



Cynda Herrick, AICP, CFM
VALLEY COUNTY
IDAHO

Planning & Zoning Administrator
Flood Plain Coordinator

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STAFF REPORT
Conditional Use Permit Application No. 20-24
Honnold Solar Panels

HEARING DATE: October 8, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT: Comet Energy LLC
13601 W McMillian RD STE 102
Meridian, ID 83713
OWNER: Tom and Lisa Honnold
328 Westview Road
Cascade, ID 83611
LOCATION/SIZE: The 0.84-acre site is addressed at 328 Westview Road, Ponderosa Estates Lots 51 and 52, Block 2, in the NW Section 1, T.13N, R.3E, Boise Meridian, Boise Meridian, Valley County, Idaho.
REQUEST: Detached Solar Panels
EXISTING LAND USE: Single-family Residence

BACKGROUND:

Comet Energy LLC is requesting approval to establish detached solar panels in the side yard to the north of their existing house.

The solar panel system would be 14-ft wide and 34-ft long. It would be 12-feet high on the north side and 3-ft high on the south side. It would be connected to the house by underground conduit. The ground mount screws withstand Valley County Building Department's 115 mile per hour wind-load requirement.

The panels would be placed on the northeast portion of the property, 10-ft from the side property line. The applicant states that the sloped topography will block the view of the panels from neighboring properties. The site is already graded and graveled.

There is an existing single-family residence. Access is via an existing driveway off Westview Road, a public road. The 0.84-acre site is addressed at 328 Westview Road.

FINDINGS:

1. Application was made to Planning and Zoning on August 31, 2020.
2. Legal notice was posted in the Star News on September 17 and September 24, 2020. Potentially affected agencies were notified on September 2, 2020. Neighbors within 300 feet of the property line were notified by fact sheet sent September 3, 2020. The site was posted on September 23, 2020. The notice and application were posted online at www.co.valley.id.us/public-hearing-information on September 2, 2020

3. Agency comment received:

Sarah Arjona, Idaho Transportation Department, has no objections (September. 8, 2020)

Central District Health has no objections to the proposal. (Sept. 15, 2020)

4. Neighbor comments received:

Jon and Arlynn Anderson, 336 Westview Road, own property immediately south of the proposed site and are in favor of the proposal. (September 7, 2020)

5. Physical characteristics of the site: sloping

6. The surrounding land use and zoning includes:

- North: Single Family Residential Subdivision (Ponderosa Estates)
- South: Single Family Residential Subdivision (Ponderosa Estates)
- East: Single Family Residential Subdivision (Ponderosa Estates)
- West: Single Family Residential Subdivision (Ponderosa Estates)

7. Valley County Code 9-3-1 Table 3A. 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.

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:

Compatibility Rating: Staff's compatibility rating is a +12.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).

Staff Questions/Comments/Recommendation: None

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation Form
- Compatibility Evaluation
- Vicinity Map
- Site Plan
- Pictures taken September 23, 2020
- Responses

Conditions of Approval - Attachment A

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.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use must be established within one year or this permit will be null and void.
4. 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.
5. All lighting must comply with the Valley County Lighting Ordinance.
6. Shall obtain a building permit prior to installation.
7. Shall have approval and proper permitting from Idaho Power.

END OF STAFF REPORT

APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23			
RESIDENTIAL USBS	1. AGRICULTURAL		+2	-1	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1		+2	-1	-2	-1	+1	+2	+2		
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	-1	+1	+1	+1	-1	+1	-2	-2	-2		
	3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	-1	+1	+2	+1	-1	+2	+1	-2	-2	-3	
	4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	-1	+2	+1	-2		+1	-1	+1	+1	+1	-1	+1	-2	-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	-2	-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	-2	-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	-2	-2	-2	-7	
CIVIC or COMMUNITY SERVICE USBS	8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1		+1	+1	-1	+2	-2		-1	-1	+2	+2	+1	+1	-1	+1	-2	-1	-8	
	9. FRAT or GOVT	+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	+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	+1	-12
COMMERCIAL USBS	13. LANDFILL or SWR. PLANT	+1	-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	+2	+1	+2	+2	+2	-1	+1	-14	
	15. PRIV. REC. (CON)	-1	-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	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	-2	-17	
INDUSTRIAL USBS	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+1		+2	+2		+1	+1	-21	
	19. AREA BUS.	-2	-1	-1	-1	-1	-1	+1	+1	+1	+1	+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	-1	+2	-2	+1	+1	+2	+1	+2	+2	-2	+1	-20	
INDUSTRIAL USBS	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+1	+2	+2	+2		+1	+1	-21	
	22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	+2	+2	+1	+2		-1	-1	-1	-2	-1	-2	-2		+1		-22	
	23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+2		+1	+1	-1	-2	-1	-2	-1		+1	+2	-23	

RATE THE SOLID SQUARES AS +2

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.

