

## Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

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**STAFF REPORT:** C.U.P. 25-036 Maini Solar Panels  
**MEETING DATE:** February 12, 2026  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT:** Mike Maini  
169 Margot Drive, Donnelly ID 83615  
**PROPERTY OWNER:** Tyler Crockett & Margaux Edwards Crockett  
PO Box 653, Donnelly ID 83615  
**LOCATION:** 194 Margot Drive  
Parcel RP16N03E202115 located in the SE ¼ Section 20, T.16N, R.3E,  
Boise Meridian, Valley County, Idaho  
**SIZE:** A portion of a 31-acre parcel  
**REQUEST:** Ground-Mounted Solar Panel Arrays  
**EXISTING LAND USE:** Agricultural (Irrigated Grazing)

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Mike Maini is requesting a conditional use permit for three existing ground-mounted solar panel arrays for agricultural use. The solar panels are currently used to provide power to the cooling fans inside the greenhouse.

There is a total of nine 2-ft x 6-ft panels. Maximum height is 10 feet.

Access is from Margot Drive, a public road. The 31-acre parcel is addressed at 194 Margot Drive.

### FINDINGS:

1. The application was submitted on December 18, 2025.
2. Legal notice was posted in the *Star News* on January 22, 2026, and January 29, 2026. Potentially affected agencies were notified on January 12, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent January 12, 2026. The site was posted on January 22, 2026. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on January 12, 2026.
3. Agency comment received:  
Emily Hart, McCall Airport Manager, had no comments. (January 14, 2026)

Brent Copes, Central District Health, has no objections. (January 21, 2026)

Kendra Conder, Idaho Transportation Department, stated ITD has no comments. (January 24, 2026)

Jerry Holenbeck, Donnelly Fire Marshal, has no comments, concerns, or requirements. (February 2, 2026)

4. Public comment received: *none*
5. Physical characteristics of the site: Relatively flat and open; the panels are near existing buildings.
7. The surrounding land use and zoning includes:
  - North: Remainder of parcel is Agriculture (Irrigated Grazing); Single-Family Residential Parcel with approved C.U.P. 22-37 Tamarack Falls Estates
  - South: Single-Family Residential Lots (Margot Subdivision) and land managed by U.S. Bureau of Reclamation
  - East: Single-Family Residential Parcels (Bare Land)
  - West: Single-Family Residential Lots and Parcels, includes land approved for C.U.P. 22-37 Tamarack Falls Estates
8. 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.

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## TITLE 9 LAND USE AND DEVELOPMENT

(This requirement was adopted in Ordinance 10-06 on August 23, 2010.)

### 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:

Staff's compatibility rating is a +19.

**The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached). Be prepared to submit your compatibility rating or state which lines on staff's compatibility rating needs to be changed.**

**STAFF COMMENTS / QUESTIONS:**

1. This site is within the Donnelly Fire District, Water District 65, and a herd district. It is not within an irrigation district.
2. All requirements of 9-5G-1.A appear to have been met.
3. The applicant applied for the existing solar panel arrays after being contacted by Valley County Code Compliance.
4. Building permits will be required for the solar panel arrays.

**Standards of Approval:**

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

**ATTACHMENTS:**

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Images from Google Maps
- Assessor Plat – T.16N R.3E Section 20
- Pictures Taken December 16, 2025, and January 22, 2026
- Pictures From Assessor's Records, Date Unknown.
- Site Plan from Application
- Responses

### **Proposed 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. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. 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.
4. Shall obtain a building permit for the solar panel structure prior to December 31, 2026.
5. Shall meet requirements of Donnelly Fire Department.
6. All noxious weeds on the property must be controlled.
7. All lighting on-site must be dark sky compliant.
8. When the solar array becomes damaged, replaced, or obsolete, all materials must be properly disposed of as required by federal and state laws and regulations.
9. A new conditional use permit will be required to enlarge the panels, add arrays, or move the solar array location.
10. If there is any new site grading required, a site grading/stormwater management plan will have to be approved by the Valley County Engineer.

**END OF STAFF REPORT**



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 (1/2) of the adjacent uses and one-fourth (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		
RESIDENTIAL USBS	1. AGRICULTURAL		+2	-1	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+1		
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	+1	+1	+1	-1	+1	+1	-2	-2		
	3. SUBDIVISION, S.F.	-1	+2		+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	+2	+1	-2		+1	+1	+1	+1	+1	-1	+1	+1	-2	-2	
	5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+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	+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		+1	+1	+2	+1	-2		+1	+1	+1	+1	+1	-1	+1	+1	-2	-2	
CIVIC or COMMUNITY SERVICE USES	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1		+1	+1	-1	+2	-2		-1	-1	+2	+1	+1	-1	+1	-2	-1	8	
	9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1	-1	-1	+2	-2		-1	-1	+1	+1	+1	-1	+1	-2	-2	9	
	10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	-1		+1	+1	+1	-1	+1	+1	+1	+2	+2	10	
	11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1	11
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2		+1		+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	12
COMMERCIAL USBS	13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1			-1	-1	-2	-2	-2	-1	+2	+2	+2	13	
	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1		-1	-1	+1	+1	-1		+1		+1	+1	+2	+1	+2	-1	+1	14	
	15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	-1		+1		-2	-2	-1	-2	-2	+2	-1	+1	15
	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	-2		+1	-2		+1	+2	+2	+1	+2	-1	-1	16
	17. RESIDENCE BUS.	+2	+2	+1	+1	+1	+1	+1	+2	+1	-1	+2	-2		+1	-2	+1		+1	-1	+1	+1	-2	-2	17
INDUST. USBS	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+1	+2	+2		+1	+1	21	
	19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	-2	-2		+1	-2	+2	-1	+2	+1	+1	+2	-2	-2	19
	20. REC. BUS.	-2	+2	+1	+1	+1	+1	+1	-1	-1	+1	+1	-1		+2	-2	+1	+1	+2	+1	+2	+2	-2	+1	20
INDUST. USBS	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+1	+2	+2			+1	+1	21
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2		-1	-1	-1	-1	-2	-1	-2	-2	+1	+2	22
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+2		+1	+1	-1	-1	-2	-1	-2	+1	+2	+2	23

RATE THE SOLID SQUARES AS +2

### Compatibility Questions and Evaluation

Matrix Line # / Use: 10 Public Utility

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?

*Agricultural*

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

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

*S.F. Subdivision*

(+2/-2) 0 X 1 0

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

*+2*

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +1

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?

