

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

☒ Check # 1217 or ☐ Cash

FILE # CUP 23-28

FEE \$ 250 -

ACCEPTED BY _____

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE 5/16/23

PROPOSED USE: solar panels

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: Michael Johnson Date: 5/16/2023

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.

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.

Mike Falconer
10192 W Purple Ash Dr
Star, ID 83669

Date: April 28, 2023

To: Valley County Planning and Zoning Department
219 North Main St
Cascade, ID 83611

Subject: Project Description for Conditional Use Permit Application for PV Solar Panels at 505 Collier View Rd, Cascade, ID.

Purpose: This application completes the 2015 installation of an off-grid ground mounted photovoltaic (PV) structure that provides 100% of the building's electrical needs.

Strategy: At the time of construction, one other building existed (505 Hilltop Rd) east of this property and electrical service was not close to the build site. Adjoining property owners used RVs for camping and were not interested in the cost to extend power service, making installation of PV solar power essential, timely, and cost effective.

Site limitations, including setbacks, two existing driveways, and septic system placement restricted the location, size, and orientation of the building. Shadowing from neighbor and right-of-way trees affecting solar efficiency influenced the location of the PV panels. SPF insulation was used throughout the entire building, resulting in a "hot roof design" that prohibits roof penetrations. Collier View Road is posted as having "no winter access", making the placement of solar panels important to ensure year round electrical production. The attached photo A illustrates why roof placement of solar panels on our building with seasonal access isn't functional. In comparison, photo B depicts the same snow load and shedding of the solar array. (note: view of the lower portion of the array is obstructed by a snow drift on driveway)

Construction details: The engineered array is installed in a reinforced concrete base and placed to avoid the septic drain field. (See

attached photo F and site plan) The base is 48' from the north property line (See attached photo D) and 53' from the east property line.

The structure is a galvanized/aluminum frame and powder coated mounting pole designed for this 9 PV panel array. The single-axis tracker produces 15% to 25% more energy than a fixed-tilt array, resulting in a more compact array. This system is more efficient at absorbing energy as it follows the sun throughout the day, eliminating virtually any reflection. (see attached photo C and E). The array of 3 rows of 3 panels (See attached photo D) has a total area of 160 sq/ft (16' in length and 10' in height), and a total height of 13' at center. During winter months, the array is locked in a south orientation to improve snow shedding. (See attached photo B)

Construction time: N/A The completed system was permitted and inspected by the State of Idaho in 2015.

Plot plan: See attached

Landscaping plan: N/A as this is not new construction or remodel. Native trees, shrubbery and other vegetation are located on the property and restored in 2016. No neighbor RV's or buildings are visible from the array location and filtered views from Collier View Road on 3 sides are obstructed by native vegetation.

On January 25, 2023, I emailed 8 of my neighbors, for whom I had email addresses, asking; what they thought about my solar panels; if they were aware of the panels when they moved into the neighborhood; and, any ideas to mitigate problems with the solar panels? I've included responses from 7 neighbors, with redactions for personal comments, emails, and telephone numbers. I also talked with the 8th neighbor who had considered solar but his property is too shaded. He has no issues or concerns regarding my panels.

Site grading plan: N/A No change from original site.

Lighting plan: N/A with this project. Dark sky compliant fixtures included and approved in original building construction permit.

Names of property owners within 300 feet. See attached.



Photo A



Photo B



Photo C



Photo E



Photo D



Photo F

From: Ron McLean [REDACTED]
Subject: Mike Falconer appeal hearing 2-27-23
Date: February 7, 2023 at 9:23 AM
To: cherrick@co.valley.id.us
Cc: Michael Falconer [REDACTED]

7/15/23
2/8/23

As one of Mr Falconer's closest neighbors, we do not have any issues or concerns involving his solar panel structure. We feel the system as installed professionally & in good taste. If the main concern is our view, any form of permanent structure to support the solar system would have a much greater negative affect then the pedestal foundation. The real issue appears to be P & Z now requiring Mr Falconer to obtain a conditional use permit. After reading the reasons for appeal, we would have to agree, it appears Mr Falconer is being targeted. The fact that a permit was applied for, inspections performed, permit approved, and a certificate of occupancy issued 8 yrs ago, why would the CUP now become a concern ?

We feel Mr Falconer, his family, and their home are all valuable assets to the Cascade community. An agreeable solution needs to be worked out between the parties involved.

Brenda & Ron McLean
505 Hilltop Rd
Cascade, ID 83611

Sent from my iPhone

1/4 2023

From: Judy & Bob Gerhart
Subject: Solar Panels
Date: January 30, 2023 at 11:28 AM
To:

Hi Mike,

Your solar panels have caused no problems with my view or any other issues. As far as I am concerned there are no problems to mitigate.