Compatibility Questions and Evaluation

Matrix Line # / Use: 10

Prepared by: CH

YES/NO X Response Value

(+2/-2) -1 X 4 -4

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

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

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

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

(+2/-2) +2 X 2 +4

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

(+2/-2) +2 X 2 +4

(+2/-2) +2 X 2 +4

(+2/-2) +2 X 2 +4

(+2/-2) +2 X 2 +4

Sub-Total (+) 19

Sub-Total (-) 7

Total Score +12

Use Matrix Values:

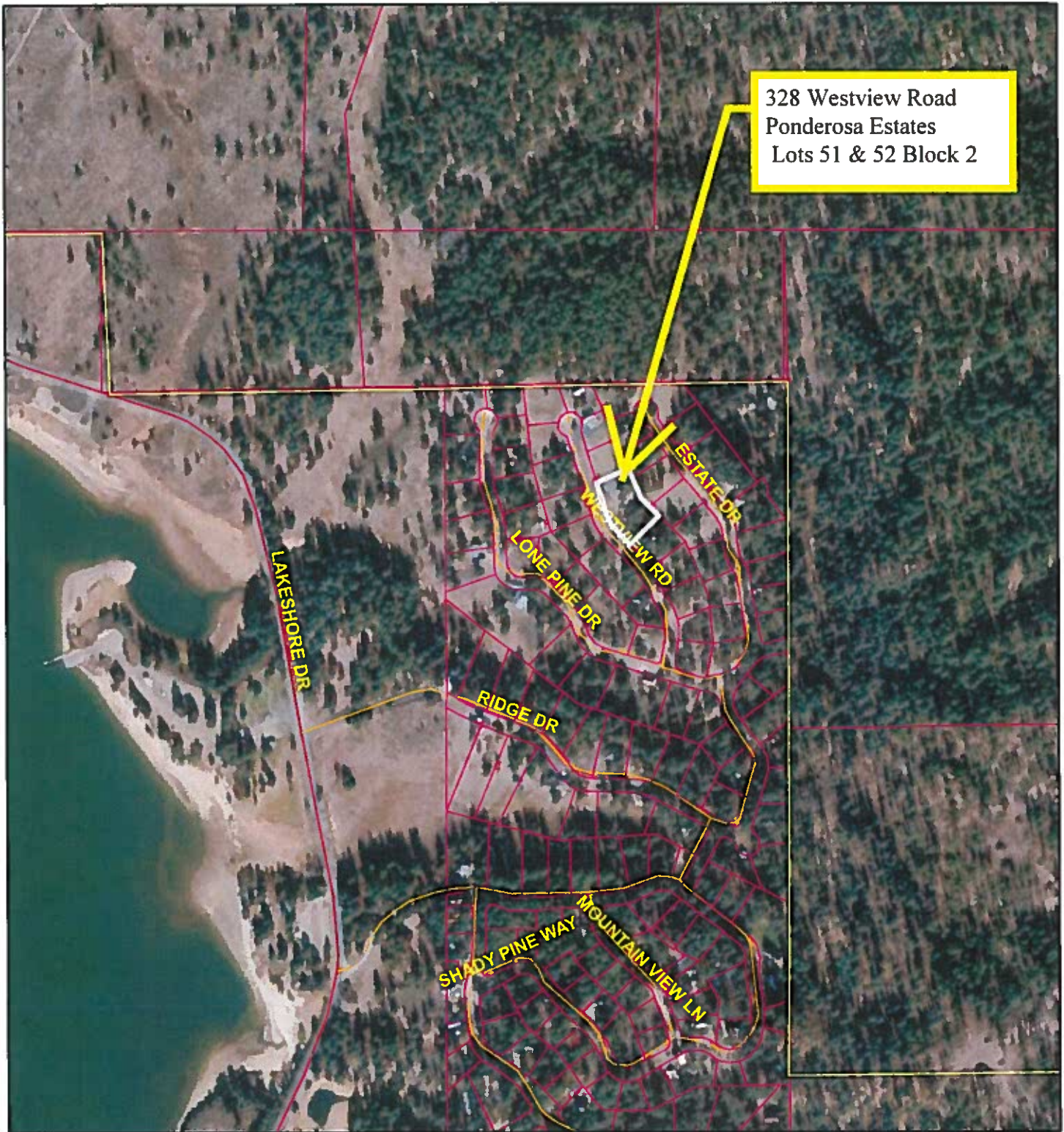
1. Is the proposed use compatible with the dominant adjacent land use?
S.F. Subdivision.
2. Is the proposed use compatible with the other adjacent land uses (total and average)?
See #1
3. Is the proposed use generally compatible with the overall land use in the local vicinity?
See #1

