

Valley County Planning and Zoning

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



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STAFF REPORT: C.U.P. 26-003 Lamon Solar Panels
MEETING DATE: April 9, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Jim Lamon / James R Lamon Family Living Trust
PO Box 361, Cascade ID 83611
LOCATION: 400 Corral Creek Road
Parcels RP13N04E150006 and RP13N04E154805 located in
Section 15, T.13N, R.4E, Boise Meridian, Valley County, Idaho
REQUEST: Ground-Mounted Solar Panel Arrays
EXISTING LAND USE: Agricultural with Residence

Jim Lamon is requesting a conditional use permit for four rows of ground-mounted solar panel arrays for agricultural use on a 160-acre parcel. The solar panels arrays have been installed and are used to provide power for the irrigation well pumphouse. Irrigation pivots supply water for irrigated grazing. A variance from the property line setbacks is requested.

Additional solar panels have been installed at two sites on the adjacent 320-acre parcel for both agricultural and residential use. An additional array near the barn is proposed but has not yet been constructed.

Access is from Corral Creek Road, a public road.

FINDINGS:

1. The application was submitted on February 13, 2026. Additional information was received on March 7, 2026, and March 12, 2026.
2. Legal notice was posted in the *Star News* on March 19, 2026, and March 26, 2026. Potentially affected agencies were notified on March 10, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent March 10, 2026. The site was posted on March 19, 2026. The notice and application were posted online at www.co.valley.id.us on March 10, 2026, and updated on March 13, 2026.
3. Agency comment received:

Brent Copes, Central District Health, has no objection to the C.U.P. (March 27, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated the solar panels have already

been installed so there are no new changes to site topography and no impacts to roads.
(March 31, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (March 16, 2026)

4. Public comment received:

Chris and Carla Dallenbach, 92 Goslin Loop, are opposed to the location of the installed solar panels near their property line. Planting trees or tall shrubs that will screen the panels from their view year-round is acceptable mitigation to lessen the visual impact to their home. VCC 9-5G-1 requires the Commission to consider the impact on neighbors as a determining factor. A picture is attached. (March 29, 2026)

5. Physical characteristics of the site: Variable topography and ground cover.

7. The surrounding land use and zoning includes:

North: Agriculture (Productive Forest)

South: Agriculture (Grazing / Productive Forest)

East: Agriculture (Productive Forest)

West: Agriculture and Single-Family Residential Lots (Ben Goslin No. 4)

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.

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 +20.

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 Cascade Fire District and Water District 65. It is not within an irrigation district.
2. The applicant applied for a conditional use permit for the existing and proposed solar panel arrays after being contacted by Valley County Code Compliance.
3. Building permits will be required for the solar panel arrays.
4. A landscaping plan should be agreed upon to show mitigation of visual impacts to the neighboring property owners. A few trees on the north-westerly side of the panels should provide a screen.

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
- Image from Google Maps
- Assessor Plat – T.13N R.4E Section 15

- Pictures Taken by Staff on March 19, 2026, and September 2, 2025
- Pictures From Assessor's Records, May 27, 2026
- Site Plans 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 building permit(s) for the solar panel structures prior to December 31, 2027.
5. Shall meet requirements of Cascade 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 arrays become 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 above what is included in this application.
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.
11. Shall plant a few trees and shrubs on the north-westerly side of the panel array along the road to obscure the view from the neighboring properties.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response Value

Use Matrix Values:

- | | | | | | |
|---------|-------|---|---|-------|--|
| (+2/-2) | _____ | X | 4 | _____ | 1. Is the proposed use compatible with the dominant adjacent land use? |
| (+2/-2) | _____ | X | 2 | _____ | 2. Is the proposed use compatible with the other adjacent land uses (total and average)? |
| (+2/-2) | _____ | X | 1 | _____ | 3. Is the proposed use generally compatible with the overall land use in the local vicinity? |

