



## Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

### C.U.P. 22-15 James Solar Panels

**Applicant:** Delta James

**Property Owner:** Delta James and Colin Griswold

**Location:** 13643 Farm to Market Road  
RP17N03E149757  
SESE Section 14, T.17N, R.3E,  
Boise Meridian, Valley County, Idaho

#### **Project Description:**

Delta James is requesting a conditional use permit for ground-mounted solar panels in the rear yard of an existing house.

The bottom height from the ground will be 6-ft; the top height from the ground shall not exceed 14-ft. The array's dimensions will be 24-ft 10-in long x 7-ft 6-in high with a tilt of 45 degrees. The total area of the array is 255.44 sqft.

The 6-acre parcel is addressed at 13643 Farm to Market Road.

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.

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Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

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Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

**More information, including the  
application and staff report  
will be posted online at:**

**[www.co.valley.id.us](http://www.co.valley.id.us)**

### **PUBLIC HEARING**

**June 9, 2022**

**6:00 p.m.**

**Valley County Courthouse  
2<sup>nd</sup> Floor  
219 North Main Street  
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Meetings Live".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by

**5:00 p.m., Wednesday, June 1, 2022.**

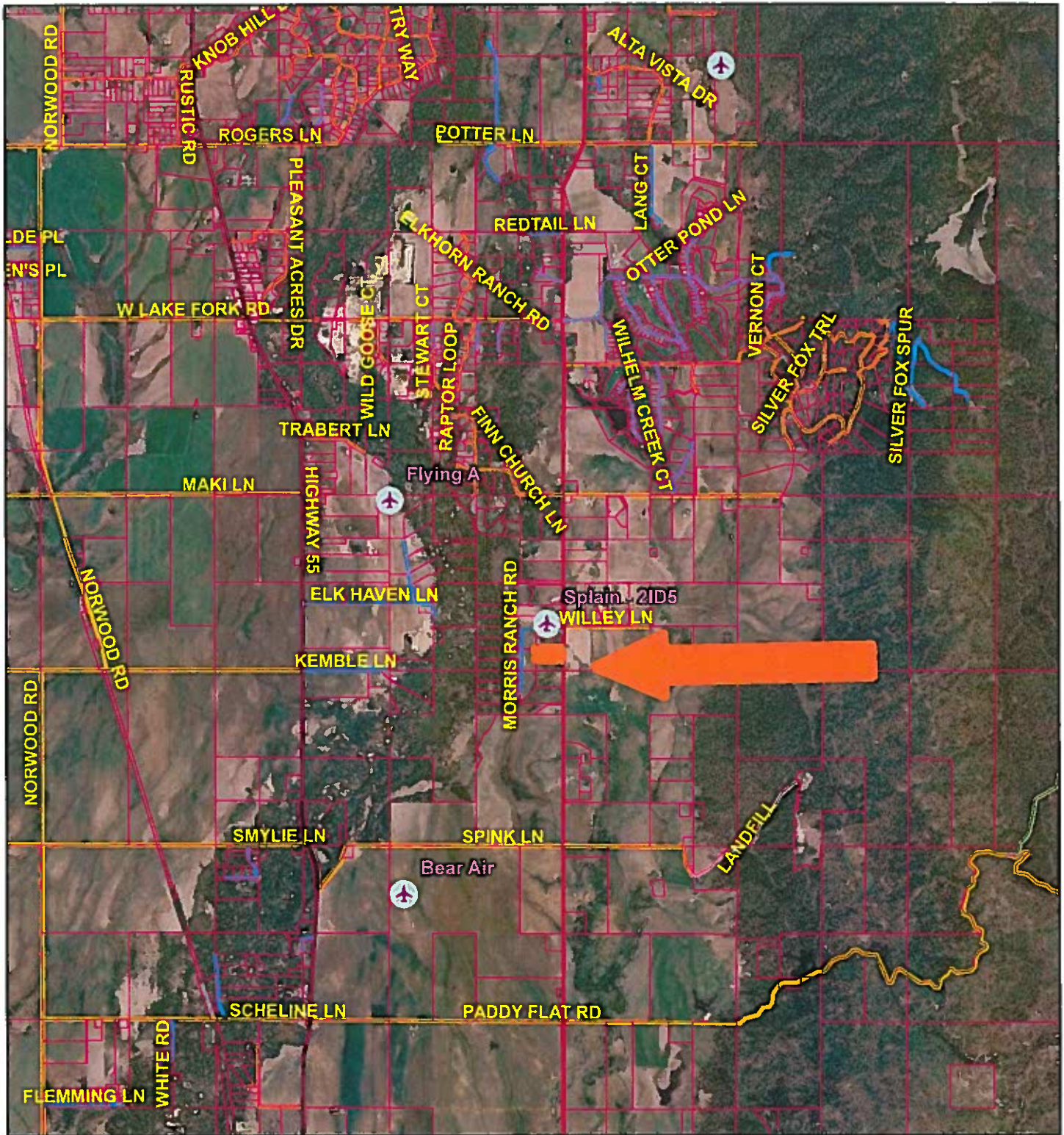
If you do not submit a comment, we will assume you have no objections.

