

# 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)

---

**STAFF REPORT:** C.U.P. 26-003 Lamon Solar Panels – Setback Variance  
**MEETING DATE:** May 11, 2026  
**TO:** Board of County Commissioners  
**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:** Variances from Valley County Code

---

On April 9, 2026, the Planning and Zoning Commission approved C.U.P. 26-003 Lamon Solar Panels and recommended approval of a variance to allow a 6' setback versus the required 15' setback from the western property line to the existing solar panel arrays.

Jim Lamon received approval for 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 was requested as part of the CUP.

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 Planning and Zoning Commission held a properly noticed public hearing on the conditional use permit application on April 9, 2026. See attached Staff Report, Meeting Minutes, and Facts and Conclusions.
2. The Commission unanimously recommended approval of the variances.
3. This is an action item but is not a public hearing.
4. Valley County Code:

## TITLE 9 LAND USE AND DEVELOPMENT

### 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.

### 9-5H-10: VARIANCES:

A. Conditions: Pursuant to Idaho Code section 67-6516, the commission shall be empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this title. In the case of a PUD involving variations from the requirements of this title, it shall not be necessary for the applicant to file a separate application for such variances. Variances may also be heard simultaneously with conditional use permit applications.

#### B. Application:

1. A variance may be granted to an applicant only upon a showing of undue hardship as a result of characteristics of the site.
2. A written application for a variance shall be submitted to the administrator or staff containing:
  - a. Description of the nature of the variance requested.
  - b. A narrative statement and graphic material demonstrating:
    - (1) That special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
    - (2) That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
  - c. A site plan showing the location of the variance and the special characteristics of the site.
  - d. A list of adjoining property owners within three hundred feet (300') of the site.
  - e. The fee set by resolution of the board shall accompany the application for a variance.

C. Procedure: An application for a variance shall be reviewed by the administrator or staff and the commission in accordance with section 9-5H-11 of this article. The administrator shall post notice of the public hearing to the applicant, adjoining property owners, on site, and the public in accordance with subsection 9-5H-6B of this article.

#### D. Granting Of Variance:

1. A variance may be granted if the commission makes specific findings of fact based directly on the particular evidence in the application which supports the conclusion that the above conditions have been met by the applicant.
2. Within ten (10) days after a decision has been rendered, the administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
3. The commission's decision shall be a recommendation to the board.
4. The clerk, upon receipt of a recommendation from the commission, shall set the item on the agenda of the board at the earliest possible regular meeting of the board.
5. The board shall consider and act upon the commission's recommendations by following the procedures outlined in section 9-5H-11 of this article. However, if the commission's

- recommendation is unanimous and there is no opposition to approval of the variance, then the board need not hold a public hearing, but may make a decision as a regular agenda item. Only the applicant must be notified as to the time on the agenda of the public meeting.
6. A permit for the variance may be issued by the administrator or staff only after approval by the board.
  7. The variance approval is valid for five (5) years, unless a more specific date is specified.
- 

**STAFF COMMENTS:**

1. The applicant applied for a conditional use permit for the existing and proposed solar panel arrays after being contacted by Valley County Code Compliance.
2. The Planning and Zoning Commission already approved the conditional use permit.
3. Building permits will be required for the solar panel arrays.
4. **The Board is reviewing only the variance contained within the conditional use permit application.**

**Recommended Motion if Approved:**

I move to approve the following variance from Valley County Code as per the Planning and Zoning Commission recommendation and adopt the Facts and Conclusions as our own:

- A 6-ft setback instead of 15-ft from the side setback along the western property line.
- Building Permits are required for all existing and future solar panel arrays that are not on the primary residence.

**Recommended Motion if Denied:**

I move to deny the requested variance and require that the solar panel arrays be moved.

**ATTACHMENTS:**

- PZ Commission Facts and Conclusions, with Conditions of Approval (DRAFT)
- PZ Commission Meeting Minutes (DRAFT) of April 9, 2026
- PZ Commission Staff Report
- Applicant's Submittal, Including Meeting Exhibits

**END OF STAFF REPORT**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE  
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

**SUBJECT: C.U.P. 26-003 Lamon Solar Panels**

**INTRODUCTION**

This matter came before the Valley County Planning and Zoning Commission on April 9, 2026. The Commission reached a quorum. Commission members in attendance were Brad Mabe, Ben Oyarzo, Carrie Potter, Heidi Schneider, and Chairman Ken Roberts. A public hearing was held.

Jim Lamon was present and requested a conditional use permit for ground-mounted solar panel arrays for agricultural and residential uses. Access is from Corral Creek Road, a public road. A variance from property line setbacks was requested. The existing and proposed panels are located on RP13N04E154805 and RP13N04E150006 located in Section 15, T.13N, R.4E Boise Meridian, Valley County, Idaho.

**FINDINGS OF FACT**

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meeting dated April 9, 2026, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. The application and submittal information presented at the public hearing meets all the requirements of the Valley County Ordinances as codified in Title 9 of the Valley County Code.
2. That the existing use of the property is Agricultural with Residence.
3. That the land use categorization in Valley County Code (Table 9-3-1) is as follows:
  - 7. Alternative Energy Uses (b) Solar panels – detached from primary structure and > 8-feet in area
4. That the surrounding land uses are Agriculture (Grazing / Productive Forest) and Single-Family Residential Lots (Ben Goslin No. 4).
5. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code, and by the Laws of the State of Idaho.
  - The application was submitted on February 13, 2026. Additional information was received on March 7, 2026, and March 12, 2026.
  - 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.
  - Property owners within 300 feet of the property line were notified by fact sheet sent March 10, 2026.
  - The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on March 10, 2026, and updated on March 13, 2026.
  - The site was posted on March 19, 2025.

- A public hearing was held on April 9, 2026.
6. People commented during public testimony and submitted written testimony. See the staff report and minutes of the meeting.

## **CONCLUSIONS**

Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes as follows:

1. Valley County must follow the laws of the State of Idaho and those identified in the Valley County Code.
2. Valley County has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses.
3. Valley County has one mixed use zone that is a performance-based ordinance which promotes mitigation of impacts.
4. That the proposed use is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety, and welfare.
5. The proposed use is compatible with surrounding land uses. This application had a positive compatibility rating in accordance with Valley County Code Appendices 9-11-1.
6. The use will result in an increase of the applicant's private property values.
7. The proposed use will not have an undue adverse impact on the environment. 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
8. Conditional use permits are required for solar panel arrays to allow consideration of impacts to neighbors. The proposed use will not have an undue adverse impact on adjoining private property. Most of the solar panel arrays are out of site of nearby properties; those that are visible make a limited part of the neighbor's overall viewshed.
9. The proposed use will not have an undue adverse impact on government services.
10. That the proposed use is consistent with the Valley County Comprehensive Plan. The Comprehensive Plan promotes the use of alternative energy
11. Although the applicant and property owners did not obtain the proper County permits prior to installation, obtaining the conditional use permit and building permits will remedy the violations.

## **ORDER**

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, orders that the application of Jim Lamon for C.U.P. 26-003 Lamon Solar Panels as described in the application, staff report, correspondence, and minutes of the meeting be approved.

**Special conditions applied to the proposed use are:**

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 northwesterly side of the panel array to obscure the view from the neighboring properties.
12. Recommend the applicant plant some trees on 92 Goslin Loop for screening of the solar panels near the western property line.
13. Commissioners recommend approval of the requested variance to setback along the western side property line. The Board of County Commissioners will determine if this variance is allowed.

**NOTICE OF FINAL ACTION AND  
RIGHT TO REGULATORY TAKING ANALYSIS**

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such requests must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

**Please take notice** that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code

9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

**Please take notice** that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code, after seeking reconsideration within 14 days in accordance with Valley County Code 9-5H-13 and Idaho Code §67-6535 .

**END FACTS AND CONCLUSIONS**

\_\_\_\_\_  
Valley County Planning and Zoning Commission Chairman

\_\_\_\_\_  
Date

# Valley County Planning and Zoning Commission

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



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

Ken Roberts, Chairman  
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner  
Ben Oyarzo, Commissioner  
Heidi Schneider, Commissioner

## MINUTES

Valley County Planning and Zoning Commission  
April 9, 2026  
Valley County Court House - Cascade, Idaho  
PUBLIC HEARING - 6:00 p.m.

**A. OPEN:** Meeting called to order at 6:00 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

Chairman Roberts reviewed the agenda with the audience and announced that the following items have been postponed to the PZ Commission meeting on May 14, 2026:

- C.U.P. 26-004 Maxton Short-Term Rental
- SUB 26-004 Orange Sky Subdivision - Preliminary Plat
- SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

In addition, the extension request for C.U.P. 21-05 Lake Fork Industrial Center has been withdrawn by the applicant.

**B. MINUTES:** Commissioner Schneider moved to approve the minutes of March 12, 2026. Commissioner Mabe seconded the motion. Motion passed unanimously.

The Commissioners congratulated Director Herrick on her 30-year career with Valley County.