*Large enough, but has*

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

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

*no trees*

*Yes - greenhouse + shed*

(+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 Change*

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

*Yes - but could be a visual 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) +2 X 2 +4

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 Impact*

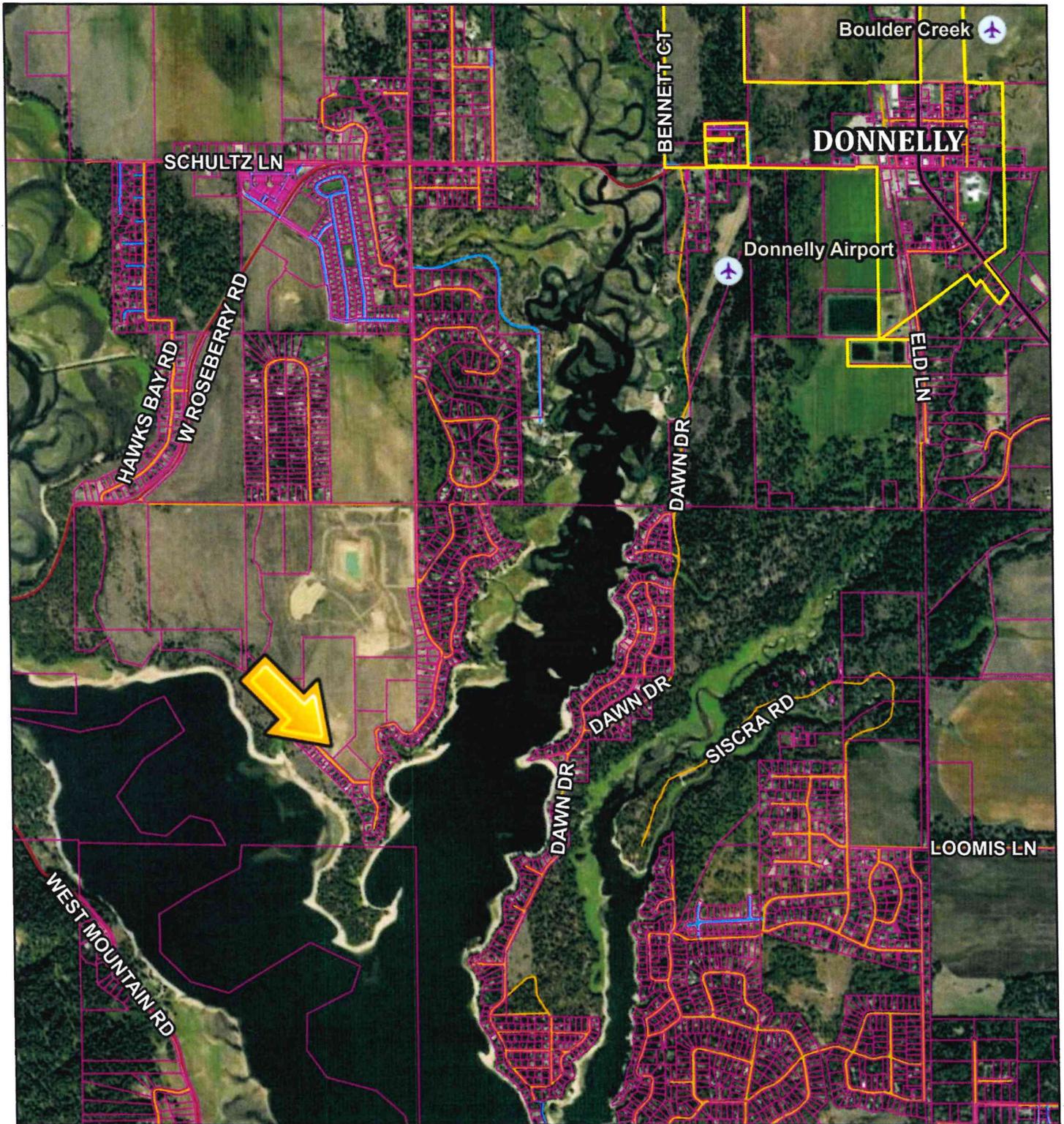
Sub-Total (+) 21

Sub-Total (--) 2

Total Score +19

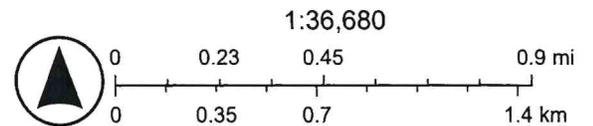
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# C.U.P. 25-036 Location