Site Specific Evaluation (Impacts and Proposed Mitigation)

- | | | | | | |
|---------|-------|---|---|-------|--|
| (+2/-2) | _____ | X | 3 | _____ | 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? |
| (+2/-2) | _____ | X | 1 | _____ | 5. Is the size or scale of proposed <u>lots and/or</u> structures similar to adjacent ones? |
| (+2/-2) | _____ | X | 2 | _____ | 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? |
| (+2/-2) | _____ | X | 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? |
| (+2/-2) | _____ | X | 2 | _____ | 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? |
| (+2/-2) | _____ | X | 2 | _____ | 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? |

Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

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

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 USERS	1. AGRICULTURAL																								
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	+2	+1	-2	+1	-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	3	
	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	4	
	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	5	
	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	6	
	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	7	
CIVIC or COMMUNITY SERVICE USERS	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+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	+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	+1	+2	+2	10	
	11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1	+2	-1	+2	+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	+1	+2	+1	+1	12
	13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2	13
COMMERCIAL USERS	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1		-1	-1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1	14	
	15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	-1		+1	-2	-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	+2	+1	+1	+1	+1	+2	+1	-1	+2	-2		+1	-2	+1		+1	+1	+1	+1	-2	-2	17
INDUS? USERS	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	+2		+1	+2	-2	-2	19	
	20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	-1		+2	-2	+1	+1	+2	+1	+2	+2	-2	+1	20
INDUS? USERS	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2	+2	+2	+2	+1	+1	21
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	-1	-1	-1	-1	-1	-1	-2	-1	-2	+1	+2	22
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+2	+1	+1	+1	-1	-1	-2	-1	-2	-1	+1	+2	23

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 10 "Public Utility"
Solar Panels

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?

Mostly Ag

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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?

It is large and has both trees & open fields.

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

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

Yes ~ houses

(+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 Traffic

(+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 - some 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 ~ + Tax