Judy and I purchased our property back in 2011 and started on our cabin in 2018. We received our occupancy the following Spring 2019. You built prior to us building and through various discussions we were totally aware of your desire to go solar.

As you are aware, several years back, the road was in a dire state of disrepair and there were no utilities on our properties. There was a time where I considered going solar to power my cabin due to the cost prohibitive nature of getting Idaho Power access. But a couple of years after you already had your solar system up and running I was able to join other nearby property owners to share the cost of putting in Idaho Power transformers and therefore moved away from solar as a power source for my cabin.

With our federal government pushing alternate green energies its very disappointing to see Valley County discouraging its use. I don't opposed any property owner that wishes to go solar, whether on a pedestal or roof mounted. I wish you the best of luck in your appeal.

Regards,

Bob Gerhart
525 Collier View Rd
Cascade, ID

1/4 2023

From: Rob Sievers
Subject: RE: Conditional Use Permits for Solar Panel
Date: January 26, 2023 at 7:55 AM
To: Michael Falconer

Mike,

We were aware of your panels before we bought the property next to yours, had not given them any thought until you asked. We do not find them obtrusive to neighborhood or their location on Your property.

I do not see where they violate any Subdivision CCR's. We believe there is difference between living on a mountain side with trees and boulders then in town with neighbors within feet of each other.

We are well thank you! And pray you are the same.

Robert Sievers

From: Shawn Yanzuk [REDACTED]
Subject: Solar panels
Date: January 26, 2023 at 2:02 PM
[REDACTED]

Mike
26 Jan 23

Mike, We have no issues with your solar panels. And I would like to add how nice your place looks and is very well kept. You have done a very nice job with the entire property and everything is In perfect order
Shawn & Pepper Yanzuk.

Sent from my iPhone

From: Stephen Giannini [REDACTED]
Subject: Re: Conditional Use Permits for Solar Panel
Date: January 26, 2023 at 9:00 AM
To: Paul Kerr [REDACTED]
Cc: Bob and Judy Gerhart [REDACTED], Bob and Judy Gerhart [REDACTED], David Swenson [REDACTED], Jeff Kriegel [REDACTED], Kevin Lukens [REDACTED], Michael Falconer [REDACTED], Rick White [REDACTED], Rob Sievers [REDACTED], Ron McLean [REDACTED], Shawn & Pepper Yanzuk [REDACTED]

Mike
26 Jan 23

Hi Mike, Karin and I have no problem with the solar panel we kind of thought it was cool. And installed very professional. We purchased our property only two years ago.

Steve Giannini

On Wed, Jan 25, 2023 at 6:00 PM Paul Kerr [REDACTED] wrote:
Mike, I don't see a problem with the panel's. It's no different than a shed or a tree or bush.

Beyond that, you got approval when you occupied your cabin and they should be grandfathered in

Mike
25 Jan 23

Paul Kerr

Get [Outlook for Android](#)

On Wed, Jan 25, 2023, 3:07 PM Jeff Kriegel [REDACTED] wrote:
My thoughts are they do not bother me at all. I think it is awesome. Sounds like they are making trouble because of the road issue.

It looks professional to me and you only see it driving / walking by. Most lots have so much space and are wooded. We hardly see each other.

[REDACTED]