## C. OLD BUSINESS:

1. **C.U.P. 25-032 McClellan/Smith Solar Panels:** Magic Valley Electric LLC is requesting a conditional use permit for a 45-ft x 10-ft ground-mounted solar panel array for residential use. Maximum height would be 17-ft, 7¼-in. Access is from Flicker Road, a public road. The 8.7-acre parcel is RP17N04E076605, addressed at 30 Flicker Road, and located in the SESW Section 7, T.17N, R.4E, Boise Meridian, Valley County, Idaho. **Tabled from January 8, 2026.** Action Item.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners concurred that connecting the lots to central sewer would benefit the community, particularly due to the proximity to Lake Cascade. The road maintenance agreement should be required. The Commissioners agreed to recommend approval of a variance to the maximum lot coverage; it is a minimal change. The applicant was informed that asphalt typically works better than concrete in Valley County.

Commissioner Schneider moved to approve the conditional use permit and preliminary plat for SUB 26-003 Green Acres Subdivision with the stated conditions and:

- COA:** Shall record a deed transferring the new private road to a homeowner association.
- COA:** Shall be extension of maintenance agreement for Vickery Court for owners of lots within Green Acres Subdivision.
- COA:** Cannot block access to lots along Vickery Court.
- COA:** Commissioners recommend approval of the requested variance to the maximum lot coverage. The Board of County Commissioners will determine if this variance is allowed.

Commissioner Mabe seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

8:18 p.m.

2. **C.U.P. 26-003 Lamon Solar Panels:** Jim Lamon is requesting a conditional use permit for ground-mounted solar panel arrays for agricultural and residential uses. Access is from Corral Creek Road, a public road. A variance from property line setbacks is requested. The panels are located on RP13N04E154805 and RP13N04E150006 located in Section 15, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Additional information from applicant regarding location, setbacks, and construction. (April 2, 2026; March 12, 2026)
- **Exhibit 2** – Applicant's response to neighbor's opposition in Staff Report; photos provided. (April 4, 2026)
- **Exhibit 3** – Applicant's photo of solar panel arrays near entrance to property. (April 9, 2026)

Corral Creek Road is a public road until it reaches Mr. Lamon's property.

Chairman Roberts asked for the applicant's presentation.

Jim Lamon, 400 Corral Creek Road, did not realize that conditional use permit would be required. He has worked with the adjacent seven neighbors using Corral Creek Road to rebuild and raise the roadbed. He took exception to a submitted photograph in the staff report; the solar panels are a small part of the complaining neighbor's overall view. The off-grid solar is used for both residential and agricultural use; the property is three miles from nearest Idaho Power connection. The land is used for a cattle operation, including the wintering of cattle. He plans to add an additional barn; thus, he will need additional panels as requested.

Chairman Roberts opened the public hearing and asked for proponents.

Alejandro [last name illegible], 400 Corral Creek Road, is employed by the applicant. The solar panels are used in agricultural operation and power irrigation for hay production. The solar panels are far from neighbor's homes. Solar panels are modern agricultural equipment. Removal of them would make it harder to keep the agricultural operation operational

Kyle Christianson, Cascade, is employed by the applicant and stated the property is well maintained. Solar panels are necessary for agricultural production. The fire mitigation that is done by Lamon Farms is needed and benefits the neighbors.

Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. The GIS map and solar array's locations were reviewed on the projector screen. Locations of solar panels and adjacent neighbors were discussed. Commissioners reviewed the six standards of approval from Valley County Code 9-5.

1. *Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).*

It would increase the value of the parcels owned by the applicant.

2. *Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).*

None noted.

3. *Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).*

The Commissioners discussed the submitted pictures; neighbors can see the solar panels at one site, near the western property boundary. Landscaping could be planted for mitigation. The applicant could offer to plant trees on the opposed neighbor's property at 92 Goslin Loop.

4. *Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).*

None noted.

5. *Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).*

Yes, Chapter 11 promotes the use of alternative energy.

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).*

Commission Mabe stated he would approve the use with reasonable mitigation.

Commissioners and Staff discussed how solar installation companies and property owners can be become better informed about the requirements for building permits and conditional use permits for ground-mounted solar. Notification has been sent to various installation companies throughout Idaho. Staff will communicate these requirements to Idaho Power and the public through social media.

Commissioner Mabe moved to approve C.U.P. 26-003 Lamon Solar Panels with the stated conditions.

**COA:** Recommend the applicant plant some trees on 92 Goslin Loop for screening of the solar panels near the western property line.

**COA:** Commissioners recommend approval of the requested variance to setback along the western side property line. The Board of County Commissioners will determine if this variance is allowed.

Commissioner Potter seconded the motion. Motion carried unanimously.

The setback variance will be discussed by the Board of County Commissioners as an action item. Since this was a unanimous decision, a public hearing for the variance is not required.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

- 3. C.U.P. 26-004 Maxton Short-Term Rental:** Maxton Restoration Company LLC is requesting a conditional use permit for short-term rental of the existing home and monthly rental of the studio apartment attached to a detached shop. The residences share an individual well and individual septic system. The 1.26-acre site, addressed at 761 Stockton Drive, is West Place Subdivision Lot 6D Block 3, located in the SW ¼ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

***Postponed to May 14, 2026.***

*7:52 p.m.*

- 4. C.U.P. 21-07 Jug Mountain Ranch Storage Units – Extension Request:** Jug Mountain Ranch LLC is requesting a two-year extension of a conditional use permit for four new buildings for recreational vehicle storage. Construction was to be completed by April 20, 2026. The 22.8-acre site, addressed as 280 Jug Mountain Ranch Road, is within the Jug Mountain Ranch P.U.D. and located in the SW ¼ Section 1, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; Commissioner Schneider recused herself. Director Herrick presented the staff report.

Chairman Roberts asked for the applicant's presentation.

David Carey, McCall, is requesting an extension to existing condition use permit. The first building was constructed a few years ago and is fully occupied. Construction of the next building is expected to beginning by the end of year. It will include smaller doors compared to the first building. The remainder phases are market driven. The landscape berm has been completed; they wish to protect the golf course experience. The storage units are an amenity for the property owners at Jug Mountain Ranch; no rental to the public. The units do reduce traffic on roads outside of Jug Mountain Ranch since owners are not driving off site to other storage sites. Mr. Carey is willing to accept a longer extension period. He has been very transparent about the applicant's intentions.

Chairman Roberts opened the public hearing and asked for proponents. There were none.  
Chairman Roberts asked for undecided. There were none.  
Chairman Roberts asked for opponents. There were none.

## 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)

---

**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](http://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 lots and/or 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		
1. AGRICULTURAL		+2	-1	-2	-2	-2		+1	+1	+1	+1	+2	+1	+1	-1	-1	-1	-2	-1	-2	+1	+2	1		
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	2	
3. SUBDIVISION, S.F.	-1	+2		+1	+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	-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	-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	-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	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	7	
8. REL., EDUC & REHAB	+1	+2	+1	+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	+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	+2		+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	
14. PRIV. REC. (PER)	+1	+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	-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	
18. SERV. BUS.	-1	+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	+1	-2		+1	-2	+2	-1	+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	+1	20	
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1	+2	+2			+1	+1	21
22. HEAVY IND.	+2	-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	+1	+2	+1	+1	-1	-1	-2	-1	-2	-1	+1	+1	+2	23

RATE THE SOLID SQUARES AS +2

**Compatibility Questions and Evaluation**

Matrix Line # / Use: 10<sup>a</sup> "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