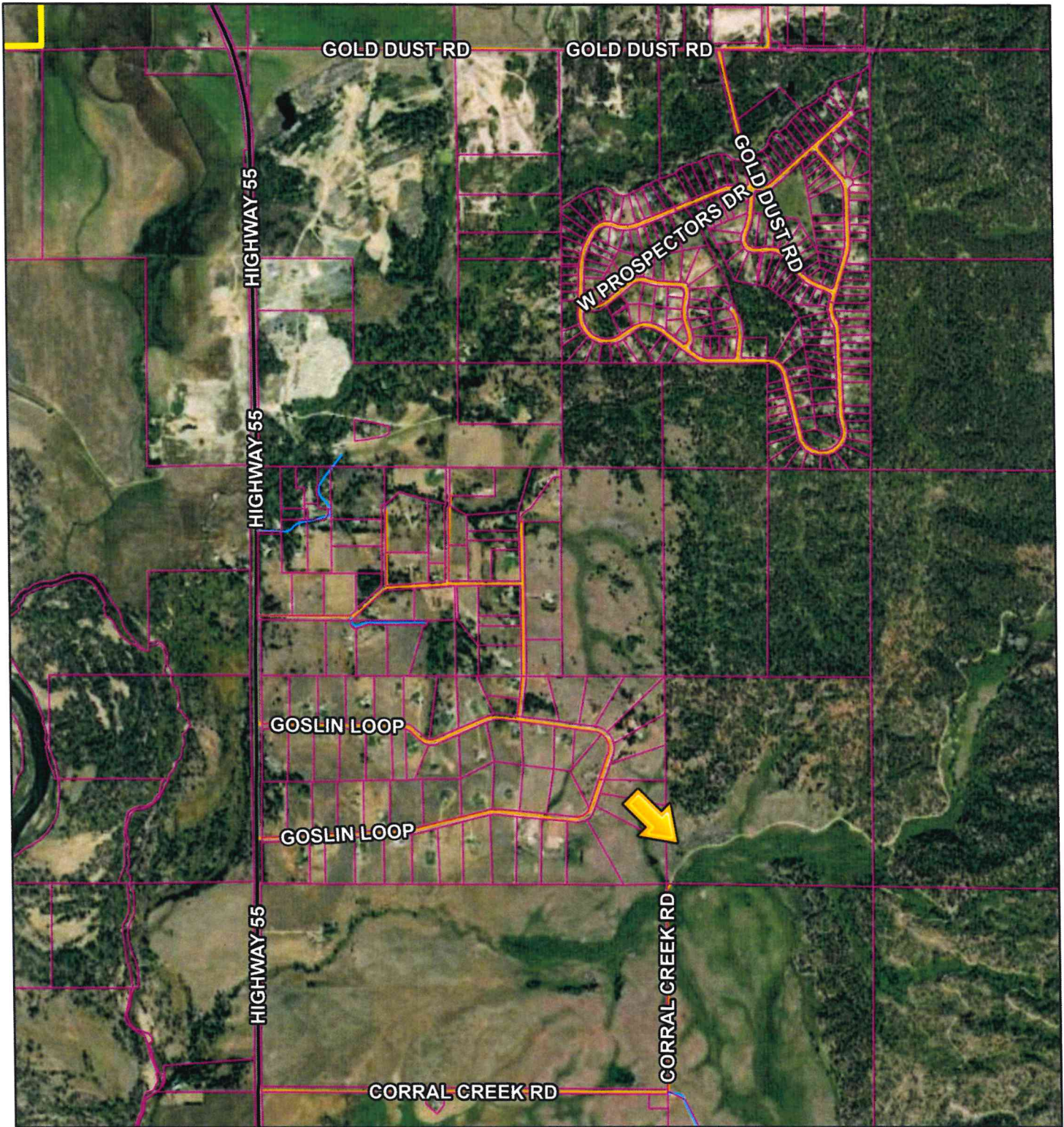
Sub-Total (+) 22

Sub-Total (-) 2





Total Score +20

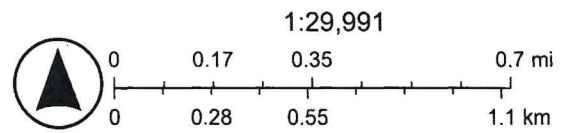
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 26-003 Location Map