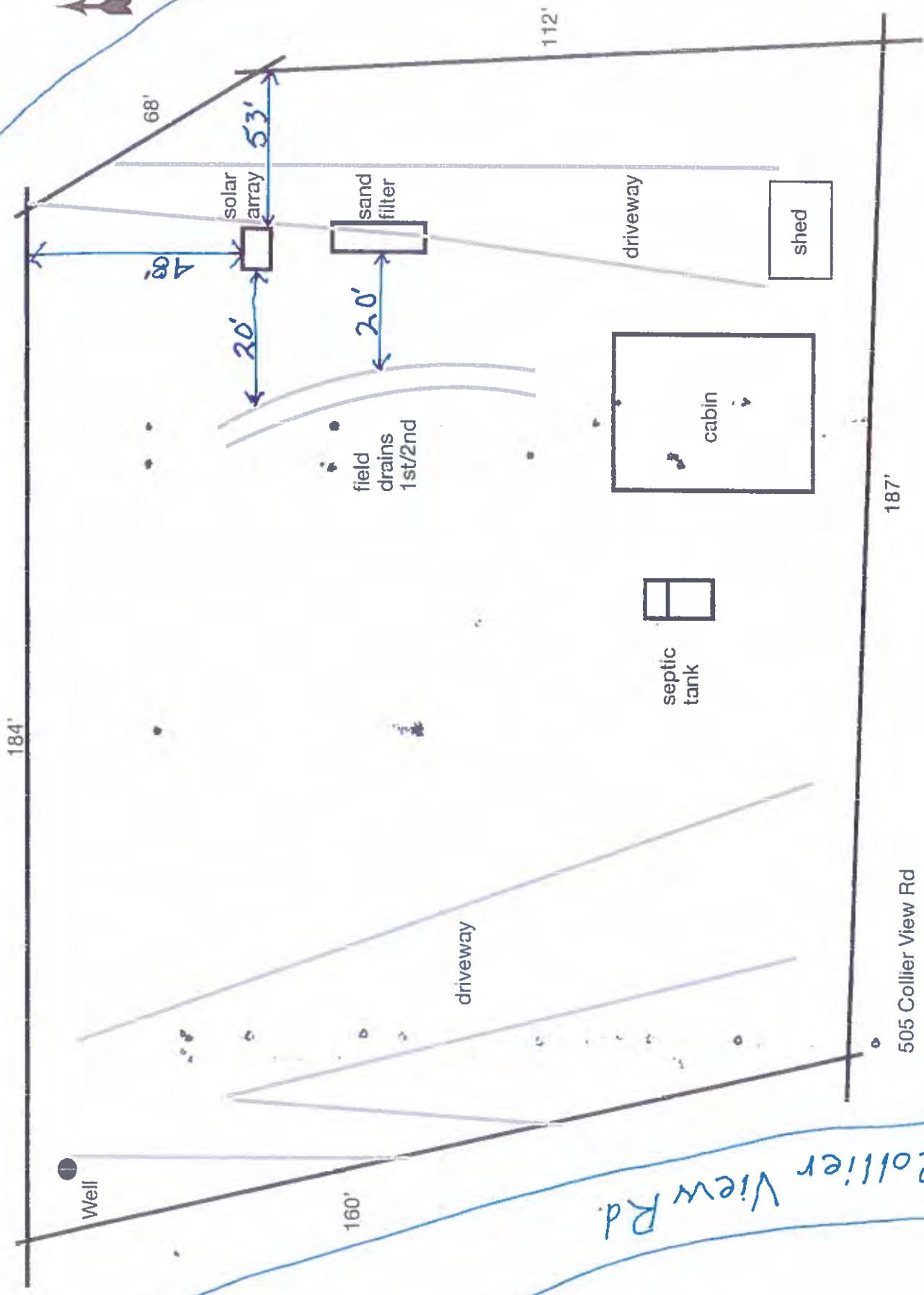
I chuckled when I saw the blocking neighbors view. You could have a big tree there instead?! Stupid comment from them. I personally have not heard anyone speak negatively about it

I wish you luck.

Thanks,

Jeff Kriegel
[REDACTED]

Mike
26 Jan 23



Collier View Rd.

Collier View Rd.

505 Collier View Rd

- cabin - 24'x32'
- shed - 10'x16'
- septic tank - 1500 combo
- sand filter - 8' x 27'
- field drain - primary/replacement - 65'L x 8'W
- filter to drain - 20'
- array structure - 6'x8' base/10'x16' panels/13' H

CONTACT INFORMATION

APPLICANT MICHAEL L. FALCONER PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS 10192 W. PURDIE ASH DR, STAR, ID ZIP 83669
EMAIL [REDACTED]
PROPERTY OWNER SAME
MAILING ADDRESS _____ ZIP _____
EMAIL _____
AGENT / REPRESENTATIVE SAME PHONE _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____
CONTACT PERSON (if different from above) _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 505 COLLIER VIEW, RD, CASCADE, ID 83411
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
PONDEROSA SHORES SUBDIVISION NO. 2, LOT 29

TAX PARCEL NUMBER(S) RP002150000 290A

Quarter _____ Section 12 Township 13N Range 3E

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐

2. SIZE OF PROPERTY .7059 Acres ☒ or Square Feet ☐

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

SINGLE FAMILY RESIDENCE, SHED, PV SOLAR ARRAY

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: _____

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

North RV

South RV

East SINGLE FAMILY RESIDENCE, GARAGE, SHED

West SINGLE FAMILY RESIDENCE

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: ACTUAL HEIGHT - 13 FT
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
 Number of Proposed Structures: _____ Number of Existing Structures: 2