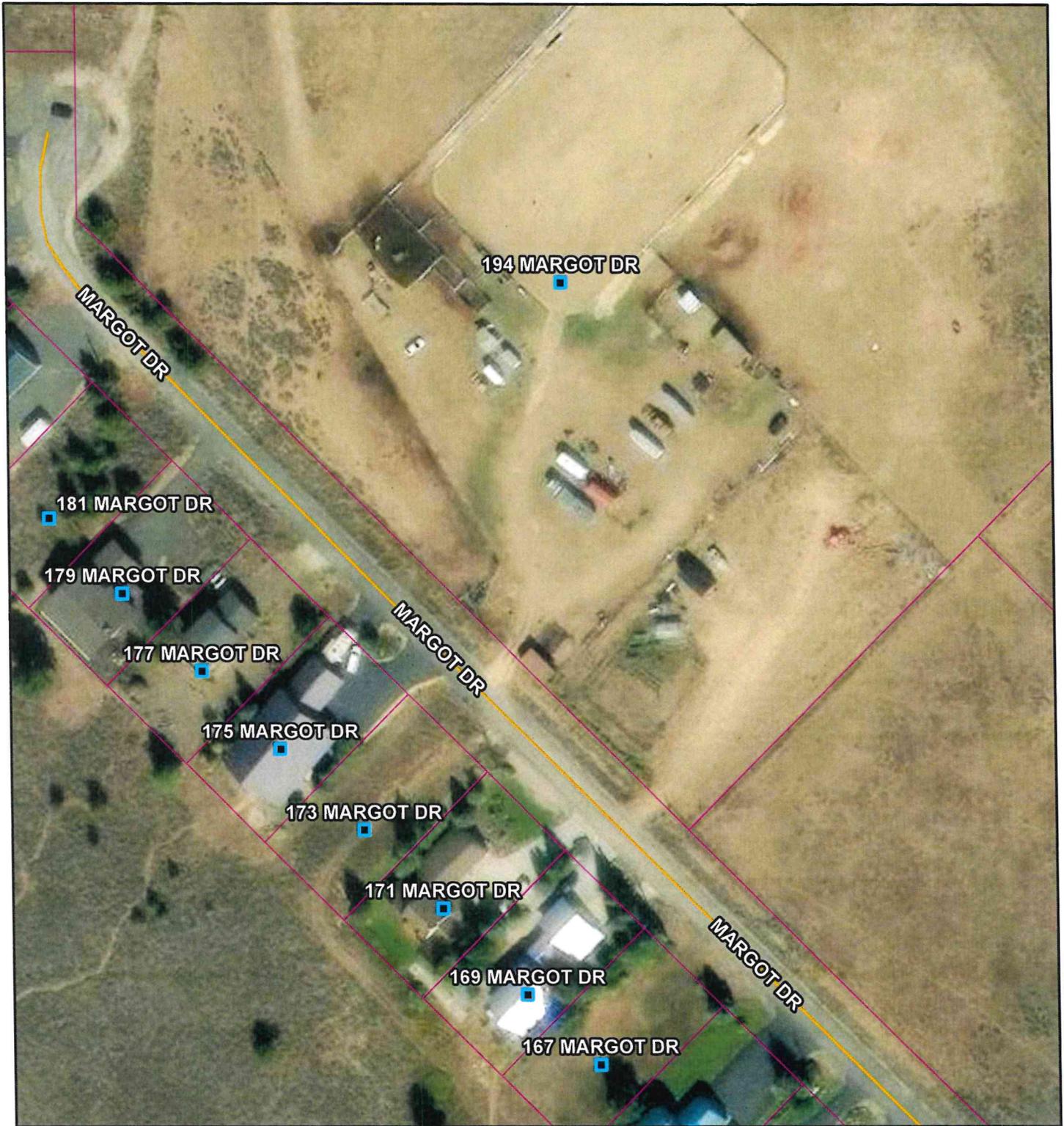
12/30/2025, 11:22:15 AM

-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries
- Roads**
-  MAJOR
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE



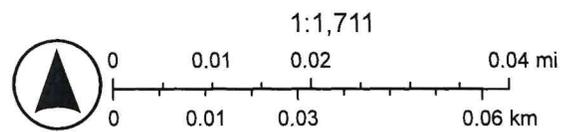
Earthstar Geographics

# C.U.P. 25-036 Aerial Map



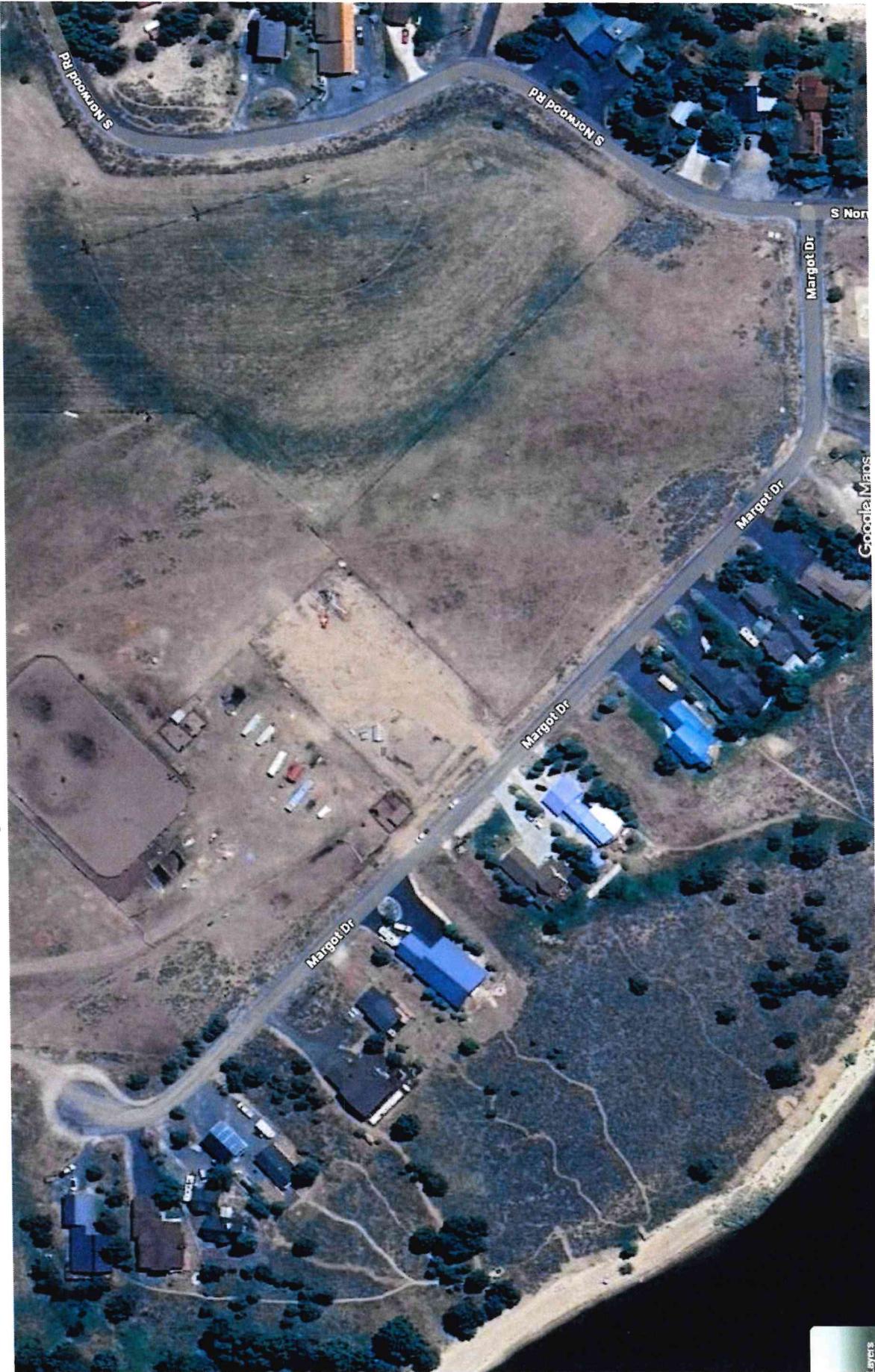
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- Address Points
- Parcel Boundaries
- Roads
- URBAN/RURAL

