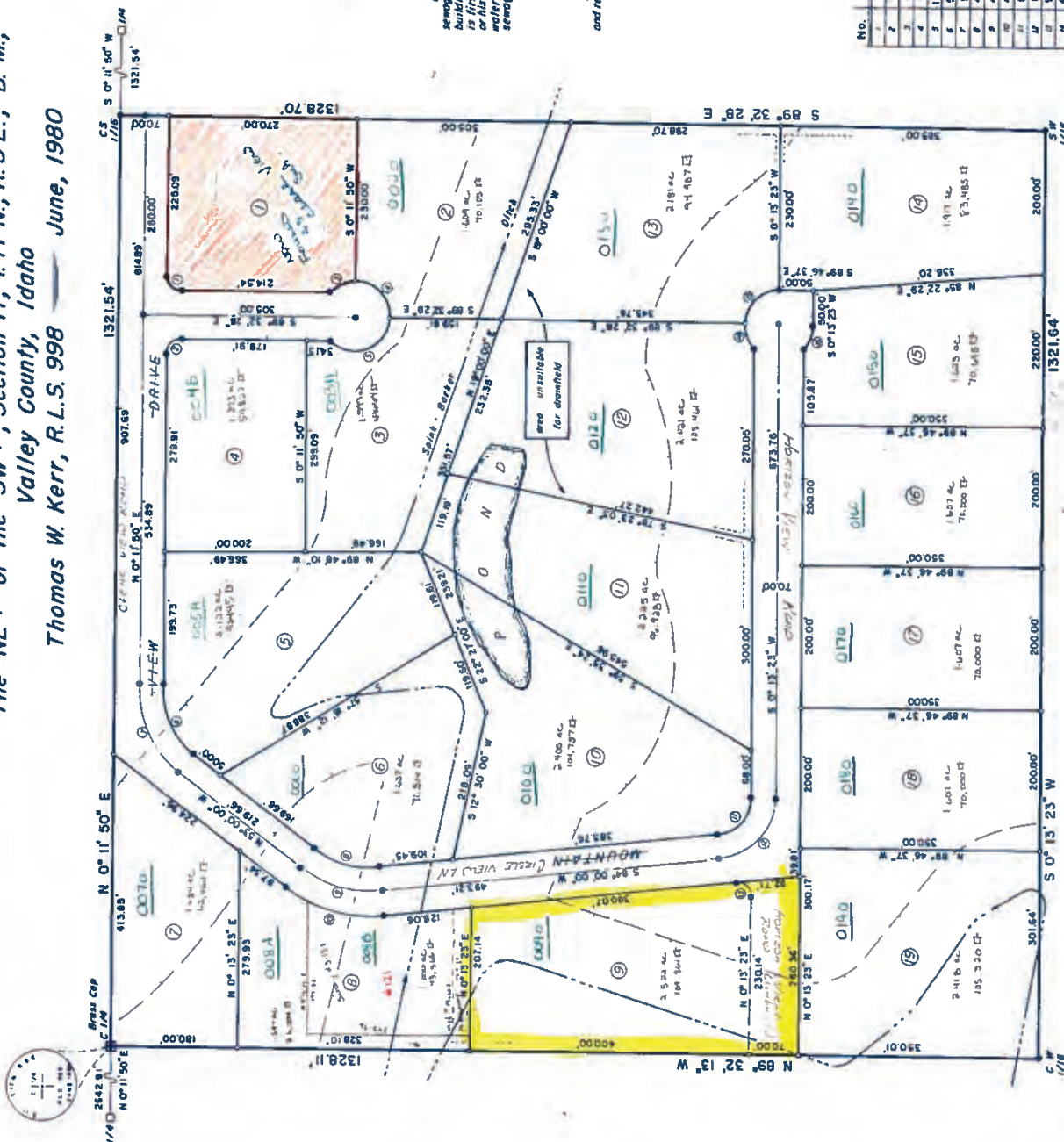
Bearings based on State Plane Grid



Sanitary Restrictions

No building or shelter which will require a water supply or a sewage disposal facility for people using the premises where such building or shelter is located shall be erected until written approval is first obtained from the State Board of Health by its administrator or its designee approving plans and specifications for either for public water supply facilities, or individual water and sewerage facilities.