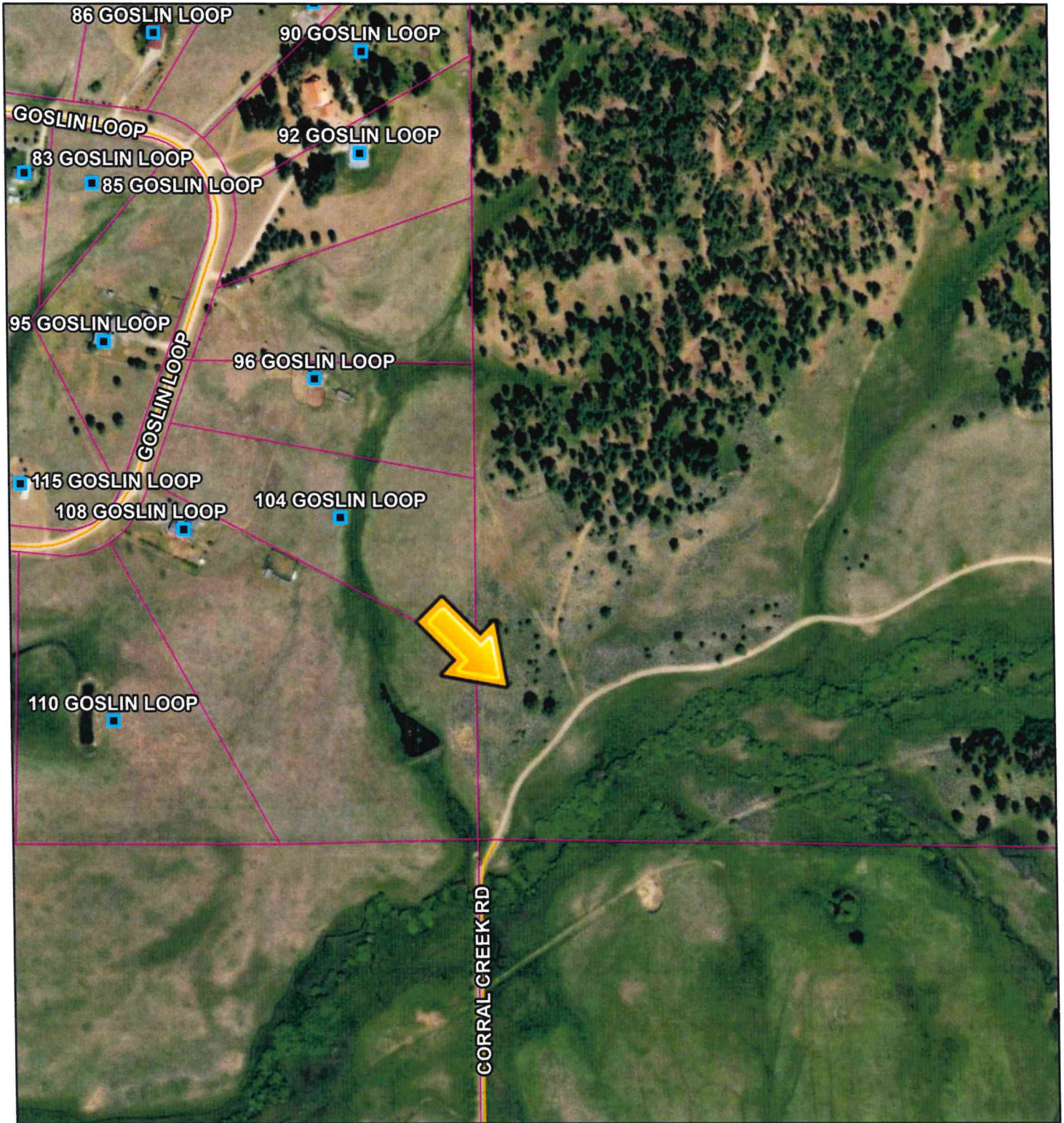
2/25/2026, 2:21:39 PM

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



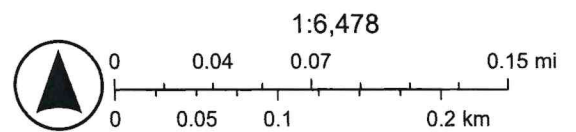
Vantor