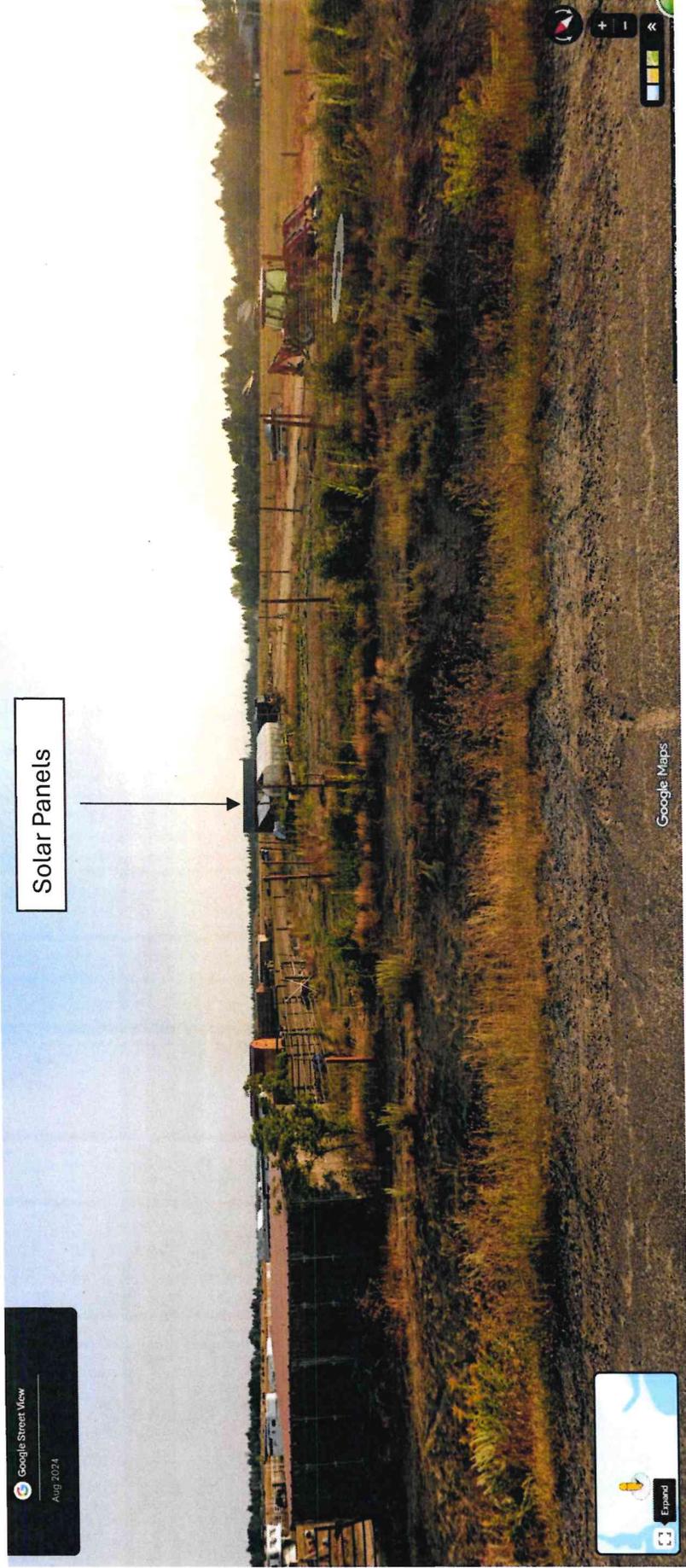


Microsoft, Vantor

Google Maps -- Aerial View - 2025



Looking Northeastly from Margot Drive (Source Google Maps – Street View, August 2024)

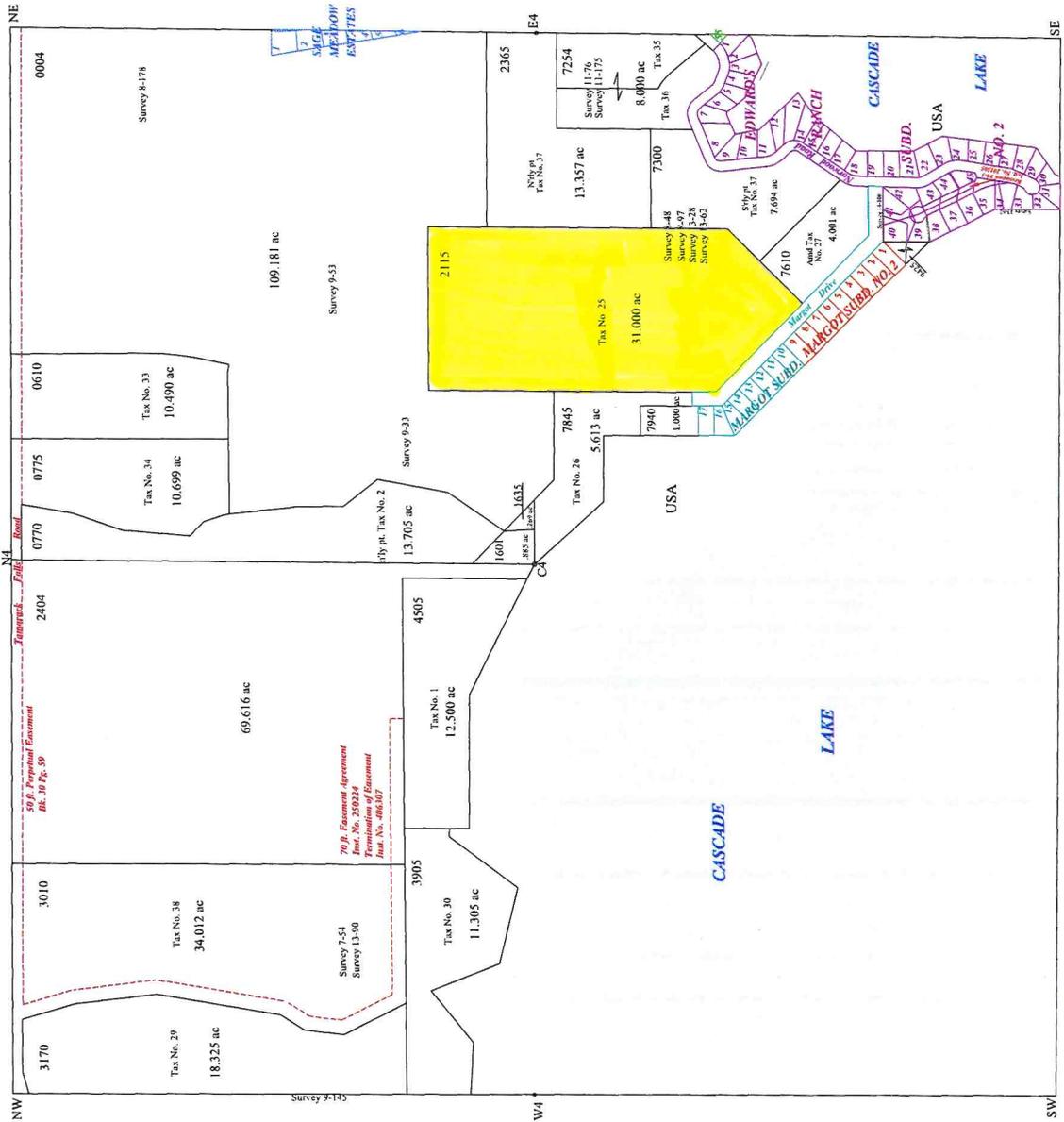


**PLAT TITLE**

T W P . 1 6 N R O S E S E C . 2 0

**VALLEY COUNTY**  
 Cartography Dept.  
 Assessor's Office  
 Cascade, ID 83611

Filename:  
 Valley County Base Map  
 Scale:  $\frac{1}{62500}$   
 Date: 6/25/2025  
 Drawn by: L. Frederick