The right of access to the Spink-Darker Ditch for maintenance and repair shall not be impaired.



Curve Table

No.	Δ	R	L	T	Ch	Bearing
1	89° 44' 18"	2000'	31.32	199'	28.22	N 45° 40' 19" W
2	50° 5' 42"	2000'	31.51	200'	28.30	N 45° 19' 41" E
3	45° 18' 41"	5000'	78.77	20.67	38.92	S 67° 32' 30" W
4	90° 15' 42"	5000'	78.77	50.33	70.87	N 44° 40' 19" W
5	13° 34' 23"	5000'	118.31	122.44	92.08	N 89° 14' 44" E
6	53° 11' 50"	15000'	106.77	57.56	102.96	N 28° 24' 05" W
7	53° 11' 50"	15000'	106.77	57.56	102.96	N 28° 24' 05" W
8	43° 00' 00"	15000'	86.31	43.30	84.30	N 74° 30' 00" W
9	43° 00' 00"	15000'	112.57	59.09	109.95	N 74° 30' 00" W
10	43° 00' 00"	15000'	112.57	59.09	109.95	N 74° 30' 00" W
11	83° 46' 37"	5000'	72.11	44.64	66.77	S 42° 06' 41" W
12	83° 46' 37"	5000'	72.11	44.64	66.77	S 42° 06' 41" W
13	98° 13' 23"	2000'	33.95	22.30	29.78	N 47° 53' 16" E
14	49° 48' 30"	5000'	59.98	21.13	38.92	S 22° 25' 44" E
15	89° 45' 51"	5000'	78.33	48.79	70.97	S 49° 20' 28" W
16	49° 34' 23"	5000'	29.77	21.00	38.73	S 23° 00' 34" W







12-6-2021



12-6-2021



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 22-02

Preliminary / Final / Short Plat Carlisle Solar Panels

Lot 9 Mountain View Estates
64 Circle View Lane

- ☒ 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:
- | | |
|--|---|
| <input type="checkbox"/> high seasonal ground water | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> 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:
- | | | |
|--|--|---|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage | <input type="checkbox"/> central water | |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> 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:
- | | | |
|---|---|--|
| <input type="checkbox"/> food establishment | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store | |
- ☐ 14. _____

Reviewed By: [Signature]

Date: 2, 8, 22

CUP's

Jeff Mcfadden <jmcfadden@co.valley.id.us>

Fri 2/11/2022 9:53 AM

To:

Cc:

My thoughts and recommendations.

1. CUP 17-03 No comments
2. CUP 22-01 No comments
3. CUP 22-02 No comments
4. CUP 22-03 The driveway has already been approved and constructed in the last 5 years. Good visibility coming onto Warm Lake Highway. The pavement striping through that area is marked in both directions for passing (dashed lines). I would require some signage posted in both directions for "Turning Traffic Ahead". I would have to do some investigating to determine where these signs would be placed according to the MUTCD manual, or better yet, have them do the investigating for legal placement and have them installed. It is marked as a 50 MPH road but traffic through that area can be upwards of 60 MPH.
5. CUP 22-04 I have approved one approach already off of Johnson Lane for this site. This section of Johnson Lane is a gravel road. The approach for the private road onto Norwood will have to be constructed in an area where visibility is the greatest. There are a couple of vertical curves on Norwood in that area where visibility could be an issue. Speed limit on Norwood Road is 45 MPH.
6. CUP 22-05 Davis Creek road is paved to Gold Fork Road. Gold Fork Road is gravel and is wide enough to pass two vehicles. There is a narrow cattle guard about where the southern property boundary crosses Gold Fork Road. This could cause some issues with the added traffic on that road. The cattle guard necks the road down to one lane. This either needs to be removed or a new, wider guard needs to be installed. I am not sure if it is still needed to control cattle in the area. The developer will need to apply for a driveway permit/approach permit through the road dept.
7. CUP 22-06 I have spoken with the applicant on the accesses that will use Spink Lane. I told him it would be advisable to apply dust control/stabilizer on Spink between the highway and the corner on Spink. He was willing to do this. The driveways will be installed where the visibility is good in both directions. I told him that the county only plows this road once a day and the snow drifting can be bad on this section of Spink. We would enter into an agreement with him so he can keep this section of road clear from snow when needed.