C.U.P. 26-003 - Aerial Map of Solar Panel Arrays Locations



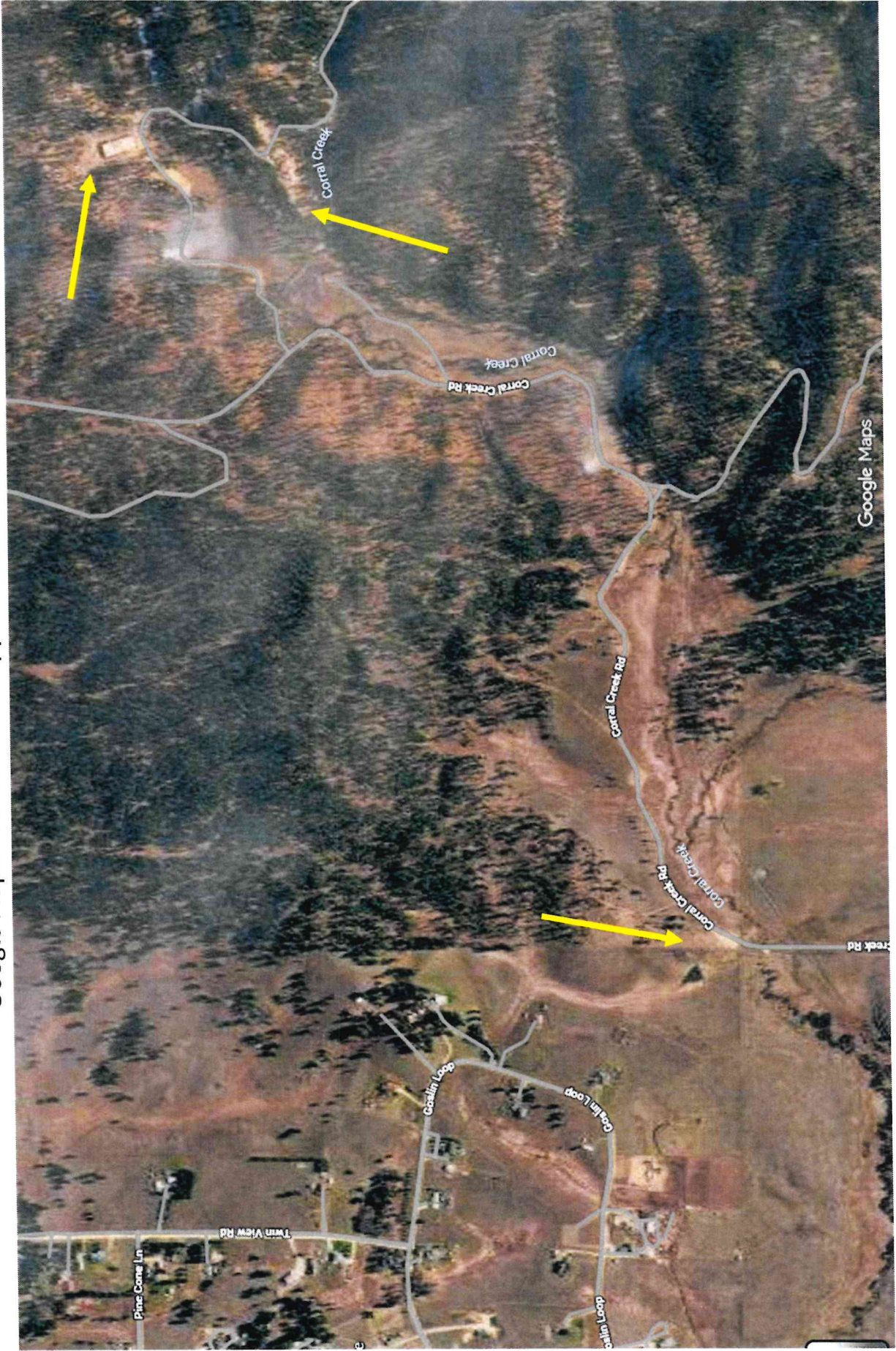
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- Address Points
- Parcel Boundaries
- Roads
 - URBAN/RURAL