**Direct questions and  
written comments to:**

Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

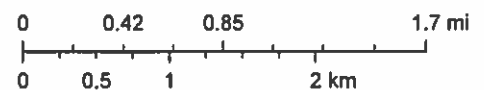


# C.U.P. 22-15 at 13643 Farm to Market Road



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1:72,224

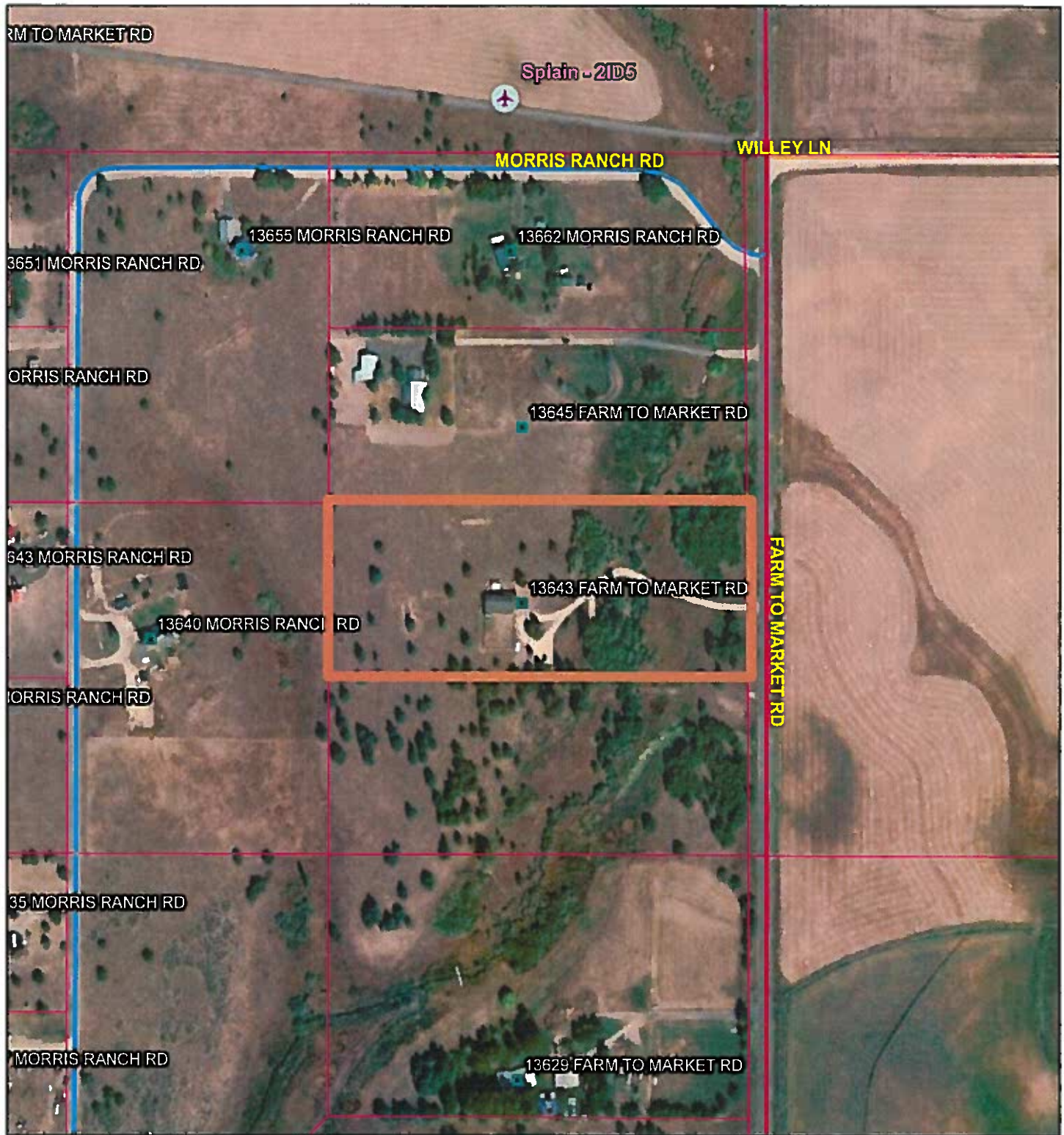


- Airstrips
- COLLECTOR
- URBAN/RURAL
- OTHER
- Parcel Boundaries
- USFS
- PRIVATE
- County Boundaries
- MAJOR
- VALLEY COUNTY







Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

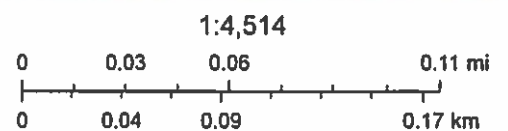


# C.U.P. 22-15 at 13643 Farm to Market Road



4/27/2022, 4:52:41 PM

-  Airstrips
-  Parcel Boundaries
-  Addresses
- All Road Labels
- County Boundaries
- VALLEY COUNTY
- Roads
  -  COLLECTOR
  -  URBAN/RURAL
  -  PRIVATE



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web AppBuilder for ArcGIS

Maxar | Valley County IT | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530. | United States Forest Service Natural Resource Manager (NRM) Infra



CONTRACTOR

REVOLUSUN MOUNTAIN STATES, LLC

PHONE: 208-315-4002  
ADDRESS: 407 STEELHEAD WAY,  
BOISE, ID 83704

L.C. NO.: ECL008193  
