



# Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

## Appeal of PZ Commission Approval of C.U.P. 25-032 Solar Panels

**Previous written and emailed comments and the meeting minutes are included in the record and will be sent to the Board of County Commissioners.**

**Applicant:** Magic Valley Electric LLC

**Property Owners:** Bruce D Smith & Kristen L McClellen  
Living Trust

**Appellants:** Dr. Thomas Ronay, Ms. Lori Ronay,  
Mr. Todd Silvermann, Mr. Eric Pederson,  
and Ms. Kristi Pederson

**Location:** 30 Flicker Road  
Parcel RP17N04E076605 located in the SESW  
Section 7, T.17N, R.4E, Boise Meridian, Valley  
County, Idaho

**Project Description:** Magic Valley Electric LLC requested a conditional use permit (CUP) for a previously installed ground-mounted solar panel array for residential use on an 8.7-acre rural parcel. Access is from Flicker Road, a public 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.

**Reasons for Appeal Include:**

- 1) Approval was not supported by substantial evidence, was arbitrary and capricious, and failed to demonstrate that the CUP met the required criteria in Valley County Code.
- 2) Failure to meet the burden of proof regarding neighbor impact.
- 3) Failure to follow appropriate procedures for issuing a CUP.
- 4) The Board should not establish a precedent of ignoring the County's land use laws.

Maps are attached.

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This is an Action Item. Application and the contents of the file can be reviewed at the Planning and Zoning office within the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

## PUBLIC HEARING

(In-Person)

June 1, 2026

2:30 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".

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., May 26, 2026.

**Direct questions and written comments to:**

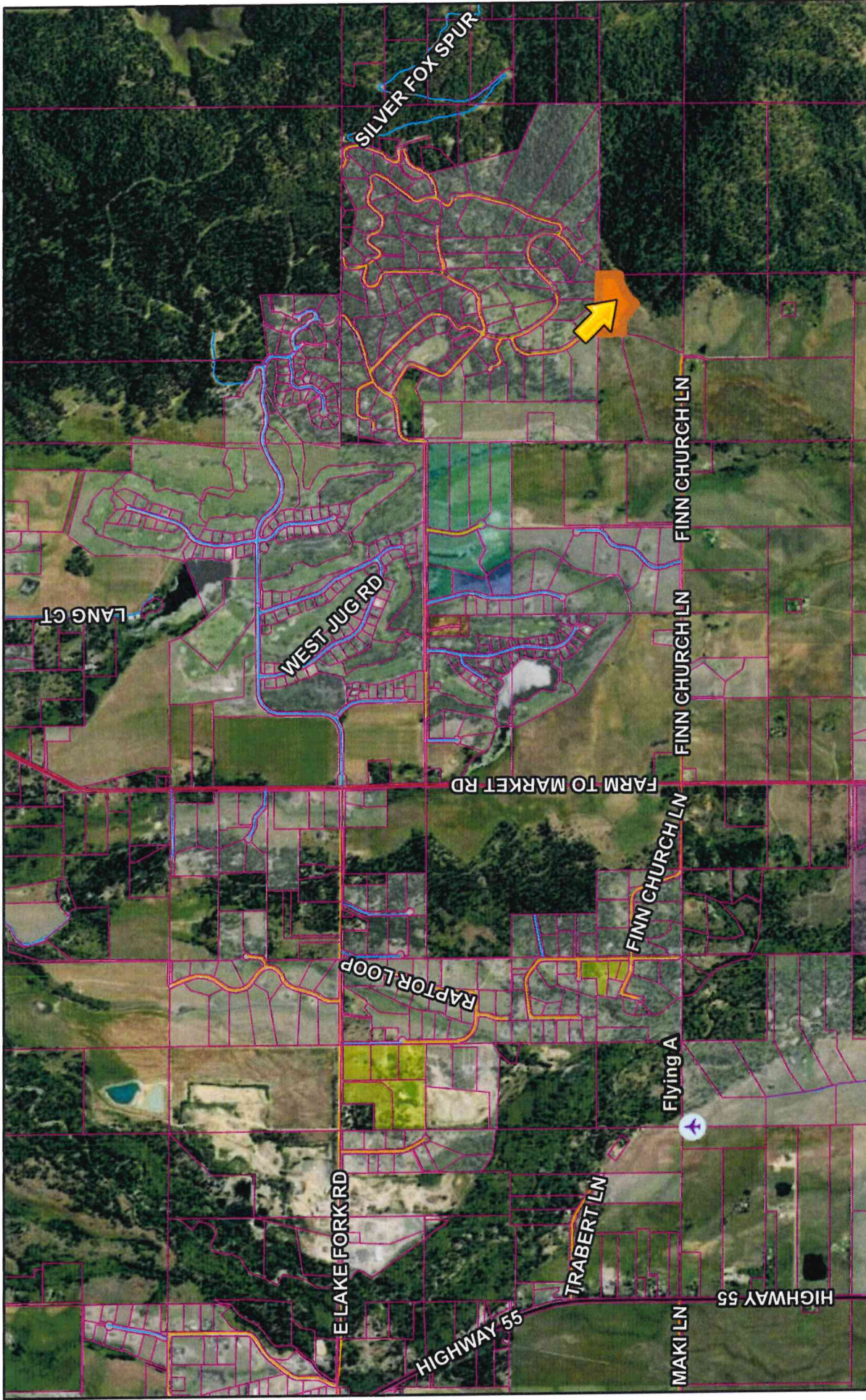
Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