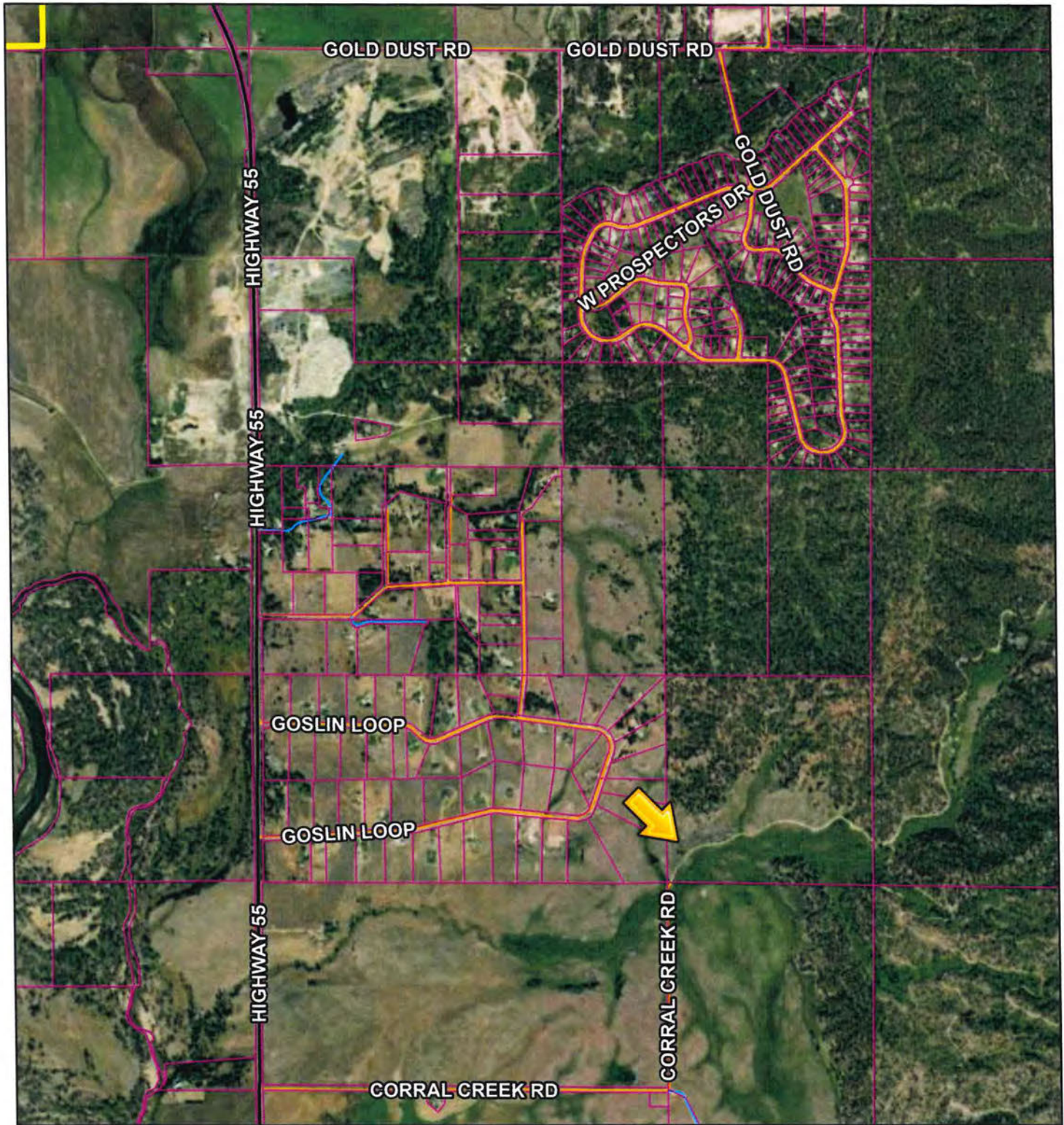
Sub-Total (+) 22

Sub-Total (-) 2

Total Score +20

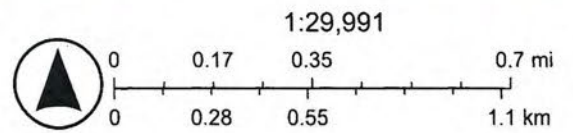
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# C.U.P. 26-003 Location Map