Vantor

Google Maps – Aerial View – Approximate Solar Locations



PLAT TITLE

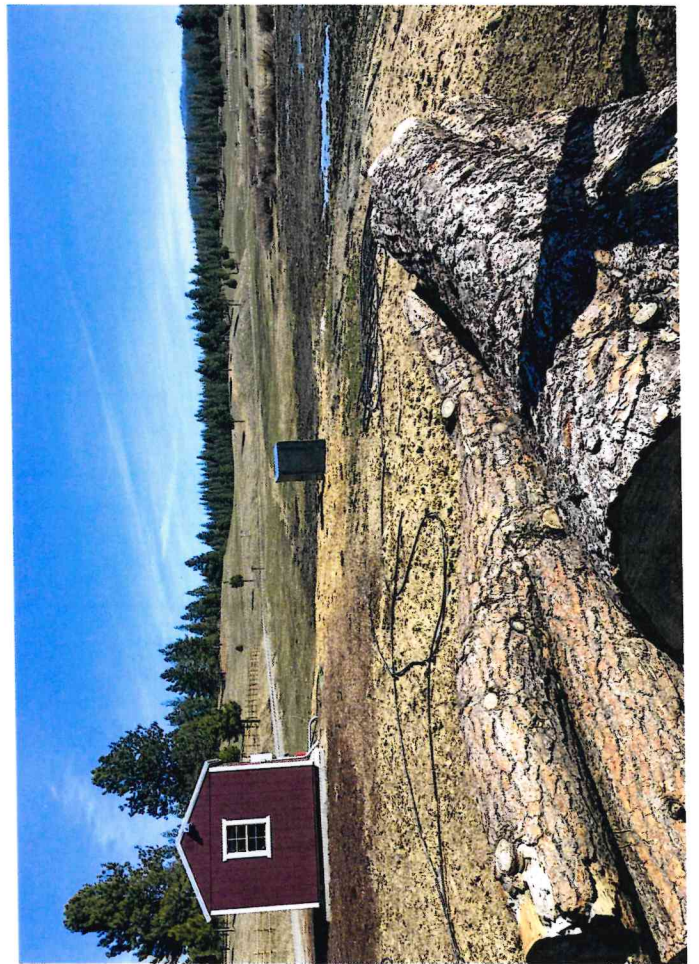
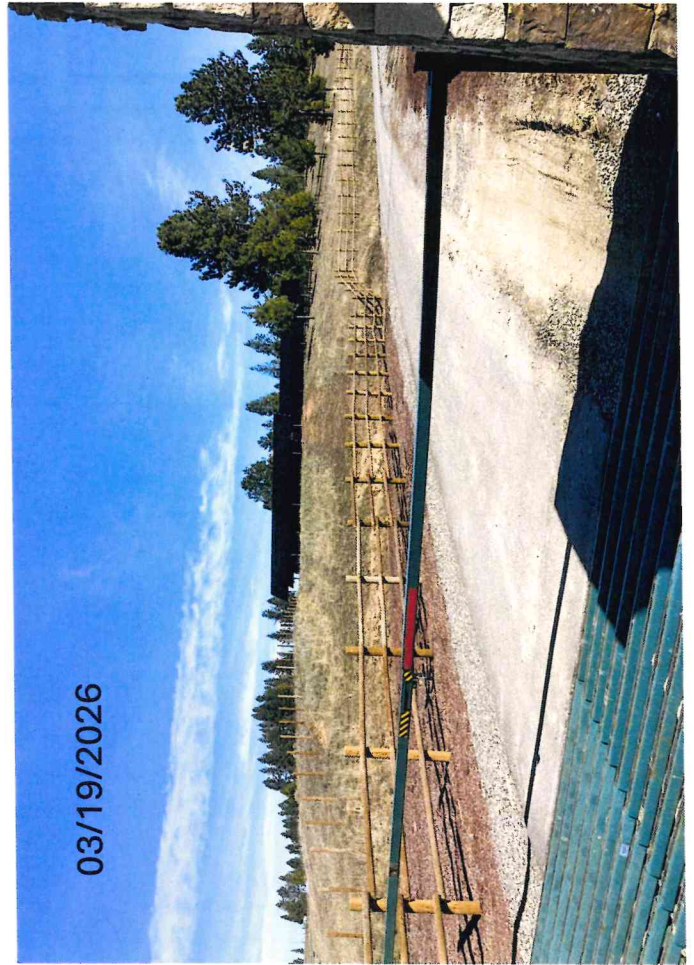
T W P . 1 3 N R O 4 E S E C . 1 5

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

Filename:
Valley County Base Map
Scale:
Date: 6/12/2024
Drawn by: L. Frederick



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Therein.