Thank you,

Jeff McFadden, Superintendent
Valley County Road Department



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

March 2, 2022

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

RE: C.U.P. 22-2 Carlisle Solar Panels

After review, C.U.P. 22-2 Carlisle Solar Panels has met all Donnelly Rural Fire Protection District requirements.

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in black ink, appearing to read "Jess Ellis".

Fire Marshal
Donnelly Fire Department

February 22, 2022

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

RE: CUP 22-02 Carlisle Solar Panels

Members of Planning and Zoning,

We are writing this letter to ask that you reject CUP 22-02 Carlisle Solar Panels. Our request is based on several items

Section III of the "VALLEY COUNTY COMPREHENSIVE PLAN"

Item 1) The purpose of the Comprehensive Plan is not to control land, but to prevent uses of land harmful to the community in general

Chapter 2 of the Comprehensive Plan "POPULATION"

Goal II: Retain the rural/small town character enjoyed by residents and visitors to Valley County

Chapter 3: "PRIVATE PROPERTY RIGHTS"

3. Protect each citizen in the community from unsafe or unhealthy conditions caused or worsened by activities, uses, structures, buildings or other factors located on someone else's privately owned property.

Mr. Carlisle's solar panels were installed without a permit which is a violation of Planning and Zoning requirements. Just because the panels are in place and operating does not relieve the applicant or his agent from following the rules. If this CUP request is approved, Planning and Zoning will be setting a very dangerous precedent of people asking for forgiveness rather than permission.

We respectfully request that you deny the application and require that the solar panels and associated structural components be removed.

Sincerely

Mike & Cindy Voris
13760 Clear View Road
McCall, Idaho 83638

From: Thom Tash [REDACTED]
Sent: Wednesday, March 2, 2022 7:30 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: C.U.P. 22-02 Carlisle Solar Panels

To the Valley County Planning and Zoning Commission;

We are writing in response to the C.U.P. 22-02 Carlisle Solar Panels. We as homeowners and full time residents of Mountain View Estates are in opposition to the size and placement of the solar panels installed on David Carlisle's property. We believe that the size and placement of these panels will have a direct and permanent negative effect on our property value. The panels are extremely large and are placed at the very front and center of the property, constituting an unsightly distraction every time anyone drives into or out of the subdivision. It's an eyesore. There's no doubt in our minds that if we put our house on the market we would lose potential buyers and our house would have less value simply because one has to drive past these panels every time entering or exiting the subdivision. Due to the nature of the subdivision, there is only one way in or out, and our property is at the end of the cul de sac, therefore these panels are completely unavoidable. The solar panels need to be either removed completely or relocated to a less obtrusive location and reduced in size. It's also apparent that David Carlisle was either misinformed or misled by his agents Elite Enterprise Group LLC, or they collectively decided to circumvent Valley County requirements to seek and apply for a C.U.P. prior to installing the solar panels, which is at the very least unethical if not illegal.