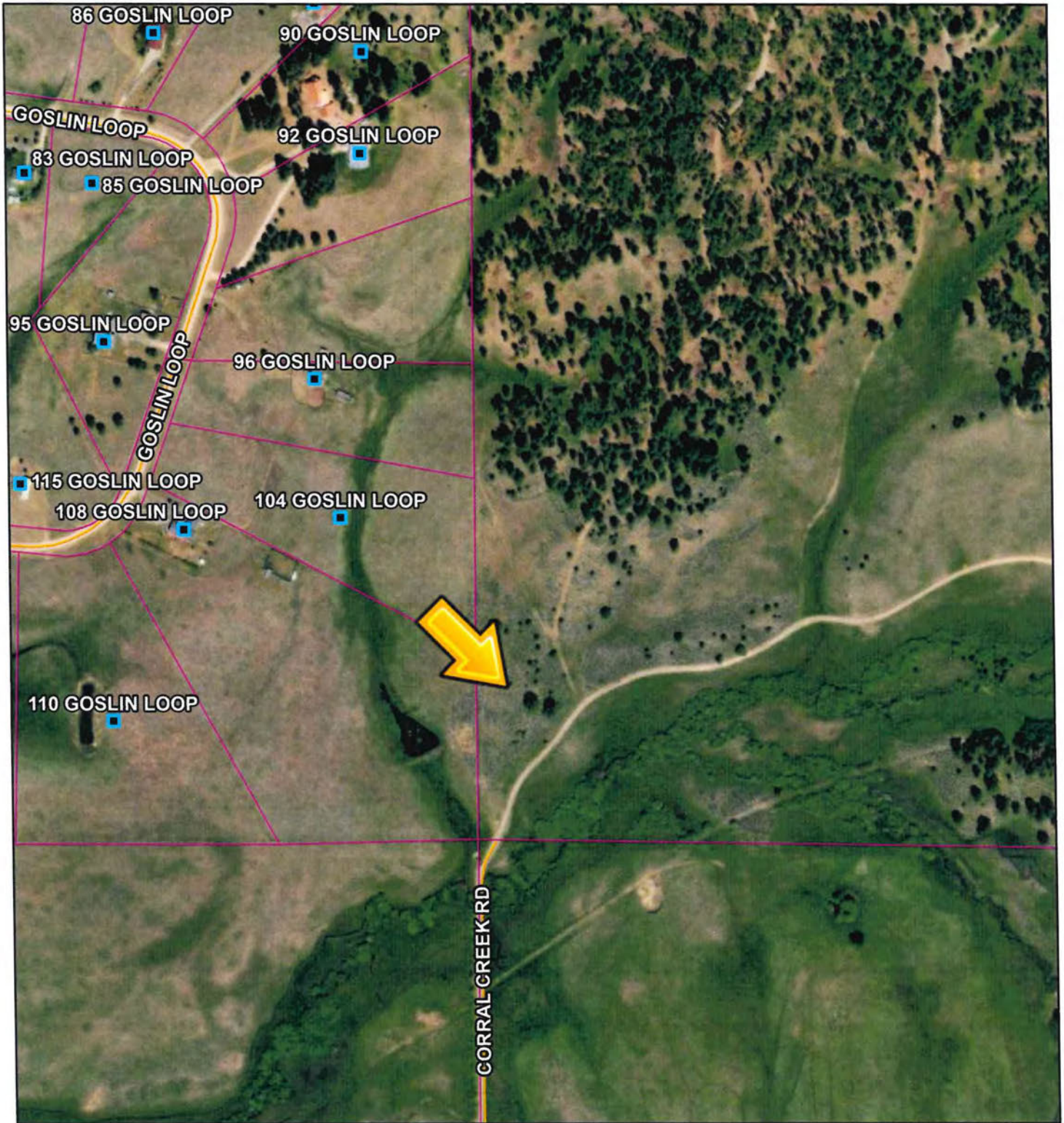
2/25/2026, 2:21:39 PM

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



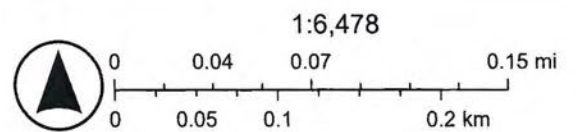
Vantor

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



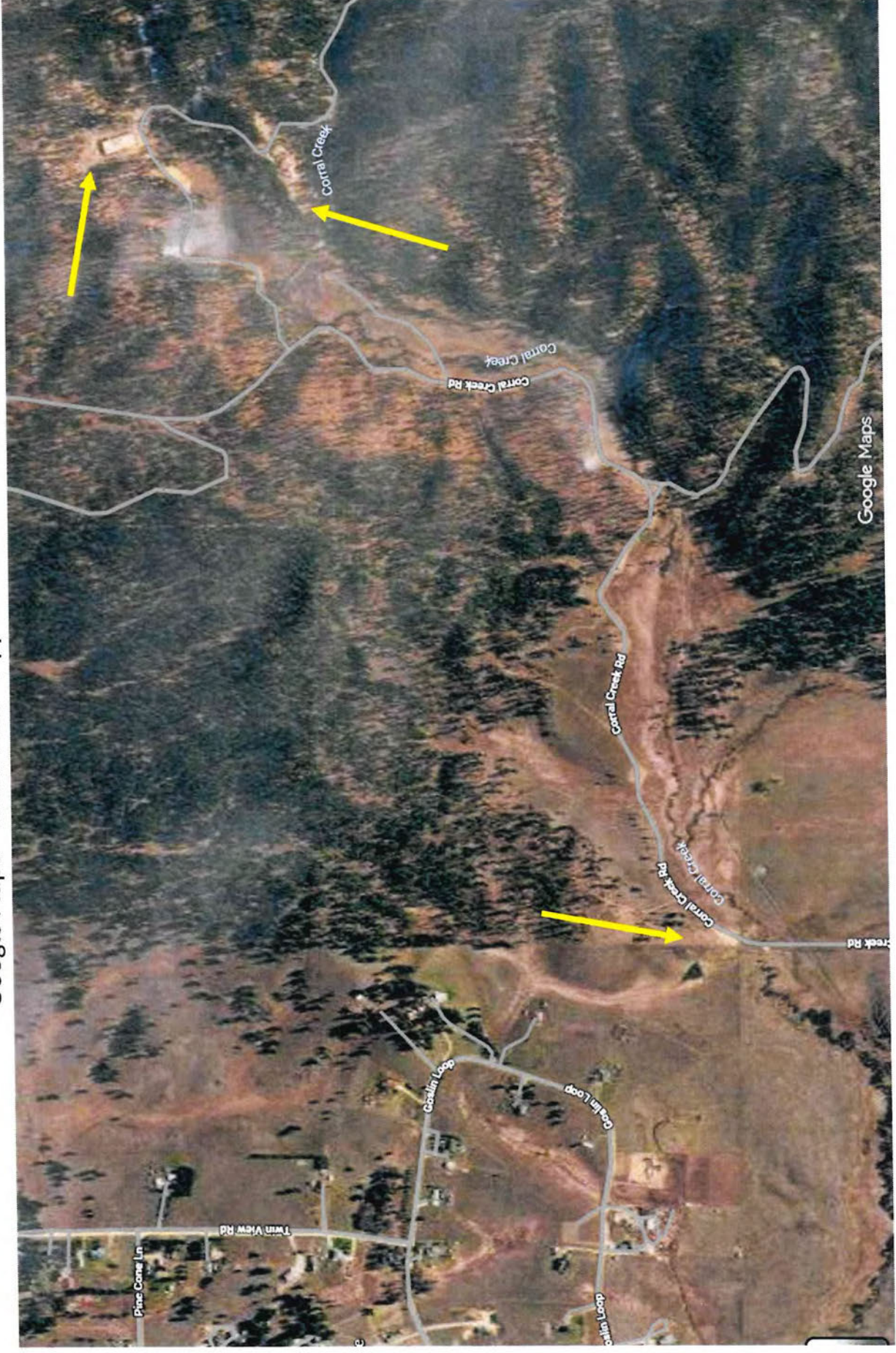
2/25/2026, 2:17:52 PM

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



Vantor

Google Maps – Aerial View – Approximate Solar Locations

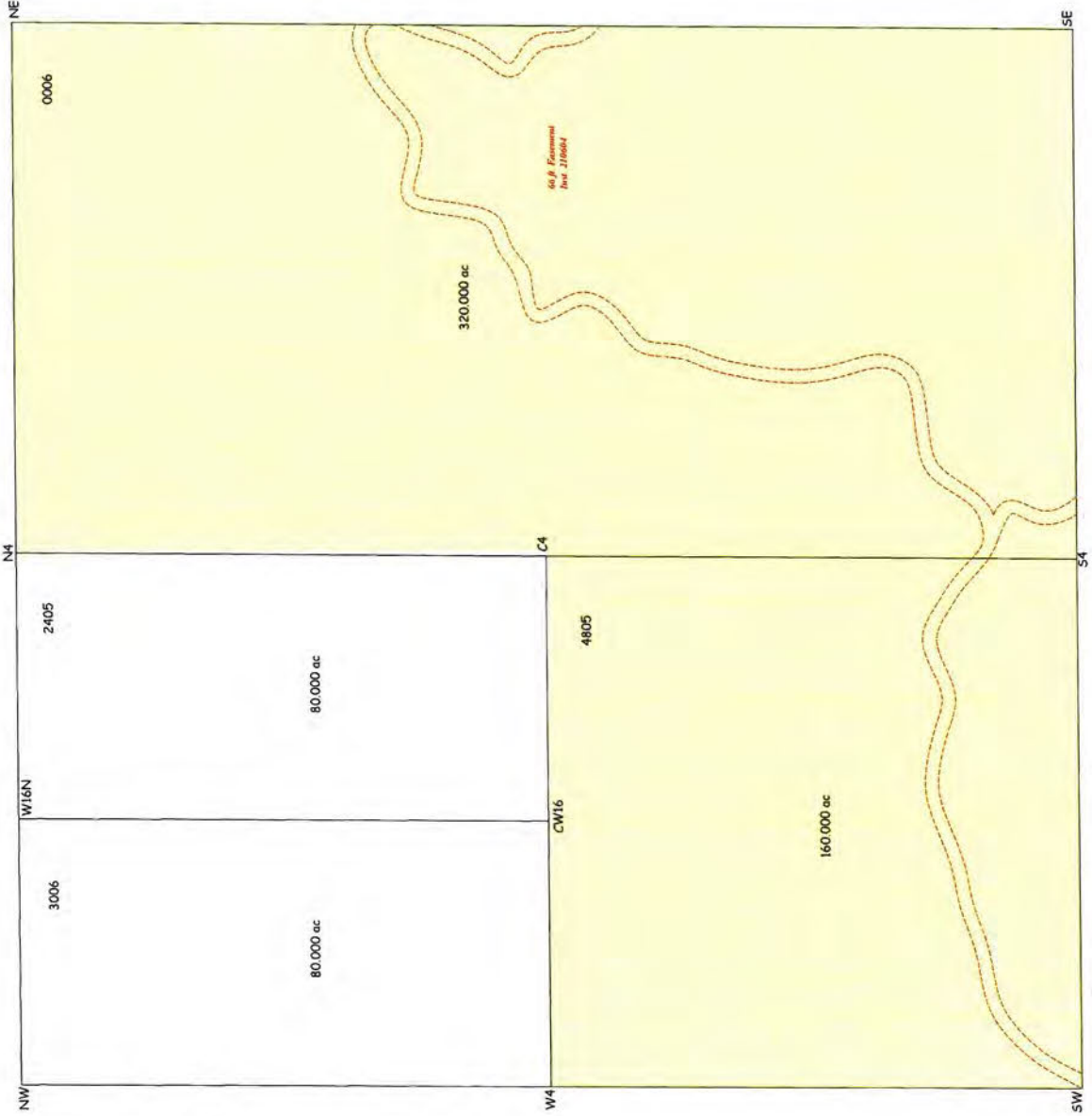


**PLAT TITLE**

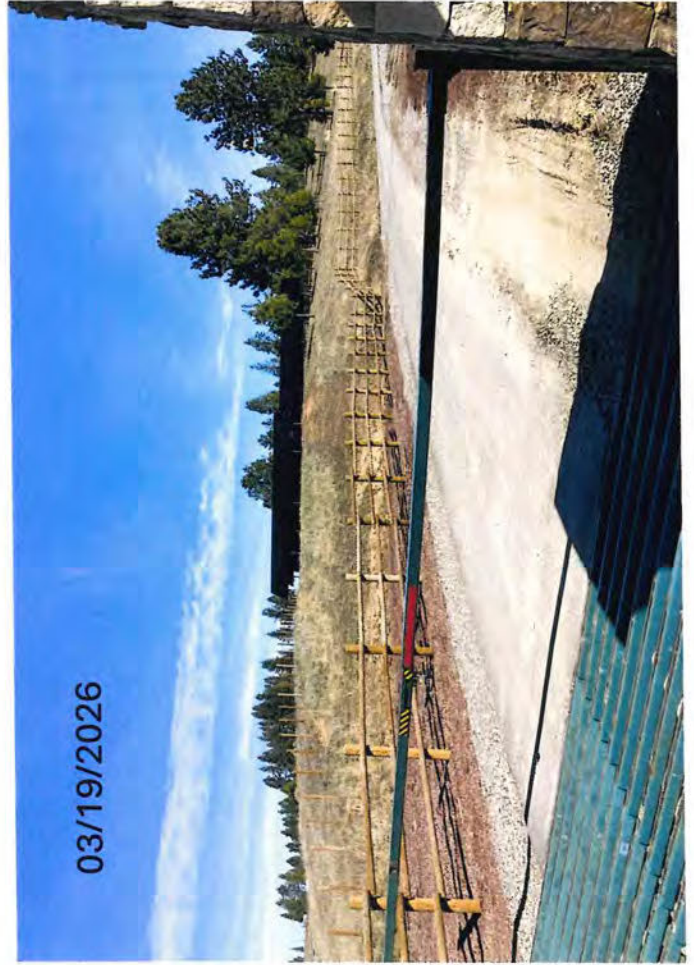
T W P . 1 3 N R O 4 E S E C . 1 5

**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 or omissions shown.



9-2-2025



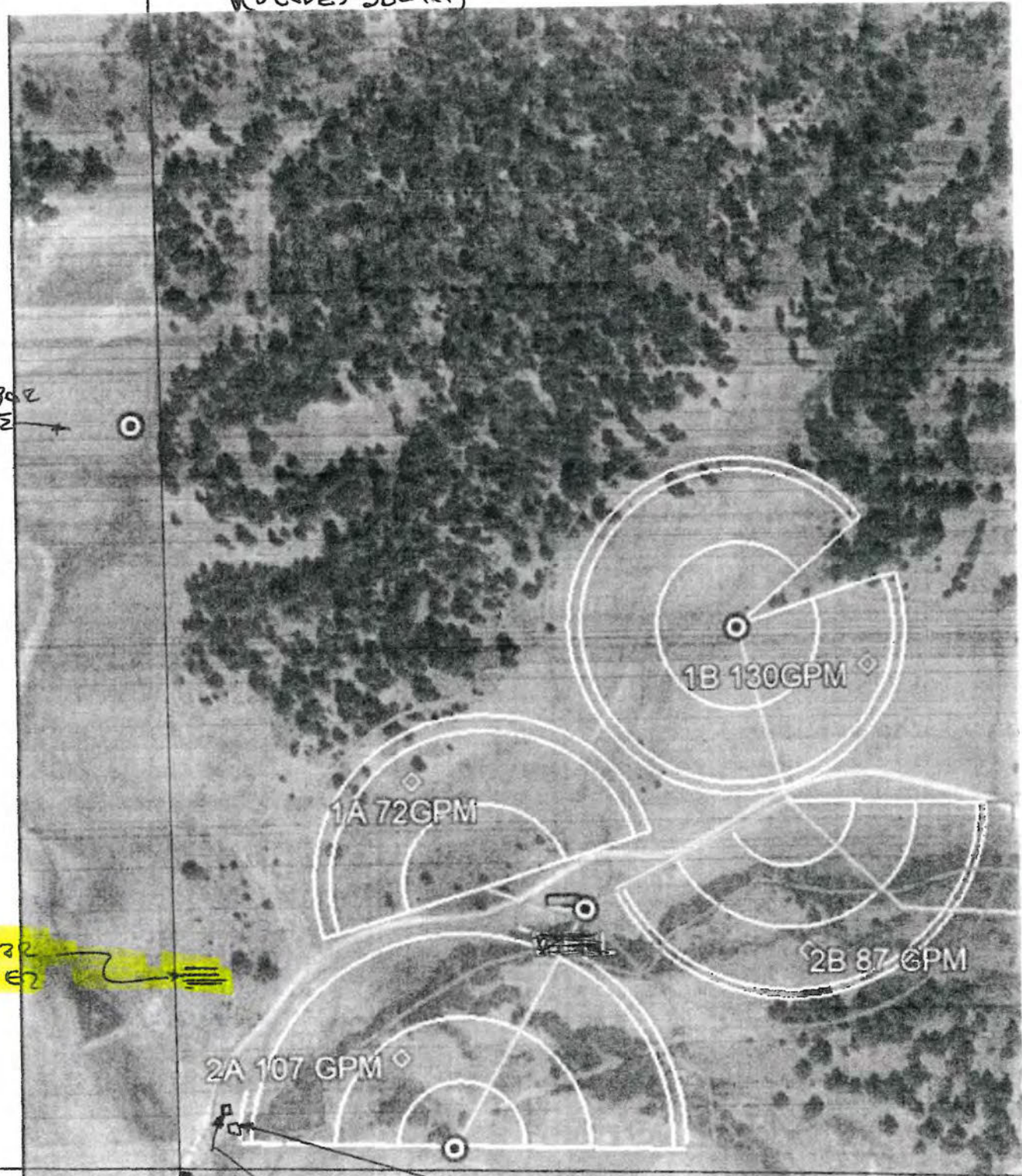
05/27/2025



HIGHER  
ELEVATION  
↓ (SLOPES SOUTH)

NEIGHBOR  
TO USE

SOLAR  
POWER



1A 72GPM

1B 130GPM

2B 87 GPM

2A 107 GPM

PROPERTY  
LINES

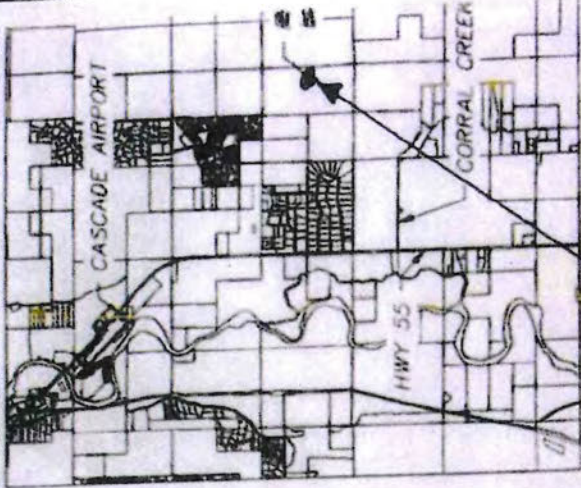
IRRIGATION  
PUMP HOUSE

IRRIGATION  
WELL

(APPROX 2 MILES  
TO HIGHWAY 55)

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 ON  
DISTANCES AND ARE IN U.S. SURVEY FEET.  
VERTICAL DATUM IS NAVD83, GLEDD, 18.



LOCATION  
MICRO  