<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>
1 st Floor _____	1 st Floor <u>160 FT² - SHED</u>
2 nd Floor _____	2 nd Floor <u>160 FT² - SOLAR ARRAY</u>
Total _____	Total <u>320 FT²</u>
- 8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☒ Multiple residences on one parcel ☐
- 8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☒ SOLAR ARRAY
- 8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A
 SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 768
- 8d. DENSITY OF DWELLING UNITS PER ACRE: N/A
9. SITE DESIGN:
 Percentage of site devoted to building coverage: 3.0
 Percentage of site devoted to landscaping: 82.7
 Percentage of site devoted to roads or driveways: 14.3
 Percentage of site devoted to other uses: .0052, describe: SOLAR ARRAY
 Total: 100%
10. PARKING (If applicable): N/A 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: SOLAR ARRAY BUILDING Office Use Only PARKING Office Use Only

	<u>Proposed</u>	<u>Required</u>	<u>Proposed</u>	<u>Required</u>
Front	<u>N- 48'</u>	_____	_____	_____
Rear	<u>S- 115'</u>	_____	_____	_____
Side	<u>E- 53'</u>	_____	_____	_____
Side Street	<u>W- 135'</u>	_____	_____	_____
12. NUMBER OF EXISTING ROADS: N/A Width: _____
 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: N/A 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 ☒ N/A
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: WATER, SEWER, ELECTRICAL
16. PROPOSED UTILITIES: NONE
Proposed utility easement widths _____ Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
FINAL - 19 MAY 2014 - INTERMITTENT SAND FILTER Name: OWNER
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☒ #0076882
If individual, has a test well been drilled? N/A Depth 325' Flow .5 gpm Purity Verified? YES
Nearest adjacent well II 450/59 Depth 305' Flow 12 gpm
19. DRAINAGE (Proposed method of on-site retention): N/A
Any special drains? NO (Please attach map) USDA-B-1
Soil type(s): SHELL ROCK (45%) ROCK OUTCROP (40%) 0-456" LOAMY-GRAVELLY SAND COARSE
(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: _____
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable. N/A
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT ☒
26. COMPLETE ATTACHED IMPACT REPORT ☒

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it.

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 landowners 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.
 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 (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. 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.

1. Are you within an area of negotiated City Impact? _____ Yes ☒ No
2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: N/A
Drainage: _____
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 property? N/A
6. How is the land currently irrigated? N/A ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
7. How is the land to be irrigated after it is subdivided? N/A ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
N/A
9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

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

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)
N/A

Irrigation Plan Map Requirements N/A

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 →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction —→).
- ☐ Location of drainage ponds or swales, if any where wastewater 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 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: N/A FOR PV SOLAR ARRAY STRUCTURE Date: 04 / 19 / 2023
Applicant Michael J. [Signature]

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.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ 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.

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 - PV SOLAR ARRAY STRUCTURE INSTALLED, OCT 2015

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.

GLARE FROM 160 SQ FT ARRAY IS MINIMAL, ($\leq 2\%$ NREL GOV). PV PANELS CONVERT WHAT IS CAPTURED AND LESS GLARE THAN WINDOWS. ARRAY PLACEMENT, TOPOGRAPHY, VEGETATION, AND DISTANCE MITIGATE GLARE POTENTIAL.

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, wetlands, 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 wetlands, 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 - NATIVE VEGETATION REPLANTED IN 2016-2017. COMPLETED.

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 - NATIVE VEGETATION (SEE APPLICATION #19)
(USDA - B-1)*

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 - NATIVE VEGETATION - NO SITE GRADING, OR IMPROVEMENTS.

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 impacts of shadows from new features on neighboring property.

PUBLIC ROADS SURROUND PROPERTY ON EAST, SOUTH & WEST, WITH NATIVE VEGETATION. VISIBILITY TO ALL PROPERTIES OBSTRUCTED BY TOPOGRAPHY, VEGETATION OR CABIN. COMPACT ARRAY PROFILE ADDS TO NO SHADOWING.

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.

PRIMARY PLACEMENT WAS LOCATION TO PRODUCE ELECTRICITY AND AVOID SEPTIC USE AND FUTURE ACCESS. SECONDARY ~~CONSIDERATIONS~~ CONSIDERATIONS: USE OF TOPOGRAPHY AND VEGETATION TO SCREEN FROM ADJOINING LOTS. EXISTING GEOGRAPHY AND SITE EXCAVATION LIMITED PLACEMENT OF SEPTIC, BUILDING AND ARRAY STRUCTURE.

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

N/A TAX YEAR 2012 = \$ 217,00 / TAX YEAR 2022 = \$ 860.00
\$ 643.00 INCREASE

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.

N/A

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

N/A - ARRAY STRUCTURE COMPLETED OCT 2015.

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

N/A

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

N/A - ARRAY STRUCTURE COMPLETED OCT 2015

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.

N/A



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.

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

By: Mike Falconer
Applicant MIKE FALCONER

By: _____
Valley County Weed Control

Date: 16 MAR 2023

Date: _____

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.

N/A