



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

C.U.P. 23-28 Falconer Solar Panels

Applicant / Property Owner: Michael Falconer

Location: 505 Collier View RD
Ponderosa Shores Subdivision No. 2 Lot 29
located in the NESW Section 12, T.13N,
R.3E, Boise Meridian, Valley County, Idaho

Project Description: Mike Falconer is requesting a conditional use permit for an existing ground-mounted solar panel in the yard of an existing home. The solar panel was installed in 2015. The array is installed in a reinforced concrete base and was placed to avoid the septic drain field. The base is 48-ft from the north property line and 53-ft from the east property line. The structure is a galvanized aluminum frame and powder-coated mounting pole. The single-axis tracker follows the sun throughout the day. The array has a total area of 160 sqft and total height of 13-ft at center. During winter months the array is locked in a south orientation to improve snow shedding.

The 0.7-acre parcel is addressed at 505 Collier View 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.

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

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

PUBLIC HEARING

**July 13, 2023
6:00 p.m.**

**Valley County Courthouse
2nd 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, and click on "Watch Meetings Live".

The meeting is in-person.

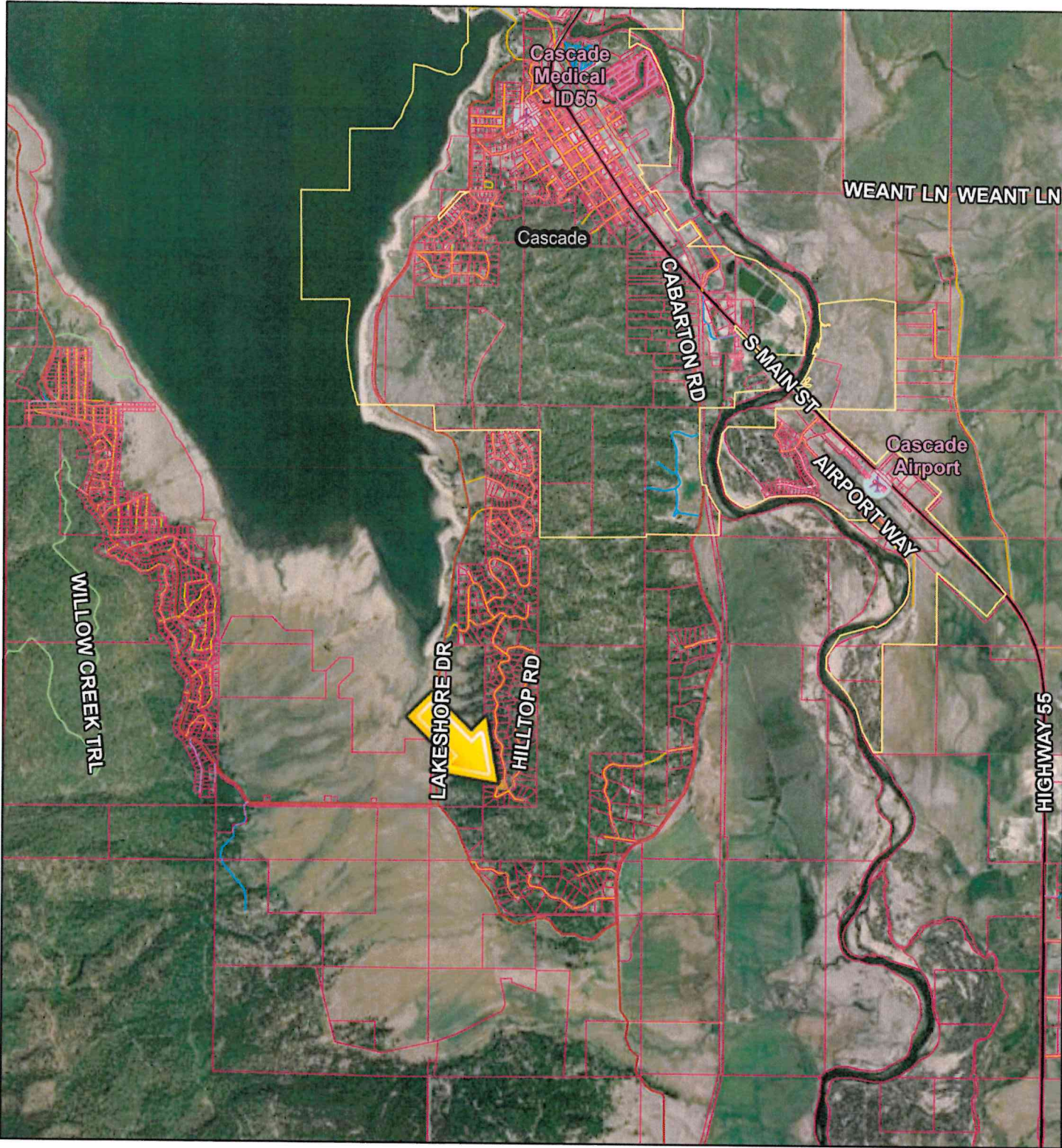
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, July 5, 2023.