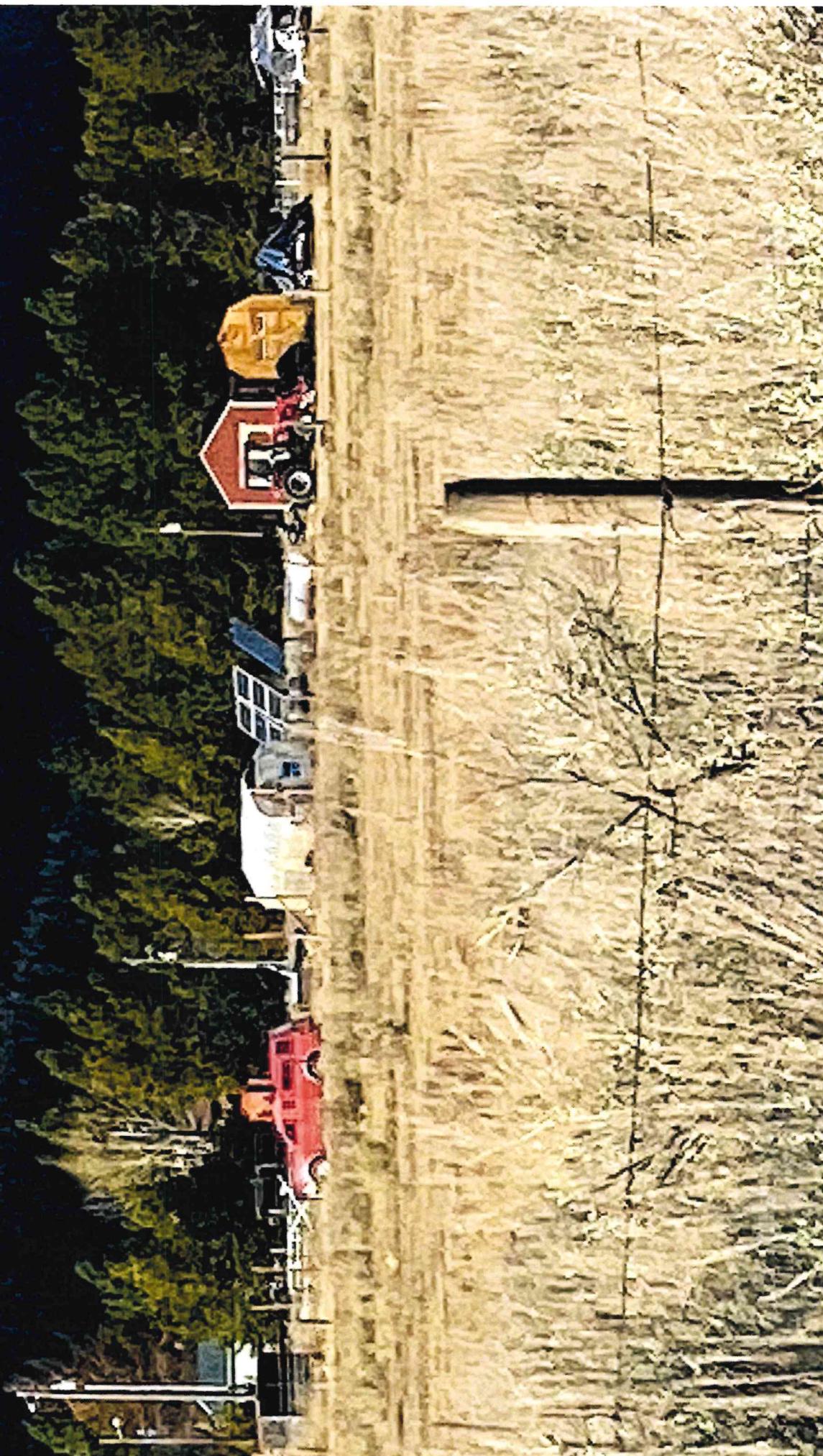


This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Recommendations, Clandestine Interests.