Contact Gabrielle Knapp, Valley County Clerk, at 208-382-7100, if you need special accommodations.

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

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

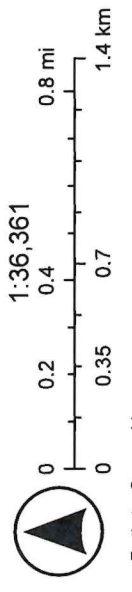
# C.U.P. 25-032 Location Map



11/26/2025, 1:07:27 PM

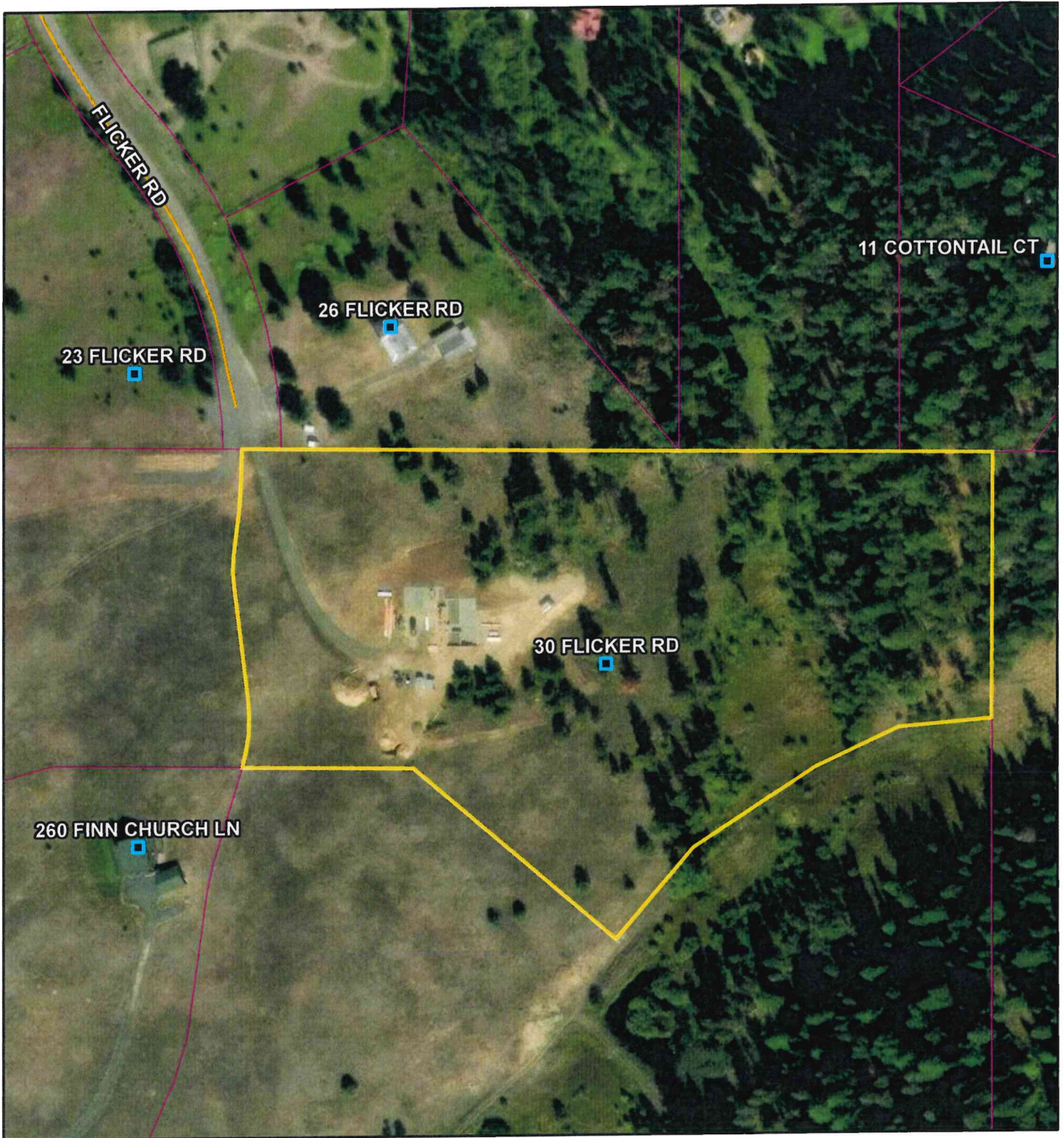
- Airstrips
- Parcel Boundaries
- MAJOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE

1:36,361



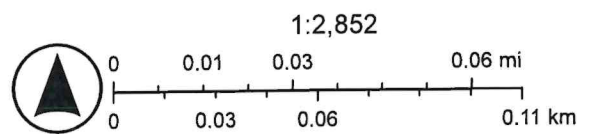
Earthstar Geographics

# C.U.P. 25-032 Aerial Map



11/26/2025, 12:59:03 PM

- Address Points
- Parcel Boundaries
- Roads
  - URBAN/RURAL



Vantor

# NEW PHOTOVOLTAIC GROUND MOUNT MOUNTED SYSTEM - 14.720 KW DC/12.000 KW AC & ENERGY STORAGE SYSTEM - 28.6 KWH 30 FLICKER RD, MCCALL, ID 83638

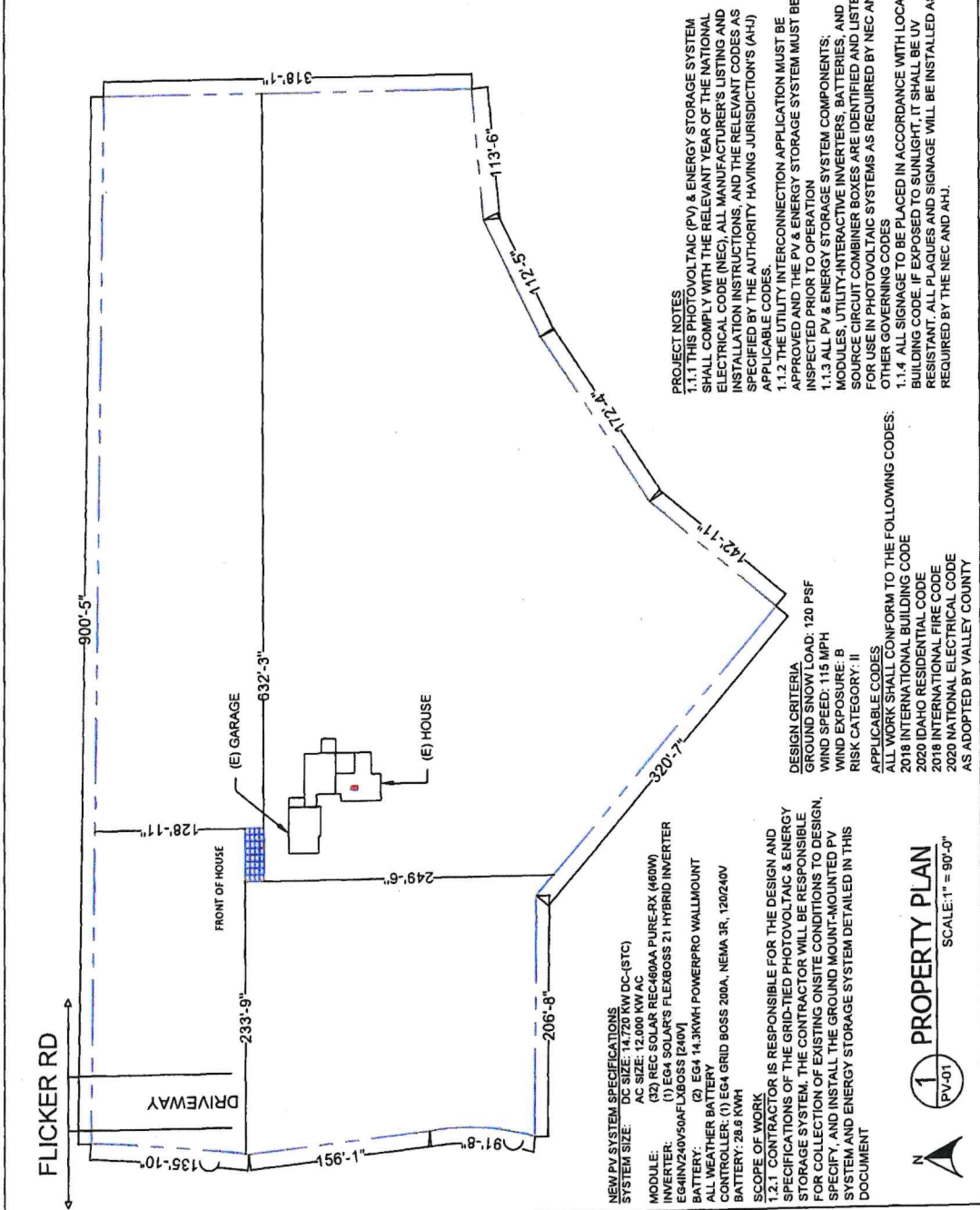
<p><b>CONTRACTOR</b></p> <p>MAGIC VALLEY ELECTRIC, LLC 395 RAILWAY ST JEROME, IDAHO 83338 PHONE: (208) 735-8990 LIC. NO. - ELEC-C-33843 (ELECTRICAL - IDAHO), RCE-35670 (GENERAL CONTRACTOR - IDAHO)</p>	<p><b>PROJECT NAME &amp; ADDRESS</b></p> <p>BRUCE SMITH 30 FLICKER RD, MCCALL, ID 83638</p> <p>APN #: 1704076805 AHL: VALLEY COUNTY UTILITY: IDAHO POWER</p>	<p><b>SYSTEM DETAILS</b></p> <p>14.720 KW DC-(STC) / 12.000 KW AC 100% GRID TIED (1) EG4 SOLAR'S FLEXBOSS 21 HYBRID INVERTER EG4IN240V50MFLXBOSS [240V] (2) EG4 14.3KWH POWERPRO WALLMOUNT ALL WEATHER BATTERY BATTERY: 28.6 KWH</p>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			REV	DESCRIPTION	DATE												
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<p><b>SHEET TITLE</b></p> <p style="text-align: center; font-size: 1.2em;"><b>COVER PAGE</b></p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td><b>DRAWN DATE</b></td> <td>10/14/2025</td> </tr> <tr> <td><b>DRAWN BY</b></td> <td>ONS</td> </tr> </table>	<b>DRAWN DATE</b>	10/14/2025	<b>DRAWN BY</b>	ONS											
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<p><b>SHEET NUMBER</b></p> <p style="text-align: center; font-size: 1.2em;">PV-01</p>																	