VIEW

SOLAR @ BARN SITE

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

SOLAR @ HOME SITE

48 PANELS  
2 ROWS EACH 50' L • 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 Lamon 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 long horizontal stroke extending to the right.

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.

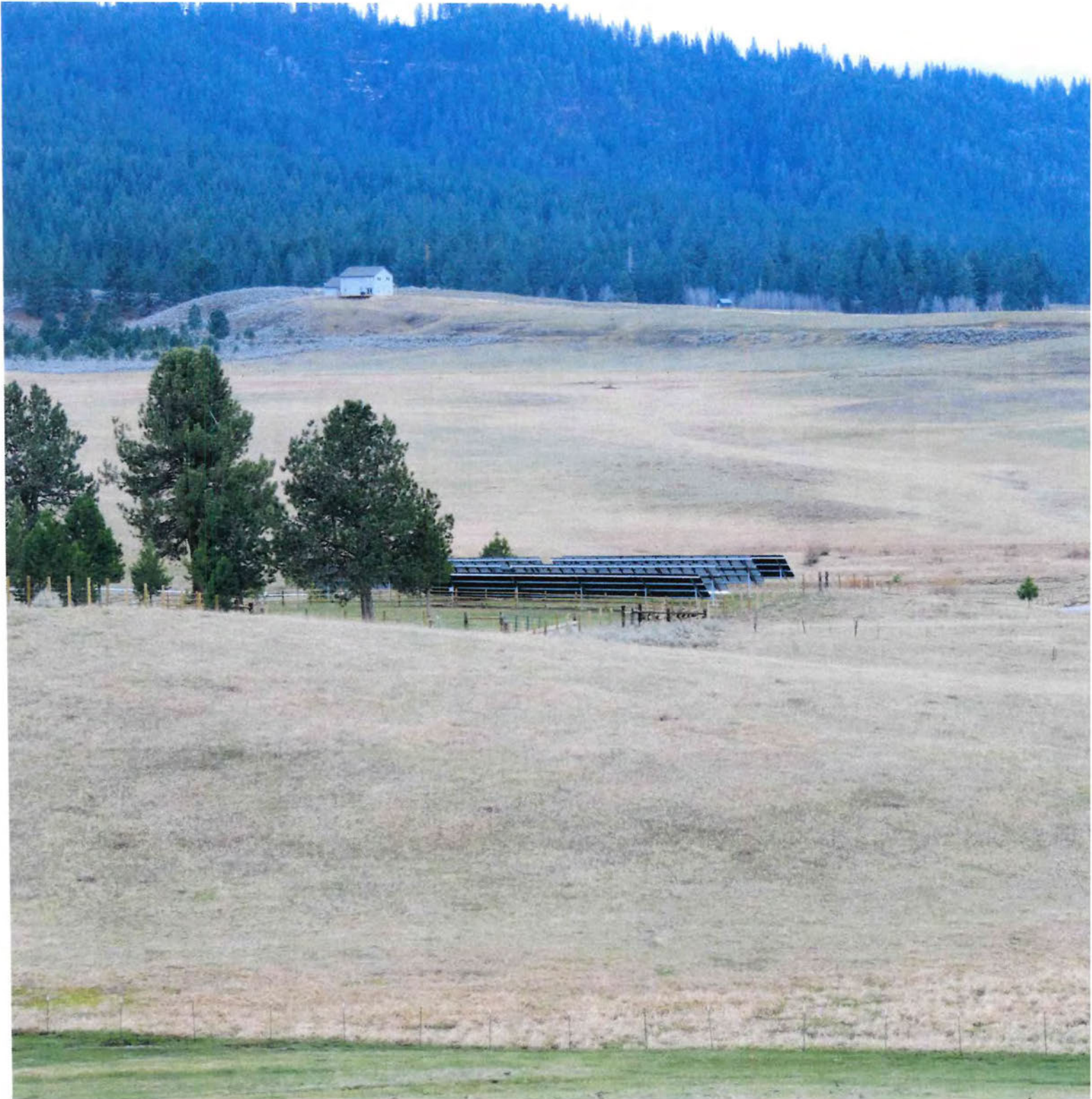
If we had been given the opportunity for input, we would have preferred this solar structure not be installed so close to the property line and in clear view from our home. Since that is no longer an option, we are requesting that the property owner be required to come up with landscaping strategies 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



**From:** Jim Lamon [REDACTED]  
**Sent:** Thursday, April 2, 2026 6:16 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Jim Lamon [REDACTED]  
**Subject:** CUP Lamon - Solar Power Arrays (Cynda 9Mar Email Queries)

**Cynda**

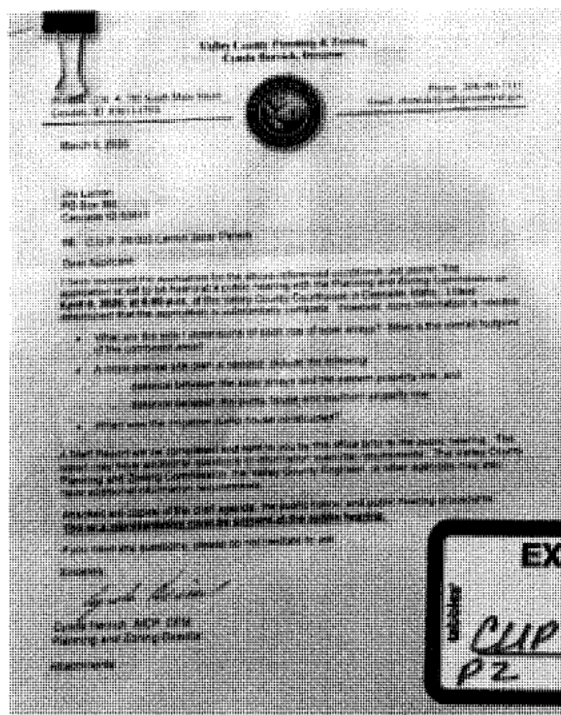
I just received your 9Mar letter (below) in the mail and wanted to provide responses:

- **Size / Dimensions of each row of solar arrays**
  - Irrigation Power Array
    - Please see my 7Mar email reply to Lori for this information
  - Barn Power Array
    - Please see my 12Mar email reply to Lori for this information
  - House Power Array
    - Please see my 12Mar email reply to Lori for this information
- **Overall Footprint of Combine Area = 15,000 SF**
  - Per my data in the 7Mar & 12Mar emails
    - Irrigation Power
      - 2 rows \* 9' \* 85' = 1530 SF
      - 2 rows \* 9' \* 120' = 2160 SF
      - Gaps between rows 3 \* 25' \* 100" = 5000 SF
    - Barn & House Power
      - 3 rows total \* 9' \* 75' = 2025 SF
      - Gaps between rows 2 \* 25' \* 75' = 3750 SF
- **Site Plans**
  - Please see my Site Plans in 7Mar & 12Mar emails (in emails below)
- **Distance between solar arrays and eastern property line**
  - Approx. 2 miles (thru my pastures / then my forest / to DFW forest)
- **Distance between Pump House and Southern Property Line**
  - Approx. 30 feet (pastures on both sides)
- **When Irrigation Pump House constructed?**
  - It's a small pre-fab (sizing in email below) hut .. bought from the road-side vendor in Donnelly just south of the Stinker .. fit on small trailer

Thanks - Jim

  
**JIM LAMON**

[REDACTED]  
Cascade, ID  
Kamas, UT



**From:** Jim Lamon [REDACTED]  
**Sent:** Saturday, April 4, 2026 6:31 PM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** Jim Lamon [REDACTED]  
**Subject:** CUP 26-003 Lamon Solar (Misleading Photo)

**Lori / Cynda**

Thank you for the Agenda and the PDF on my Solar.

I would like to highlight that the photo submitted by my "neighbor" in the PDF (attached below) is misleading. They obviously took it with a **telescopic view** .. as their house is at least ¼ mile away. Please note that their view to my solar is on a downward angle of about 30 degrees. The horizon and 99% of their view has zero to do with my solar.



This photo (attached below) that with **normal view** (not telescopic) I took today with my livestock manager. We are **approximately 1/3 of the way to my "neighbors" house from my solar power array.**

EXHIBIT 2  
tabbler  
CUP 26-003  
P2 4.9.2026



Lastly, I cleaned up the forest on my ranch adjacent to their property, taking out all of the old slash, dead trees and limbed up the good trees for fire prevention, better appeal and better grass. And then I get this submittal from them. Geez.

Thanks - Jim

  
**JIM LAMON**

██████████  
Cascade, ID  
Kamas, UT

---

**From:** Lori Hunter <lhunter@valleycountyid.gov>  
**Sent:** Friday, April 3, 2026 10:12 AM  
**To:** Jim Lamon ██████████  
**Subject:** CUP 26-003 Lamon Solar

Please see attached agenda and staff report for the meeting on April 9, 2026. Please let me know if you would like a hard copy mailed to you. You or a representative must attend the meeting to present your proposal and be available to answer questions.

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

*S*ervice *T*ransparent *A*ccountable *R*esponsive

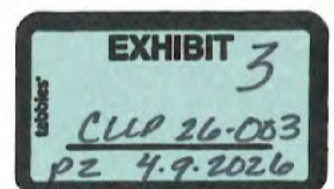
**From:** Jim Lamon [REDACTED]  
**Sent:** Thursday, April 9, 2026 7:05 AM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** CUP Lamon Solar

Cynda

Good perspective .. same distance on this side of my solar power array as "neighbor" is on far side (his house in far left of photo).

It's maybe 1% of "his view" and he has to look down and left to see a corner of it.

See ya tonight - Jim



**From:** Lori Hunter <lhunter@valleycountyid.gov>  
**Sent:** Friday, March 13, 2026 9:28 AM  
**To:** Jim Lamon [REDACTED]  
**Subject:** Re: CUP Lamon - Solar Panel Arrays (House & Barn)

Thank you for this submittal. I'll add this to the application.

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

*S*ervice *T*ransparent *A*ccountable *R*esponsive

---

**From:** Jim Lamon [REDACTED]  
**Sent:** Thursday, March 12, 2026 5:20 PM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>  
**Cc:** Jim Lamon [REDACTED]  
**Subject:** CUP Lamon - Solar Panel Arrays (House & Barn)

**Lori**

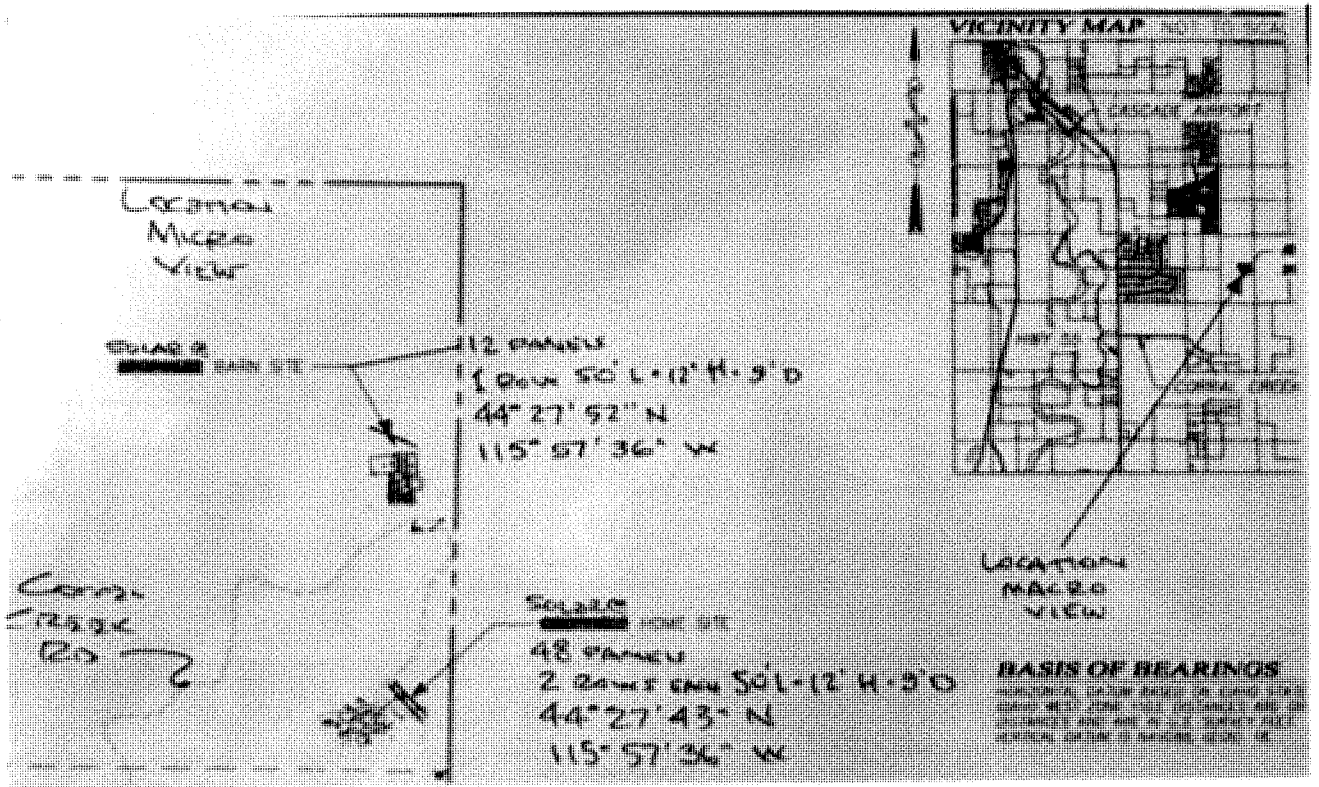
Thanks for your email and suggestion to Supplement my CUP Submittal to include the House and Barn solar arrays.

The Site Plan is shown below (and attached). There is no visible neighbor; the nearest neighbor is one mile (Gold Dust) to the North, and many miles in the other 3 directions.

The House is surrounded by forest on all four sides, the Barn has forest on 3 sides and my pasture on the West side.

The solar power from these Arrays power my House and my Barn.

I will add one additional Row (12 more panels) to the Barn Array when I add an additional Barn.



Thanks - Jim

**From:** Jim Lamon [REDACTED]  
**Sent:** Thursday, March 12, 2026 5:20 PM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>  
**Cc:** Jim Lamon [REDACTED]  
**Subject:** CUP Lamon - Solar Panel Arrays (House & Barn)

**Lori**

Thanks for your email and suggestion to Supplement my CUP Submittal to include the House and Barn solar arrays.

The Site Plan is shown below (and attached). There is no visible neighbor; the nearest neighbor is one mile (Gold Dust) to the North, and many miles in the other 3 directions.

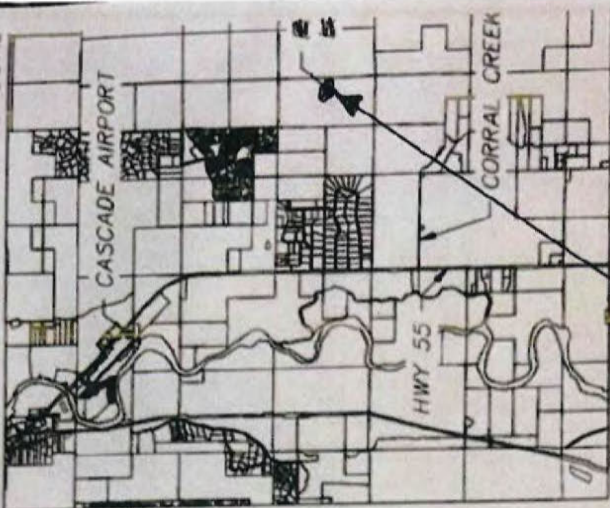
The House is surrounded by forest on all four sides, the Barn has forest on 3 sides and my pasture on the West side.