9-2-2025





05/27/2025

HIGHER
ELEVATION
↓ (SLOPES SOUTH)

NEIGHBOR
TO USE →

SOLAR
POWER



1A 72GPM

1B 130GPM

2B 87 GPM

2A 107 GPM

PROPERTY
LINES

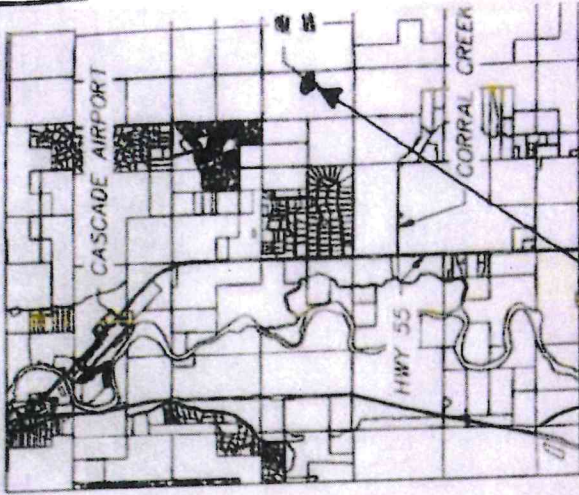
(APPROX 2 MILES
TO HIGHWAY 55)

IRRIGATION
PUMP HOUSE

IRRIGATION
WELL

SCALE
500 FEET

VICINITY MAP NOT TO SCALE



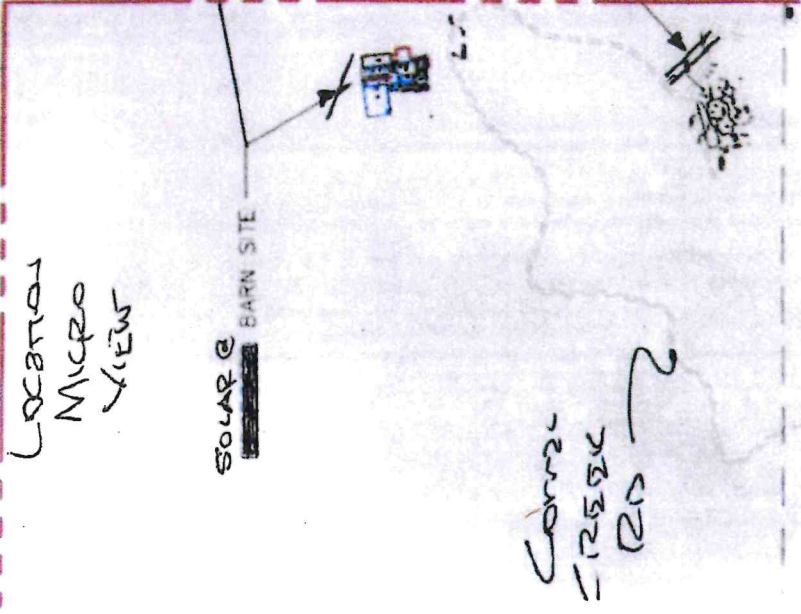
LOCATION
MACRO
VIEW

BASIS OF BEARINGS

HORIZONTAL DATUM BASED ON IDAHO STATE
IDAHO WEST ZONE 1103. DISTANCES ARE IN
FEET. VERTICAL DATUM IS NAVD83, GEDD. 18.



LOCATION
MICRO
VIEW



12 PANELS
1 ROW 50' L x 12' H - 9' D
44° 27' 52" N
115° 57' 36" W

SOLAR HOME SITE
48 PANELS
2 ROWS EACH 50' L x 12' H - 9' D
44° 27' 43" N
115° 57' 36" W

Corral
Creek
RD



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 26-003 Lemon 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 waste flow characteristics
 - bedrock from original grade 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 community sewage system community water well
 - interim sewage central water
 - individual sewage individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage community sewage system community water
 - sewage dry lines central 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 swimming pools or spas child care center
 - beverage establishment grocery store

14. CDH has no objection to the CUP for ground mounted solar panels.
CDH's records show NO dwellings or septic systems on
the property.