**SHEET INDEX**

PV-01	COVER PAGE
PV-02	SITE PLAN
PV-03	ATTACHMENT PLAN & DETAILS
PV-04	ELECTRICAL DIAGRAM
PV-05	NOTES
PV-06	WARNING LABELS
PV-07	INSTALLATION RESOURCE EQUIPMENT DATASHEETS ATTACHED

**LEGEND**

	- PROPERTY LINE
	- FENCE LINE



**PROJECT NOTES**

1.1.1 THIS PHOTOVOLTAIC (PV) & ENERGY STORAGE SYSTEM SHALL COMPLY WITH THE BELLEVANT YEAR OF THE NATIONAL ELECTRICAL CODE (NEC), ALL MANUFACTURERS LISTING AND INSTALLATION INSTRUCTIONS, AND THE BELLEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.

1.1.2 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND THE PV & ENERGY STORAGE SYSTEM MUST BE INSPECTED PRIOR TO OPERATION

1.1.3 ALL PV & ENERGY STORAGE SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, BATTERIES, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC AND OTHER GOVERNING CODES

1.1.4 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

**DESIGN CRITERIA**

GROUND SNOW LOAD: 120 PSF  
WIND SPEED: 115 MPH  
WIND EXPOSURE: B  
RISK CATEGORY: II

**APPLICABLE CODES**

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:  
2018 INTERNATIONAL BUILDING CODE  
2018 IDAHO RESIDENTIAL FIRE CODE  
2018 INTERNATIONAL FIRE CODE  
2018 NATIONAL ELECTRICAL CODE  
AS ADOPTED BY VALLEY COUNTY

**NEW PV SYSTEM SPECIFICATIONS**

SYSTEM SIZE: DC SIZE: 14.720 KW DC-(STC)  
AC SIZE: 12.000 KW AC  
MODULE: (3) REC SOLAR REC460AA PURE-RX (460W)  
INVERTER: (1) EG4 SOLAR'S FLEXBOSS 21 HYBRID INVERTER  
EG4IN240V50MFLXBOSS [240V]  
BATTERY: (2) EG4 14.3KWH POWERPRO WALLMOUNT  
ALL WEATHER BATTERY  
CONTROLLER: (1) EG4 GRID BOSS 200A, NEMA 3R, 120/240V  
BATTERY: 28.6 KWH

**SCOPE OF WORK**

1.2.1 CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC & ENERGY STORAGE SYSTEM. THE CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTION OF EXISTING ONSITE CONDITIONS TO DESIGN, SPECIFY, AND INSTALL THE GROUND MOUNT-MOUNTED PV SYSTEM AND ENERGY STORAGE SYSTEM DETAILED IN THIS DOCUMENT

**PROPERTY PLAN**

SCALE: 1" = 90'-0"

1

PV-01