The solar power from these Arrays power my House and my Barn.

I will add one additional Row (12 more panels) to the Barn Array when I add an additional Barn.

Thanks – Jim

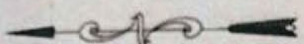
VICINITY MAP NOT TO SCALE



LOCATION  
MACRO  
VIEW

**BASIS OF BEARINGS**

HORIZONTAL DATUM BASED ON IDAHO STATE  
IDAHO WEST ZONE 1103. DISTANCES ARE IN  
FEET. VERTICAL DATUM IS NAVD88, GEOID. 18.



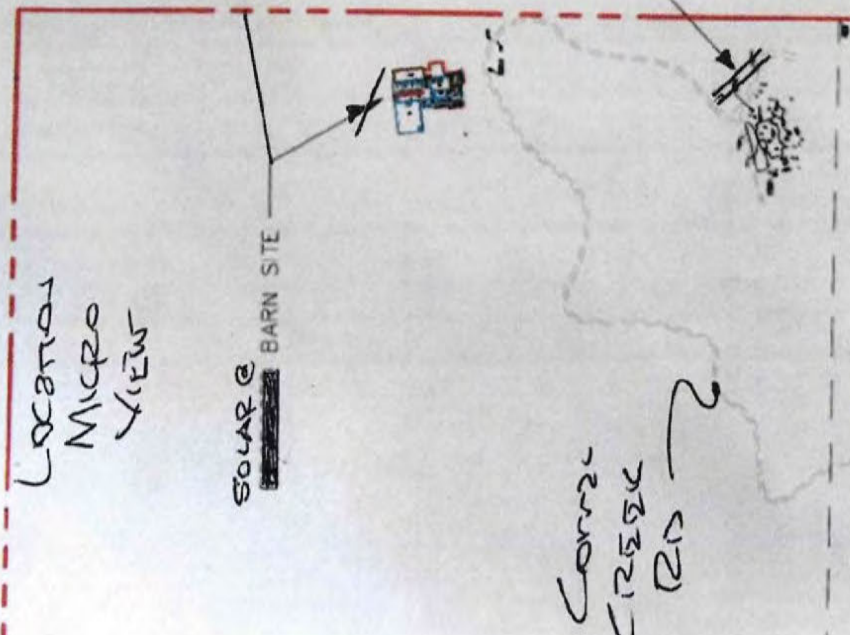
LOCATION  
MICRO  
VIEW

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

SOLAR BARN SITE

CORRAL  
CREEK  
RD



**From:** Jim Lamon [REDACTED]  
**Sent:** Saturday, March 7, 2026 7:00 AM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>  
**Cc:** Jim Lamon [REDACTED]  
**Subject:** CUP Lamon - Solar Panel Array

Lori

Thanks for your patience.

This is to provide the information you requested regarding the solar power layout on the site plan that I submitted with my CUP application,

There are 4 solar power rows and they are 25 ft apart. Each solar panel is 45" wide x 69" tall.

- Row 1.
  - o 6 ft from property line
  - o 9 ft depth x 85 ft long
  - o 9 ft tall
  - o Number of panels = 42
  
- Row 2.
  - o 9 ft from property line
  - o 9 ft depth x 120 ft long
  - o 9 ft tall
  - o Number of panels = 68
  
- Row 3.
  - o 7 ft from property line
  - o 9 ft depth x 120 ft long
  - o 9 ft tall
  - o Number of panels = 68
  
- Row 4
  - o 6 ft from property line
  - o 9 ft depth x 70 ft long
  - o 9 ft tall
  - o Number of panels = 34

I kindly request a Variance for the distance to property line. As noted in my Application, the adjacent property is pasture land.

Thanks - Jim

  
**JIM LAMON**

[REDACTED]  
Cascade, ID  
Kamas, UT

# Valley County Planning and Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
cherrick@co.valley.id.us  
208-382-7115



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____	or	<input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card
FILE #	<u>C.U.P. 26-03</u>	FEE \$	<u>250-</u>	
ACCEPTED BY	_____	DEPOSIT	_____	
CROSS REFERENCE FILE(S):	_____	DATE	<u>2-13-2026</u>	
PROPOSED USE:	<u>ground-mounted solar</u>			

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: \_\_\_\_\_

Date: 30 JAN 2026

### The following must be completed and submitted with the conditional use permit application:

- A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- A lighting plan.
- Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the GIS Portal at [www.co.valley.id.us](http://www.co.valley.id.us). Only one copy of this list is required.
- Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- A Development Agreement may be required. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

**We recommend you review the Valley County Code online at [www.co.valley.id.us](http://www.co.valley.id.us) or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho**

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

**CONTACT INFORMATION**

APPLICANT Jim Lamon (Lamon Farms) PHONE [REDACTED]  
Owner  Purchaser  Lessee  Renter

MAILING ADDRESS PO Box [REDACTED] ZIP 83611

EMAIL [REDACTED]

PROPERTY OWNER (SAME)

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

AGENT / REPRESENTATIVE (NONE) PHONE \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

CONTACT PERSON (if different from above) (SAME)

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

**PROPERTY INFORMATION**

ADDRESS OF SUBJECT PROPERTY 400 CORRAL CREEK RD CASCADE

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)  
RP 13N04E154805 (SEE DEED ATTACHED)

TAX PARCEL NUMBER(S) RP 13N04E154805

Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY 800 Acres  or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

PASTURE FOR CATTLE  
STRUCTURE ADDED: SOLAR POWER 4 ROWS OF 80 to 120 FT  
IN LENGTH; IRRIGATION WELL PUMP HOUSE (8'x10'x8')

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location:  
NONE

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North PASTURE & RESIDENT HOUSE (APPROX 1/4 MI AWAY)  
South PASTURE  
East WOODLANDS  
West PASTURE

**APPLICATION DETAILS**

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 10' (PUMP HOUSE - IRRIGATION)

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of <u>Proposed</u> Structures: <u>1</u>	Number of <u>Existing</u> Structures: <u>0</u>
<u>Proposed</u> Gross Square Feet	<u>Existing</u> Gross Square Feet
1 <sup>st</sup> Floor <u>80 SF (PUMP HOUSE)</u>	1 <sup>st</sup> Floor _____
2 <sup>nd</sup> Floor _____	2 <sup>nd</sup> Floor _____
Total <u>80 SF</u>	Total _____

NA 8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence  Multiple residences on one parcel

NA 8b. TYPE OF STRUCTURE: Stick-built  Manufacture Home  Mobile Home  Tiny Home  Other  \_\_\_\_\_

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): NA

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: NA

8d. DENSITY OF DWELLING UNITS PER ACRE: 0

9. SITE DESIGN:

Percentage of site devoted to building coverage: 0.0001 %  
 Percentage of site devoted to landscaping: 0.001 %  
 Percentage of site devoted to roads or driveways: 0.01 %  
 Percentage of site devoted to other uses: 0.001, describe: SOLAR POWER  
**Total: 100%**

NA 10. PARKING (If applicable):

	<b>Office Use Only</b>
a. Handicapped spaces proposed: _____	Handicapped spaces required: _____
b. Parking spaces proposed: _____	Parking spaces required: _____
c. Number of compact spaces proposed: _____	Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____	
e. Are you proposing off-site parking: _____	

11. SETBACKS:

NA

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	_____	_____	_____	_____
Rear	_____	_____	_____	_____
Side	_____	_____	_____	_____
Side Street	_____	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 1 Width: 12'

Existing roads will be: Publicly maintained?  Privately Maintained?  or Combination of both?   
 Existing road construction: Gravel  Paved  or Combination of both?

13. NUMBER OF PROPOSED ROADS: 0 Proposed width: \_\_\_\_\_

Proposed roads: Publicly maintained?  Privately Maintained?  or Combination of both?   
 Proposed road construction: Gravel  Paved  or Combination of both?