Thom and Liz Tash
13762 Horizon View Road
Mountain View Estates

Lenny and Camille Nelson
13781 Horizon View Rd.
McCall, ID 83638

Cynda Herrick, AICP, CFM
Planning & Zoning Director
cherrick@co.valley.id.us

March 1, 2022

Dear Ms. Herrick,

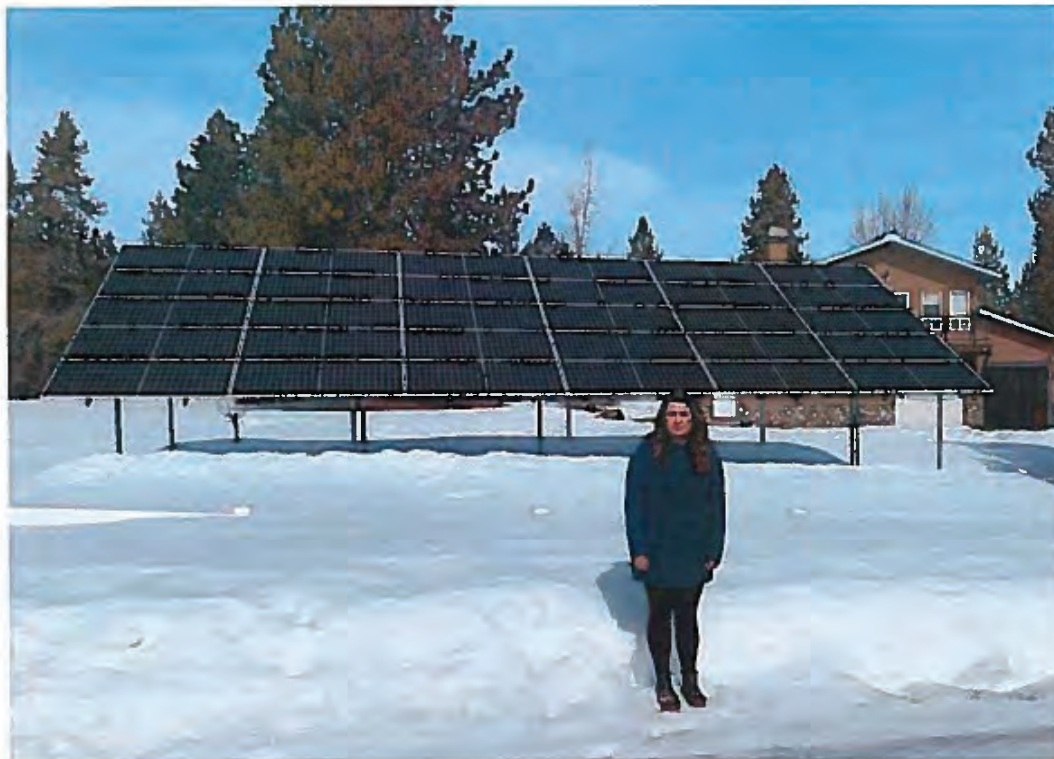
I am writing to express my opposition to the C.U.P. 22-02 Carlisle Solar Panels application on the docket for March 10th.

My family lives in the home that directly borders Mr. Carlisle's property to the West. Below, I have provided a photograph to provide scale to the enormity of these panels and proximity to the property line. When placing these panels, there was no prior conversation with us or consideration given to the affect they would have on all of the neighbors and neighborhood. In addition to being an eye sore, they will certainly impact resale value in a negative manner for neighboring properties. Furthermore, when you are driving toward them, there is significant sun glare causing a loss of visibility.

Please do not approve this C.U.P. for such an enormous structure anywhere in our small neighborhood. The impact to the neighbors is significant.

Thank you for your consideration.

Lenny Nelson



From: James Norvell [REDACTED]
Sent: Wednesday, March 2, 2022 4:12 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Solar panels on horizon view dr

My name is James Norvell, and I live at 13777 Horizon View Dr, McCall ID 83638.

In regards to the solar Pannel's on horizon view dr, I feel like there is more then adequate space on Daves property to relocate the solar array. It is unsightly from out front windows and porch.

-James Norvell

March 3, 2022

George Diwachak/Teresa Cathin
13761 Horizon View Rd, McCall 83638

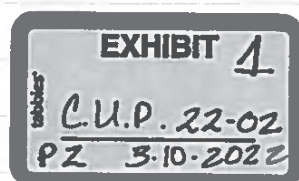
Valley County Planning + Zoning Comm.
219 N Main St, Cascade 83611

Attn: Cynda Herrick, Planning + Zoning Director

Please accept our comments on CUP 22-02, Carlisle Solar Panels. We are neighbors with a direct view of the solar panels from our house + front porch. We purchased our home last year, paying a premium for the location + expansive views.

We strongly support renewable energy and use of solar panels with proper siting, review and permitting. We feel the existing location of the panels is an eyesore to the neighborhood because the panels are too tall and too close to the street. We are concerned about glare on our property and to traffic, which could be a hazard. We are also concerned about a negative impact on our property values if left in the existing location.

Thank you for considering our comments.



Teresa Cathin
George Diwachak