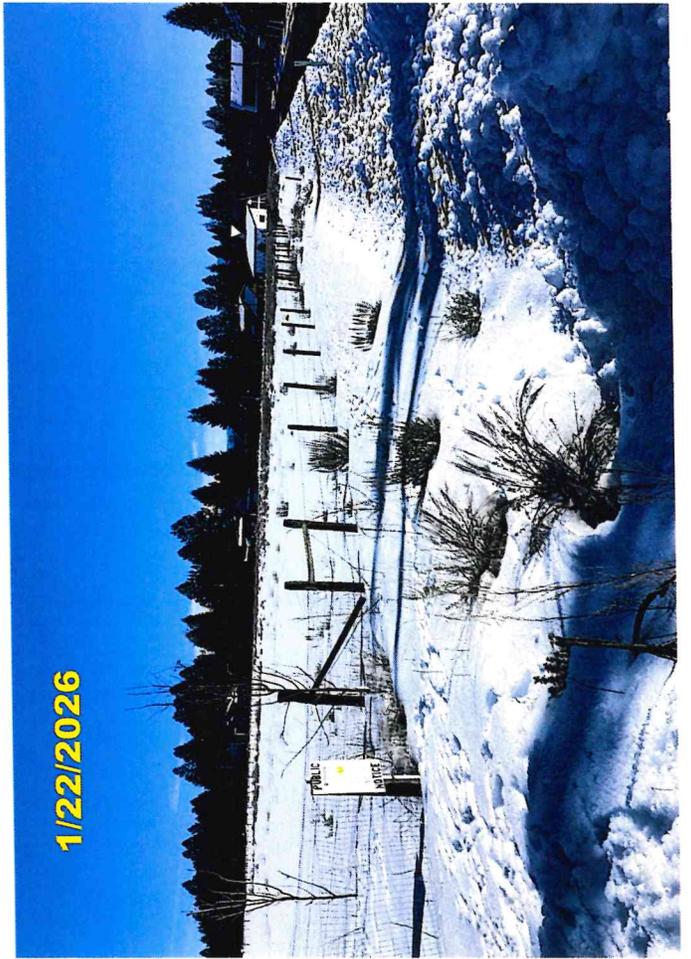
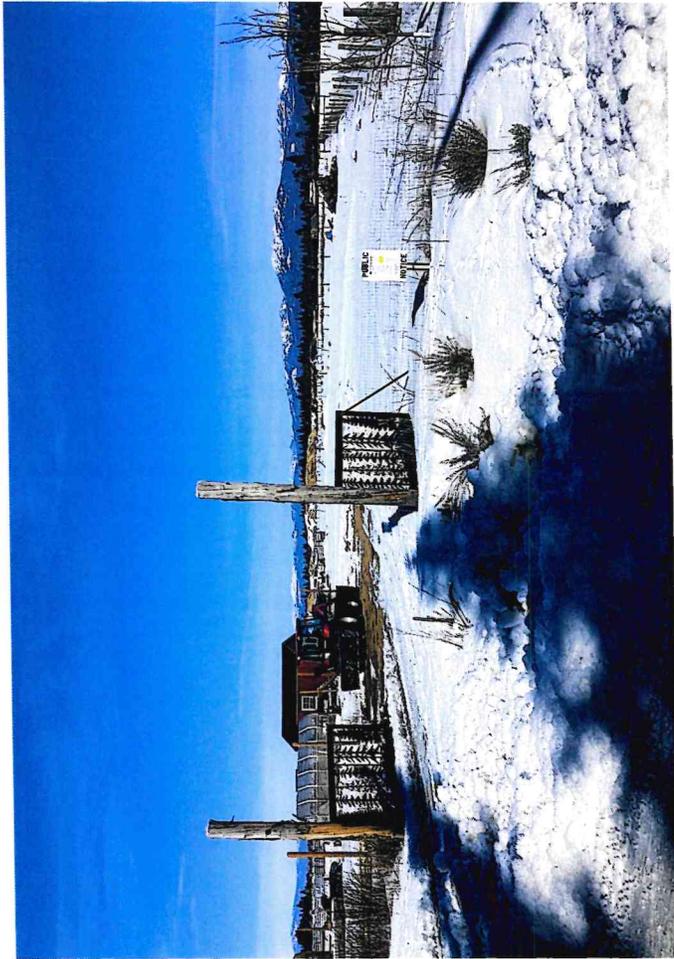
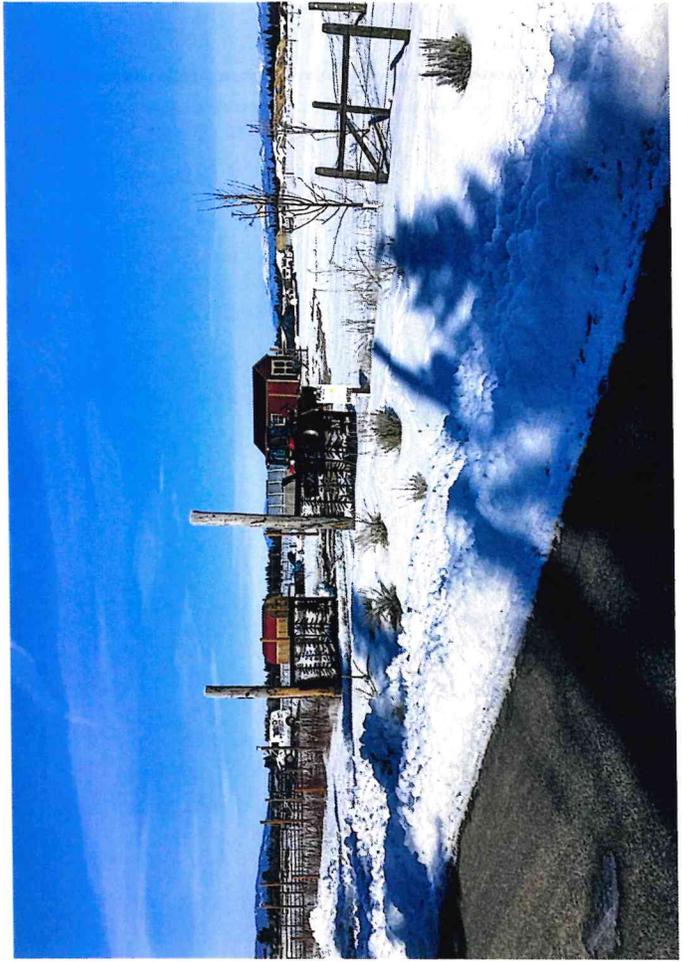
