

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Monday, May 4, 2026 9:44 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Jennifer Lahmon <Jennifer.Lahmon@deq.idaho.gov>
Subject: RE: CUP 25-032 Appeal - Public Hearing - June 1, 2026

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,



Carlene Oberg

Administrative Assistant I

Idaho Department of Environmental Quality

1445 North Orchard Street Boise, Idaho 83706

P: (208) 373-0550 | www.deq.idaho.gov

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



File Number: 165093

ACCESSORY USE AUTHORIZATION

March 26, 2026

Valley County Building Department
PO Box 1350
Cascade, ID 83611Applicant / Owner..... Magic Valley Electric
Property Address.....30 Flicker RD, McCall, ID 83638
Legal Description.....SE ¼, SW ¼, Section 07, Township 17N, Range 04E

This office has no objection to the addition of a 17ft – 7 ¼ inch tall x 45ft – 7 ½ inch wide ground mount solar array as shown on the plot plan to the existing sewage disposal system inspected and approved on 11/01/24. Based upon the plans submitted by the applicant, it appears the proposed addition will neither impact the drainfield nor septic tank. Central District Health's acceptance is subject to the owner's acknowledgment of the following statements:

1. Any construction, alteration, or extension of the existing sewage disposal system or of a new system shall not be started until a valid permit for such activity has been obtained from Central District Health (as required by the *Rules For Individual/Subsurface Sewage Disposal Systems, May 1993*).
2. In the event that the sewage disposal system fails, the owner will pursue immediate action to expediently and properly correct any malfunction so as to prevent the development of the health hazards in accordance with applicable codes, regulations, and ordinances.
3. Refer to application for applicant signature.

Sincerely,

Brandon Harris, REHS
Environmental Health Specialist Senior**Ada & Boise County**707 N. Armstrong Pl. Boise, ID 83704
208-375-5211**Elmore County**520 E. 8th N. Mountain Home, ID 83647
208-587-4407**Valley County**703 1st St. McCall, ID 83638
208-634-7194

From: Emily Hart <ehart@mccall.id.us>
Sent: Wednesday, December 31, 2025 10:48 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: Steffen Verdin <steffen.verdin@itd.idaho.gov>; Favors Schildgen, Jennifer L (FAA) <jennifer.l.favors.schildgen@faa.gov>; Trotta, Roxanne (FAA) <roxanne.trotta@faa.gov>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>; Forest Atkinson <FAtkinson@mccall.id.us>; ncuvala@ardurra.com <ncuvala@ardurra.com>; mhagedorn@ardurra.com <mhagedorn@ardurra.com>; kbissell@to-engineers.com <kbissell@to-engineers.com>; Airport Advisory Committee <AirportAdvisoryCommission@mccall.id.us>
Subject: RE: Valley County PZ - Public Hearings - Jan 8 2026

Lori,

Regarding the Agenda for the Jan. 8, 2026, Valley County PZ Public Hearing, McCall Airport has No Comment on:

P.U.D. 23-01 and C.U.P. 23-01 Garnet Valley
C.U.P. 25-032 McClellan/Smith Solar Panels
C.U.P. 25-033 Brown Commercial Lease Space

C.U.P. 25-035 Albright Camping Sites:

This proposed camping area is 2.34 miles from Runway 34 in the Horizontal Surface. If no buildings are constructed, no additional Airport comments.

C.U.P. 25-034 Bambic Campground:

McCall Airport recommends denial of C.U.P. 25-034.

The proposed campground is in the Approach Surface of Runway 34 as well as the Departure for Runway 16. The campsites are between 2,700' and 3,100' feet from Runway 34 centerline. Campgrounds congregate people and would be considered a residential type of land use, which is not a compatible land use in the Inner Critical Zone. A campground should not be allowed in this location due to the higher potential for accidents and annoyance issues.

As an Airport Sponsor that accepts FAA AIP (Airport Improvement Program) funds for airport capital improvement projects, the City of McCall is obligated to adhere to FAA Grant Assurances; in this case, FAA Grant Assurance 21: *Compatible Land Use. It (the Airport Sponsor) will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility*

From: Flack,Brandon <brandon.flack@idfg.idaho.gov>

Sent: Monday, December 29, 2025 2:24 PM

To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Re: Valley County PZ - Public Hearings - Jan 8 2026

Hi Cynda and Lori,

No comments from IDFG on these applications.

Thanks,

Brandon Flack

Regional Technical Assistance Manager

Idaho Dept. of Fish and Game

Southwest Region

15950 N. Gate Blvd.

Nampa, ID 83687

Ph: (208) 854-8947





Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

December 16, 2025

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 25-032 Magic Valley Electric LLC 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 cursive script, appearing to read "Jerry Holenbeck".

Jerry Holenbeck
Fire Marshal
Donnelly Fire Department
firemarshal@donnellyfire.net
Cell: (208) 849-2438



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # 25-032 Solar Panels - Magic Valley Electric

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. CDH requires an accessory application and fee to verify the solar panels will not impact the septic tank, drainfield, or drainfield replacement area. Reviewed By: Bret Cooper
Date: 12/10/25