S.C. NO.:  
E.C. NO.:

UNAUTHORIZED USE OF THIS  
DRAWING WITHOUT WRITTEN  
CONSENT OF REVOLUSUN MOUNTAIN STATES, LLC  
VIOLATION OF U.S. COPYRIGHT LAWS  
AND WILL BE SUBJECT TO CIVIL  
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 4,800 kWh

**JAMES  
RESIDENCE**  
13643 FARM TO MARKET RD  
MCCALL, ID 83638  
APN: RP17N03E149757

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

LANDSCAPING PLAN

DATE: 03.30.2022

DESIGN BY: E.K.

CHECKED BY: M.M.

REVISIONS

A-101.00  
SHEET 2

GENERAL NOTES

- FIELD VERIFY ALL MEASUREMENTS
- ITEMS BELOW MAY NOT BE ON THIS PAGE

PROPERTY LINE  
CONDUIT  
SETBACK LINE

NOTE: GROUND MOUNT INSTALLATION OF 255.44 FT<sup>2</sup>,  
LOCATED TO THE WEST SIDE OF THE HOME, TO BE  
VISUALLY OBSTRUCTED FOR NEIGHBORING  
PROPERTIES BY THE EXISTING VEGETATION. ARRAY TO  
BE OBSTRUCTED FROM THE ROAD BY THE  
EXISTING HOME. SEE ARRAY LOCATION. ARRAY TO SIT  
ON FLAT GROUND TO THE SOUTH OF THE SEPTIC  
SYSTEM WITH SUFFICIENT CLEARANCE FROM THIS  
EXISTING INFRASTRUCTURE. ARRAY TO SIT 50 FT  
DIRECTLY TO THE WEST OF THE HOME.



LANDSCAPING PLAN

1/8" = 1'-0"

01

0 32' 64'