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes  No
- 
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
NONE
- 
16. PROPOSED UTILITIES: SOLAR POWER FOR IRRIGATION WELL FOR PASTURE  
Proposed utility easement widths NA Locations NA
- NA 17. SEWAGE WASTE DISPOSAL METHOD: Septic  Central Sewage Treatment Facility   
Name: \_\_\_\_\_
- NA 18. POTABLE WATER SOURCE: Public  Water Association  Individual Well:   
If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_
- NA 19. DRAINAGE (Proposed method of on-site retention): \_\_\_\_\_  
Any special drains? \_\_\_\_\_ (Please attach map)  
Soil type(s): \_\_\_\_\_  
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))  
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
(Information can be obtained from the Planning & Zoning Office) Yes  No
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes  No
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes  No
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes  No   
If yes, explain:  
\_\_\_\_\_  
\_\_\_\_\_
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes  No   
Are you proposing any alterations, improvements, extensions or new construction? Yes  No   
If yes, explain: PASTURE IRRIGATION DIVOTS
- 
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.  
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
26. COMPLETE ATTACHED IMPACT REPORT



10. How do you plan to retain storm and excess water on each lot? NA

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) NA

**Irrigation Plan Map Requirements**

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction  $\rightarrow$  ).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction  $\longrightarrow$  ).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: \_\_\_\_\_

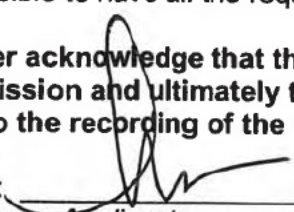
**Also, provide the following documentation:**

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

**=====Applicant Acknowledgement=====**

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

**I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.**

Signed:   
Applicant

Date: 01 / 30 / 2026



# VALLEY COUNTY WEED CONTROL AGREEMENT

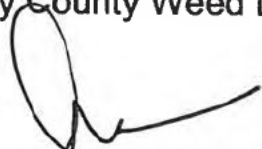
**It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.**

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By:   
\_\_\_\_\_  
Applicant

By: Valley County Weed Supervisor

Date: 30 JAN 2026

### **Property Tax Exemption**

New and expanding business ***may*** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

#### **Protocols for qualifying property exemption in Valley County, Idaho:**

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
  - Multi-family housing must have 5 units or more per structure.
  - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
  - For local housing only (workforce)
  - Short term rentals not allowed
  - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
  - Only the area of remodel/addition may qualify for exemption
  - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

## IMPACT REPORT (from Valley County Code 9-5-3-D)

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

This CUP is for solar power on my ranch property 5 miles south of Cascade.  
The installations are 1.5 to 3.0 miles off of Highway 55 and not visible from the Highway.  
The solar power powers my pasture irrigation for my cattle, my barn and my home.

2. Provision for the mitigation of impacts on housing affordability.

The solar power is less expensive than Idaho Power, which makes my ranch more efficient. Thus, lowering my operating cost.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

There is no noise.  
There is no day nor night variations.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

There is no heat nor glare.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

There are no emissions.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and

potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

For my solar power, there is no water nor waste demand.  
There is no fire hazard.  
There is no impact to water, other than permitted use of water for irrigation per my property Water Rights.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

No hazards created.  
No activities impact onto neighboring property.

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

No removal of existing vegetation, other than 3-foot width trench to bury electrical cable which is reseeded and returned to cattle grazing.  
No disturbance to wetlands, slopes, etc.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Reseeding of 3-foot width trench with native cattle grasses.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

Native soil drilled for steel posts embedment to 5 feet, concrete backfill, then covered by native soil and seeded for cattle grazing.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

No cuts nor fill.  
No drainage needed as no grading.  
No sound emissions.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

No visibility from public road.  
Nearest neighbor is 1/4 mile and solar panels are not facing in their direction.  
No shadows to neighboring property.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Location selected for proximity to pasture irrigation well for supply of power for well pump and pivots.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

No impact on tax, jobs.  
Lower cost of power from solar allows us to give-back more to the community through our philanthropy fund. Giving to date includes American Legion, Ignite (for single mom support), rec center, food bank, mowing city right-of-way.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

None.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

No impact.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

None.

18. What will be the impacts of a project abandoned at partial completion?

No impact.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

Not applicable.

20. Stages of development in geographic terms and proposed construction time schedule.

Complete.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Not applicable.

HIGHER  
ELEVATION  
(SLOPES SOUTH)

NEIGHBOR  
HOUSE

SOLAR  
POWER

PROPERTY  
LINES

(APPROX 2 MILES  
TO HIGHWAY 55)

REGISTERS  
PUMP HOUSE

IRREGULAR  
WELL

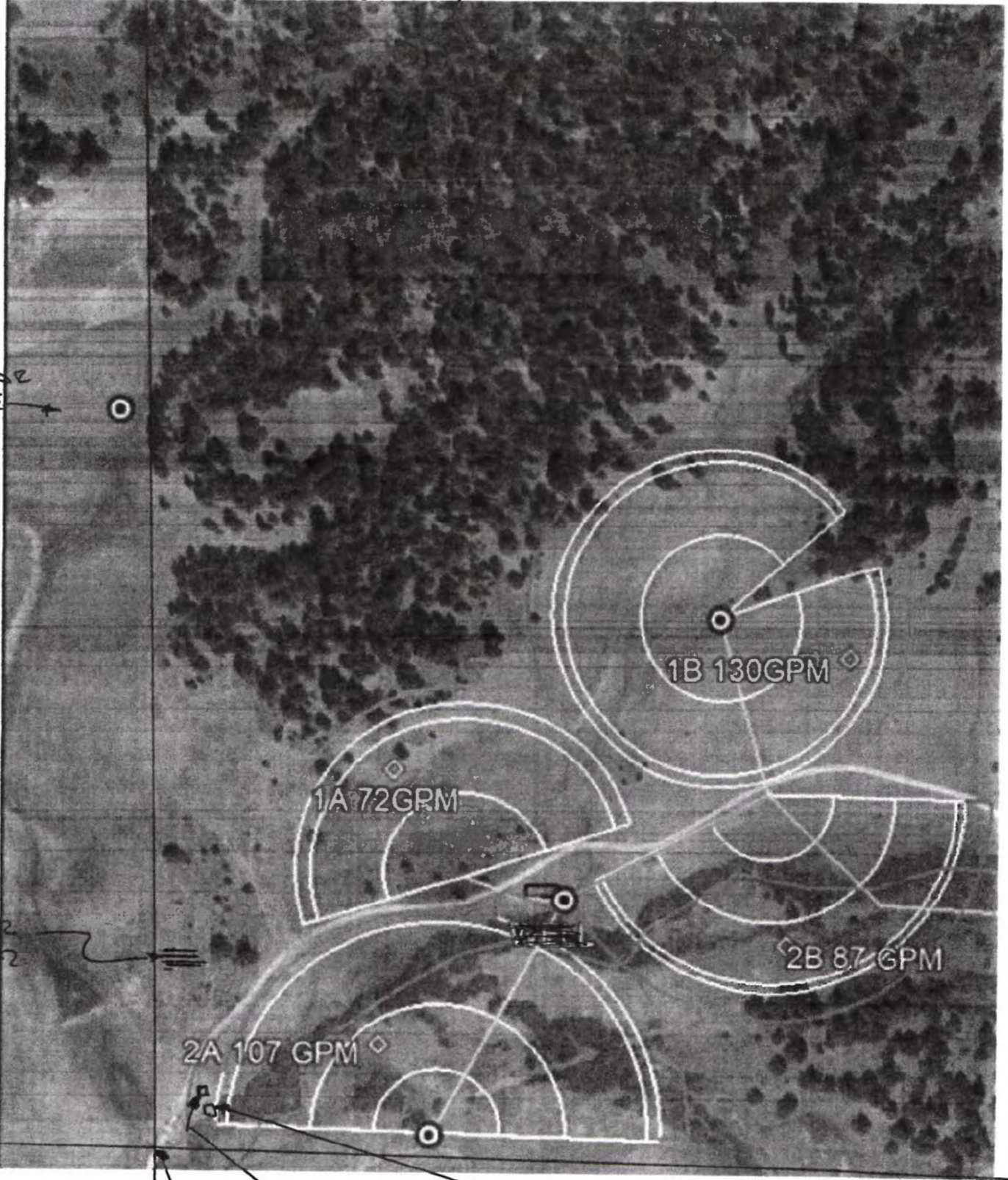
1B 130GPM

1A 72GPM

2B 87 GPM

2A 107 GPM

SCALE  
500 FEET





**WARRANTY DEED**

Order No.: 573833AM

**FOR VALUE RECEIVED**

Joseph E. Kennedy and Tracey L. Kennedy, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**James R. Lamon, Trustee of the James R. Lamon Family Living Trust dated November 8, 2016**  
whose current address is:  
7300 N. 70th Street  
Paradise Valley, AZ 85253

the grantee(s), the following described premises, in Valley County, Idaho, TO WIT:

**Parcel I**

**The West 1/2 Section 14 Township 13 North Range 4 East Boise Meridian, Valley County, Idaho.**

**Parcel II**

**The Southwest 1/4 Section 15 Township 13 North Range 4 East Boise Meridian, Valley County, Idaho.**

**Parcel III**

**The East 1/2 Section 15 Township 13 North Range 4 East Boise Meridian, Valley County, Idaho.**

**Together with and subject to the easement for roadways, ingress, egress and public utilities, the centerline of which is described in that certain easement from Pearl Kennedy Family Trust to Boise Cascade Corporation.**

Only a portion, as indicated, of the following water rights shall transfer with the property.

- 100 acres of irrigation, 2.33 cfs, and stock water of 0.04cfs of Water right #65-2551
- 78.9 AFA of irrigation storage and irrigation from storage of Water Right #65-2947-B
- 51.8 AFA of irrigation storage and irrigation form storage of Water Right #65-2947-D

The remaining of each water right shall stay with the seller.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Date: 4-27-2023

Joseph E. Kennedy  
Joseph E. Kennedy

Tracey L. Kennedy  
Tracey L. Kennedy

State of Idaho ) ss  
County of Blaine )

On this 27 day of April, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Joseph E. Kennedy and Tracy L. Kennedy, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marilyn Knighton  
Notary Public for the State of Idaho  
Residing at: 5 M M St  
Commission Expires: 4-4-2029