Reviewed By: Ruth Cooper

Date: 3/27/26

Parametrix No. 314-4875-001

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672
Cascade, ID 83611

Re: April 9, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed in the April 9, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. **C.U.P. 25-032 McClellan/Smith Solar Panels**
Not reviewed (No information attached).
2. **SUB 25-021 Hummingbird Haven Subdivision – Preliminary and Final Plat**
Not reviewed (No information attached).

New Business:

1. **SUB 26-003 Green Acres Subdivision – Preliminary Plat**
Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements to Vickery Court and Green Acres Drive (both private roads) are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed roadways within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. The proposed 26-foot width for Green Acres Drive does not meet the 28-foot minimum required by the Valley County Road Standards; therefore, a variance will be required.

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.
2. **C.U.P. 26-003 Lamon Solar Panels**
The solar panels have already been installed so there are no new changes to site topography and no impacts to roads. Not reviewed.
3. **C.U.P. 26-004 Maxton Short-Term Rental**
Not reviewed (Postponed to May 14, 2026)



4. **C.U.P. 21-07 Jug Mountain Ranch Storage Units – Extension Request**
Extension request. Original CUP conditions and review apply.
5. **SUB 26-004 Orange Sky Subdivision – Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
6. **SUB 26-005 Pine Creek Ranck South Subdivision – Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
7. **C.U.P. 21-05 Lake Fork Industrial Center – Extension Request**
Extension request. Original CUP conditions and review apply.
8. **C.U.P. 26-005 Amendment to C.U.P. 25-025 Intermountain Sports Rentals and Repair**
Placement of the containers does not require site grading and drainage plans. No further review required.

Final Plats:

1. **C.U.P. 24-13 Saddle Rock Subdivision Phase 4 – Final Plat**
Further review not required.
2. **C.U.P. 24-02 River Fork Ranch – Final Plat**
Further review not required.
3. **SUB 25-04 Herrick North – Final Plat**
Further review not required.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE





March 16, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: VC PZ Commission - April 9, 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy G. Smith". The signature is fluid and cursive, with a large initial "T" and "S".

Troy Smith
Regional Administrator

Chris & Carla Dallenbach
92 Goslin Loop
Cascade, ID 83611

March 29, 2026

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade ID 83611

RE: Opposition of C.U.P 26-003 Lamon Solar Panels

To Cynda Herrick

We are writing as the owners of 92 Goslin Loop, Cascade, to formally object to the location of the installed solar panels at 400 Corral Creek Rd.

When we bought our full-time residence in December 2018, we fell in love with the view and the small-town feel of Cascade. We looked forward to our new neighbors becoming friends. Now, when those friends come to visit, their first comment is often about the beautiful view—followed quickly by, "except for those solar panels." It's a significant loss of the visual beauty that drew us to this home in the first place.

To be clear, we don't object to the use of solar panels to provide power for the agriculture needs of this property, and we accept the idea that the CUP will most likely be approved. Since we were not given the opportunity for input at the onset of this project due to its after-the-fact application, we ask the Commission to require specific mitigation measures to lessen the significant visual impact and loss of visual amenity this installation has caused to our home. The Commission must consider the impact on neighbors as a determining factor for a Conditional Use Permit under VCC 9-5G-1 (A) (4).

It is frustrating that someone with the means and resources that Mr Lamon seems to have, to not acquire the proper permitting ahead of time, is now submitting a CUP.

Knowing that he recently built his home, I would expect him to be aware of the permitting process for features/structures being added to property.

If we had been given the opportunity for input, we would have preferred this solar structure not be installed so close to the property line and in clear view from our home. Since that is no longer an option, we are requesting that the property owner be required to come up with landscaping strategies to lessen their visual prominence. Planting trees or tall shrubs that will screen the panels from our view year-round.

We hope the Commission will ensure that one person's project doesn't come at the expense of their neighbor's home and view.

Sincerely,

Chris & Carla Dallenbach

92 Goslin Loop