Direct questions and written comments to:

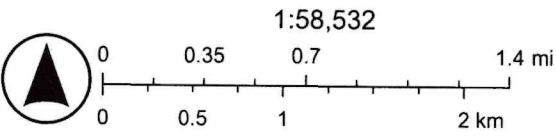
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 23-28 Vicinity Map



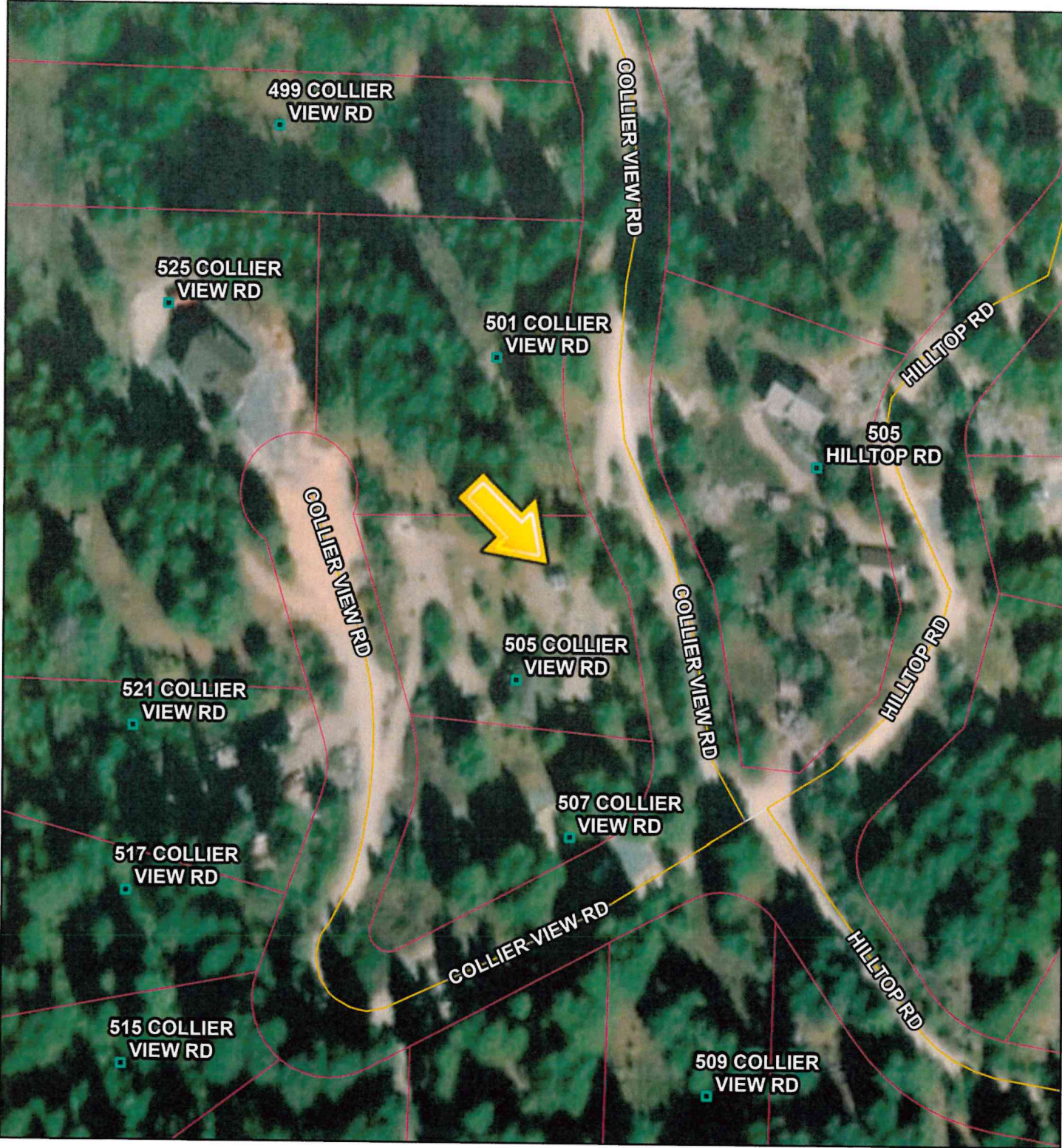
June 2, 2023

- | | |
|---|---|
|  Municipalities |  COLLECTOR |
|  Parcel Boundaries |  URBAN/RURAL |
|  Airstrips |  USFS |
| Roads |  PRIVATE |
|  MAJOR |  OTHER |



Earthstar Geographics

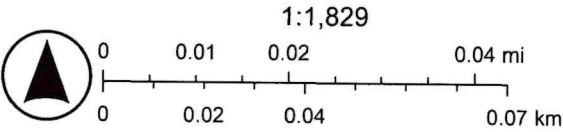
C.U.P. 23-28 Aerial Map



June 2, 2023

- Address Points
- ▭

 Parcel Boundaries
- Roads
- URBAN/RURAL
- OTHER



Maxar, Microsoft

184'

Well

160'

driveway

Collier View Rd.

septic tank

cabin

driveway

shed

187'

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

68'

20'

20'

53'

112'

Collier View Rd.



48'

solar array

sand filter

field drains
1st/2nd