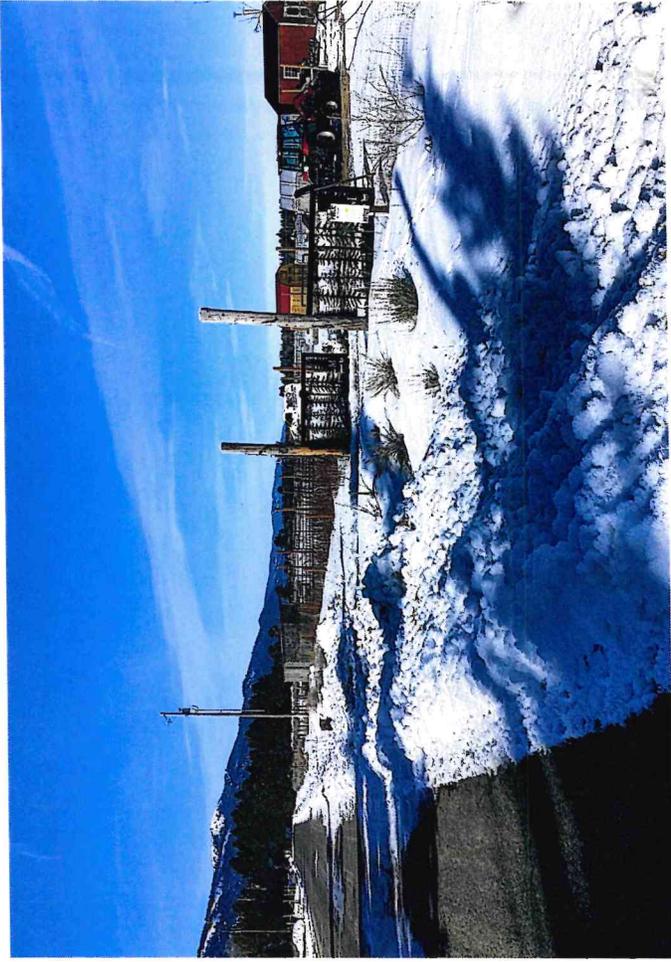
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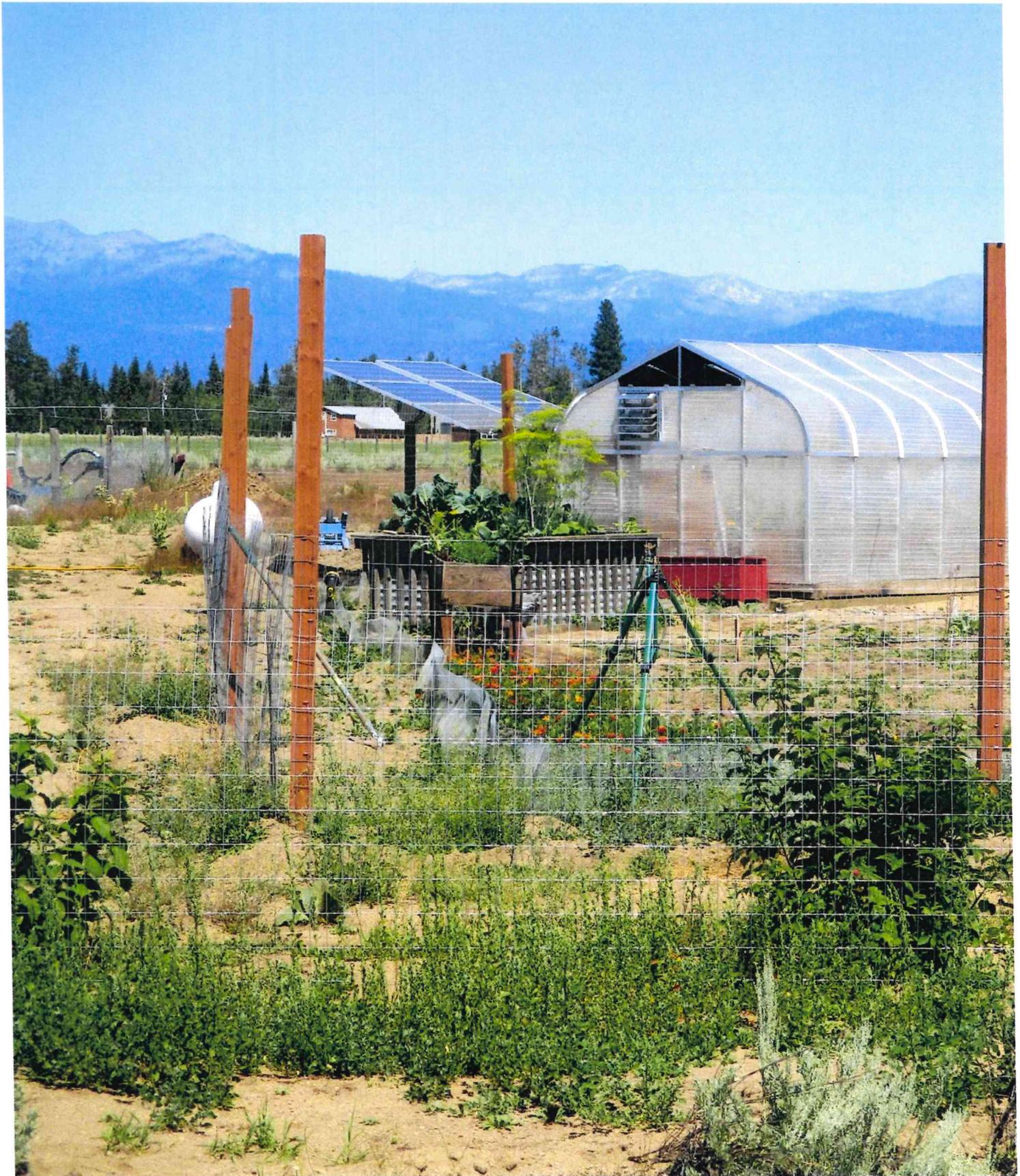


12/16/2025



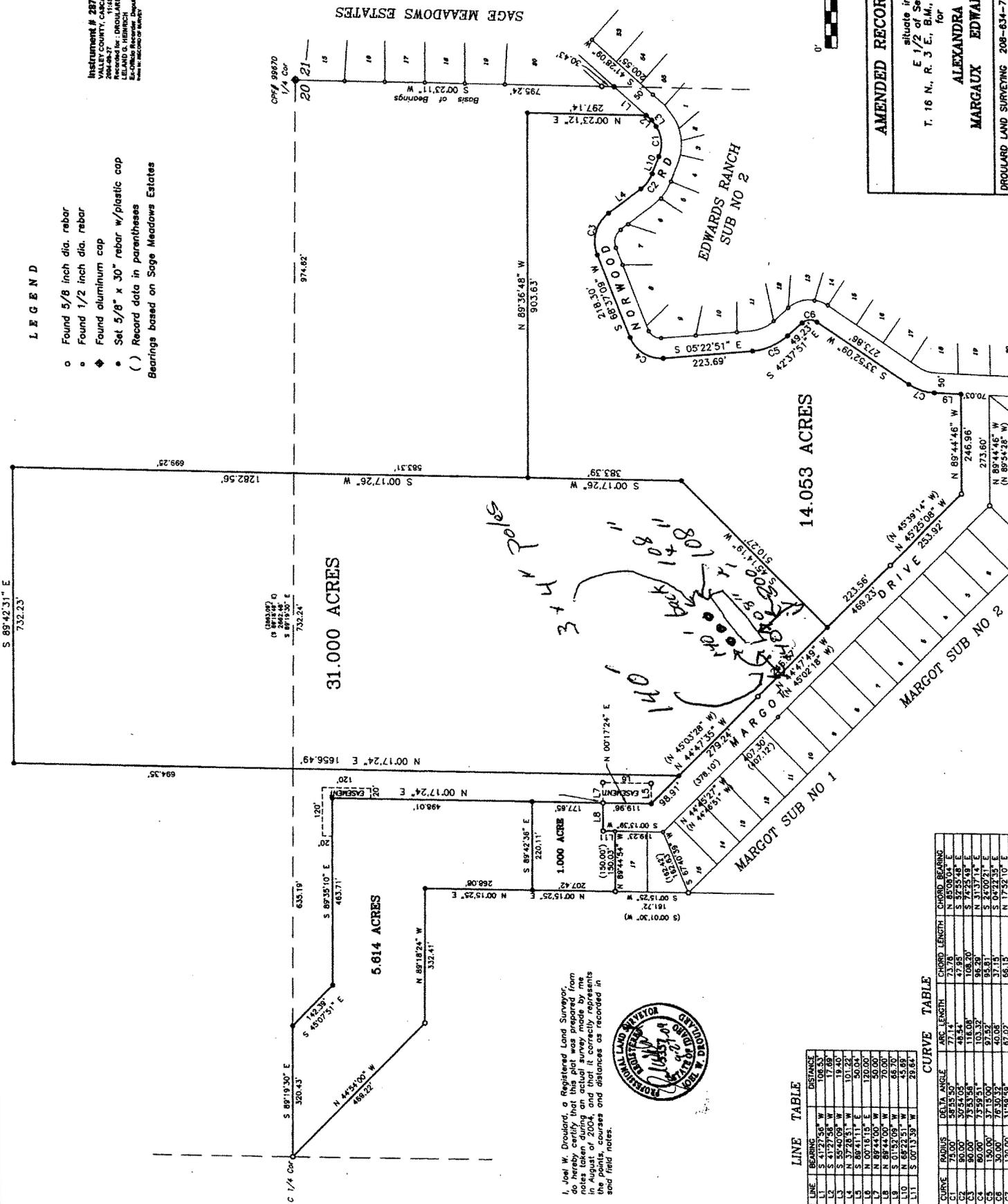






Instrument # 287811  
 VALLEY COUNTY, CASCADE RANGE  
 2004-08-27  
 11:58:08 No. of Pages: 1  
 JOEL W. DROULARD  
 LEIAND G. HEINRICH  
 E.L. Office Recorder, Surveyor  
 Fee: \$30  
 Fee for Publication to Survey

- LEGEND**
- o Found 5/8 inch dia. rebar
  - o Found 1/2 inch dia. rebar
  - ◆ Found aluminum cap
  - Set 5/8" x 30" rebar w/plastic cap
  - ( ) Record data in parentheses
- Bearings based on Sage Meadows Estates



I, Joel W. Droulard, a Registered Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made by me in August of 2004. The bearings and distances are as recorded in said field notes.



LINE TABLE

LINE	BEARING	DELTA ANGLE	DEFLY
L1	S 89°42'31" E	732.23	0.00
L2	S 89°42'36" E	220.11	17.68
L3	S 89°42'36" E	220.11	17.68
L4	S 89°42'36" E	220.11	17.68
L5	S 89°42'36" E	220.11	17.68
L6	S 89°42'36" E	220.11	17.68
L7	S 89°42'36" E	220.11	17.68
L8	S 89°42'36" E	220.11	17.68
L9	S 89°42'36" E	220.11	17.68
L10	S 89°42'36" E	220.11	17.68
L11	S 89°42'36" E	220.11	17.68

CURVE TABLE

CURVE	BEARING	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	S 89°42'36" E	77.14	71.76	N 89°08'04" E	126.53
C2	S 89°42'36" E	77.14	71.76	S 89°08'04" E	126.53
C3	S 89°42'36" E	77.14	71.76	S 89°08'04" E	126.53
C4	S 89°42'36" E	77.14	71.76	S 89°08'04" E	126.53
C5	S 89°42'36" E	77.14	71.76	S 89°08'04" E	126.53
C6	S 89°42'36" E	77.14	71.76	S 89°08'04" E	126.53
C7	S 89°42'36" E	77.14	71.76	S 89°08'04" E	126.53

**AMENDED RECORD OF SURVEY**  
 situate in the  
 E 1/2 of Section 20,  
 T. 16 N., R. 3 E., B.M., Valley County, Idaho  
 for  
**ALEXANDRA EDWARDS**  
**MARGAUX EDWARDS - CROCKETT**  
 DROULARD LAND SURVEYING 208-634-7388 AUGUST 2004 1603E202

**From:** Emily Hart <ehart@mccall.id.us>

**Sent:** Wednesday, January 14, 2026 2:13 PM

**To:** Lori Hunter <lhunter@valleycountyid.gov>; BessieJo Wagner <bwagner@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Yoram Terleth <yterleth@mccallidus.onmicrosoft.com>

**Subject:** RE: February 12, 2026 - VC PZ Meeting

Lori,

McCall Airport has no comment on C.U.P. 25-036 Maini Solar Panels.

SUB 25-021 Hummingbird Haven Subdivision is 1.34 miles from end of Runway 34. It is in the Horizontal Surface. No Airport Requirements at this time. Submittal of FAA Form 7460-1 may be required for future construction.

Emily Hart, ACE GA/CM | McCall Airport Manager  
336 Deinhard Lane Hangar 100 | McCall, ID 83638  
Direct: 208.634.8965 | Cell: 208.630.3441  
[www.mccall.id.us/airport](http://www.mccall.id.us/airport)



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # \_\_\_\_\_  
 Conditional Use # CUP 25-036 Main Solar Panels  
 Preliminary / Final / Short Plat \_\_\_\_\_

- 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:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - 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:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community 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:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 14. CADH has no objection to the CUP or the nine existing 2'x6' panel installations.

Reviewed By: B. Row Cooper

Date: 1/26/26

**From:** Kendra Conder <Kendra.Conder@itd.idaho.gov>  
**Sent:** Saturday, January 24, 2026 1:02 PM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** RE: February 12, 2026 - VC PZ Meeting

Hi Lori and Cynda,

ITD has reviewed the below-referenced applications and does not have any comments.

We have an approved permit for Sterling Landscaping and are working through the turn lane warrant analysis for Rocky Mountain Storage. I'll send both you and the applicant a copy of our staff report for Rocky Mountain prior to the hearing date in February.

**Kendra Conder**

District 3 | Development Services Coordinator  
Idaho Transportation Department  
Office: 208-334-8377  
Cell: 208-972-3190



YOUR Safety >>> YOUR Mobility >>> YOUR Economic Opportunity

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**From:** Lori Hunter <lhunter@valleycountyid.gov>  
**Sent:** Monday, January 12, 2026 9:49 AM  
**Subject:** February 12, 2026 - VC PZ Meeting

Please read, distribute, and comment on the attached public hearing notices. Relevant maps, site plans, etc., will also be attached. More information, including applications and staff reports, will be available at <https://www.co.valley.id.us/meetingdashboard>

Send comments to: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

Lori Hunter  
Valley County Planning & Zoning Planner II  
208-382-7115  
700 South Main Street • P.O. Box 1350  
Cascade, ID 83611

*Service Transparent Accountable Responsive*



**Donnelly Rural Fire Protection District**

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

February 2, 2026

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 25-036 Maini Solar Panels

After review, the Donnelly Rural Fire Protection District has no comments, concerns or requirements at this time.

Please call with any questions you may have.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Hohenbeck".

Jerry Hohenbeck

Fire Marshal

Donnelly Fire Department

firemarshal@donnellyfire.net

Cell: (208) 849-2438