Site Specific Evaluation (Impacts and Proposed Mitigation)

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?
Small parcel but topography screens.
5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?
Yes
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
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?
Visual
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?
Yes
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?
Yes

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. 20-24 at 328 Westview Road



328 Westview Road
Ponderosa Estates
Lots 51 & 52 Block 2

8/31/2020, 11:59:29 AM

Municipalities

Parcel Boundaries

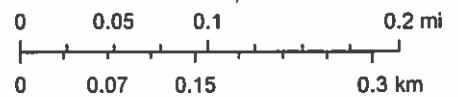
All Road Labels

Roads

COLLECTOR

URBAN/RURAL

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Westview Rd

44.4959

-116.0493



Westview Rd

Westview Rd

(34'x14')

20 Module Ground Mount Array

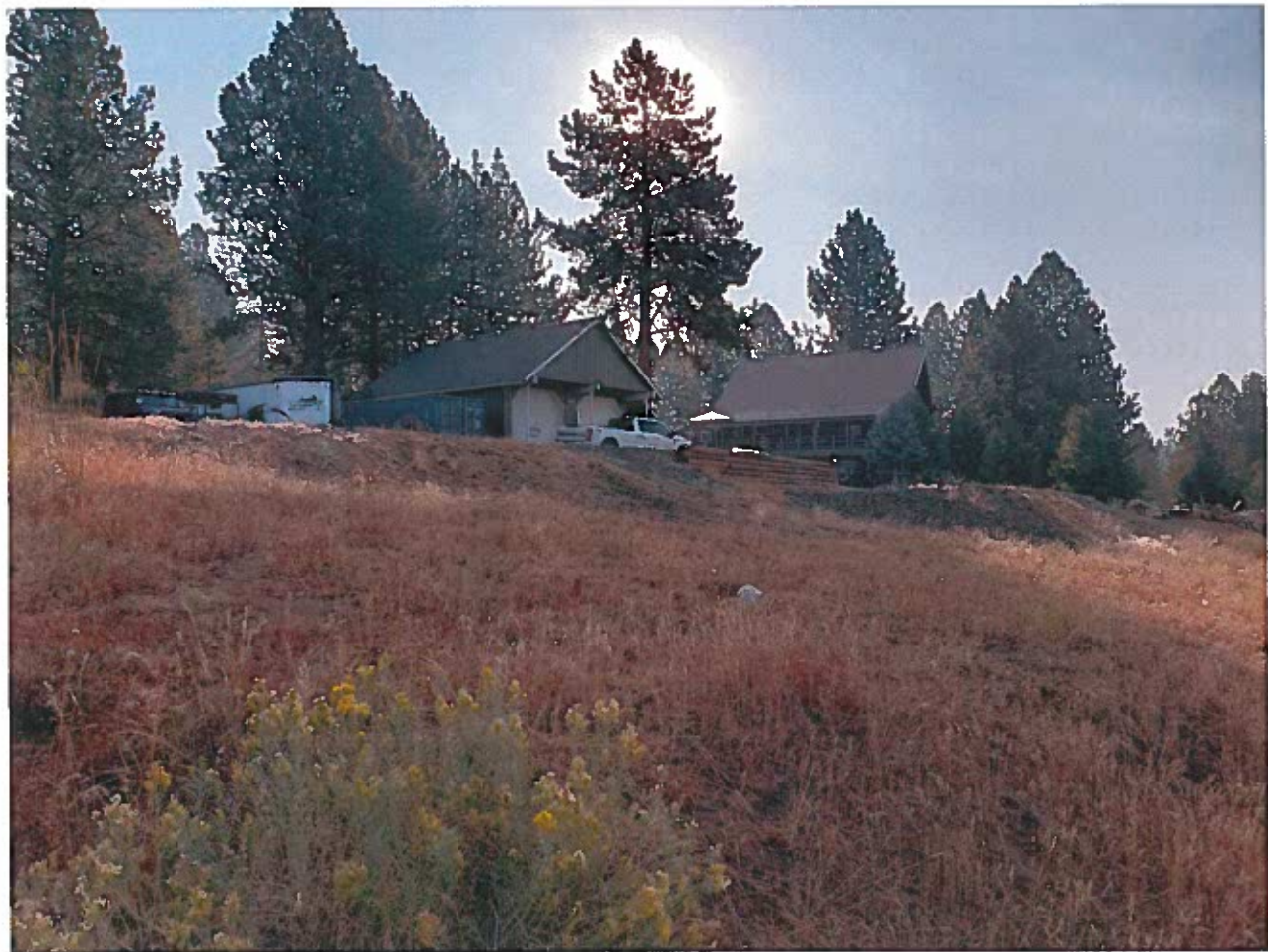
Inverter

10' Off Side Property Line

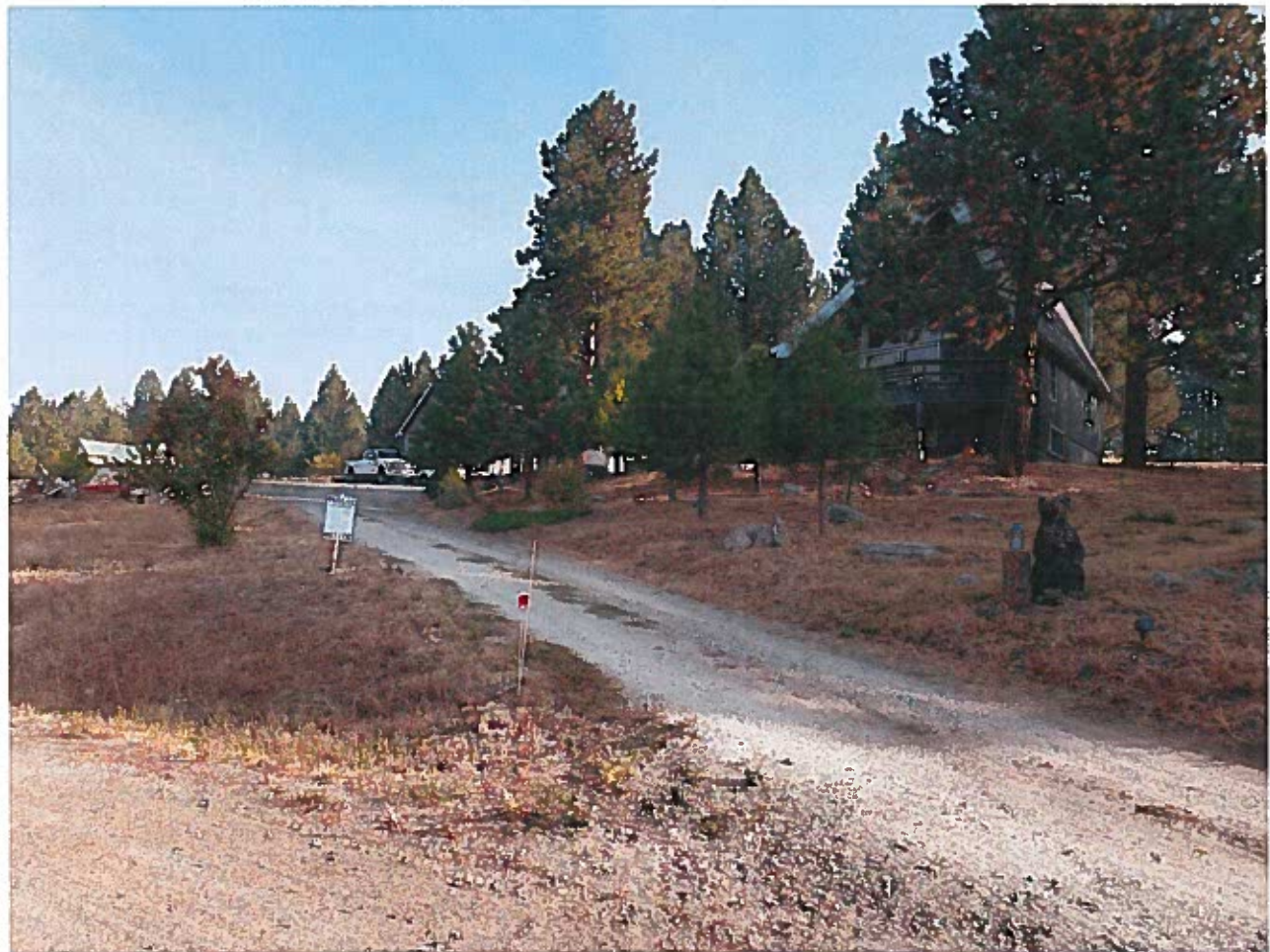
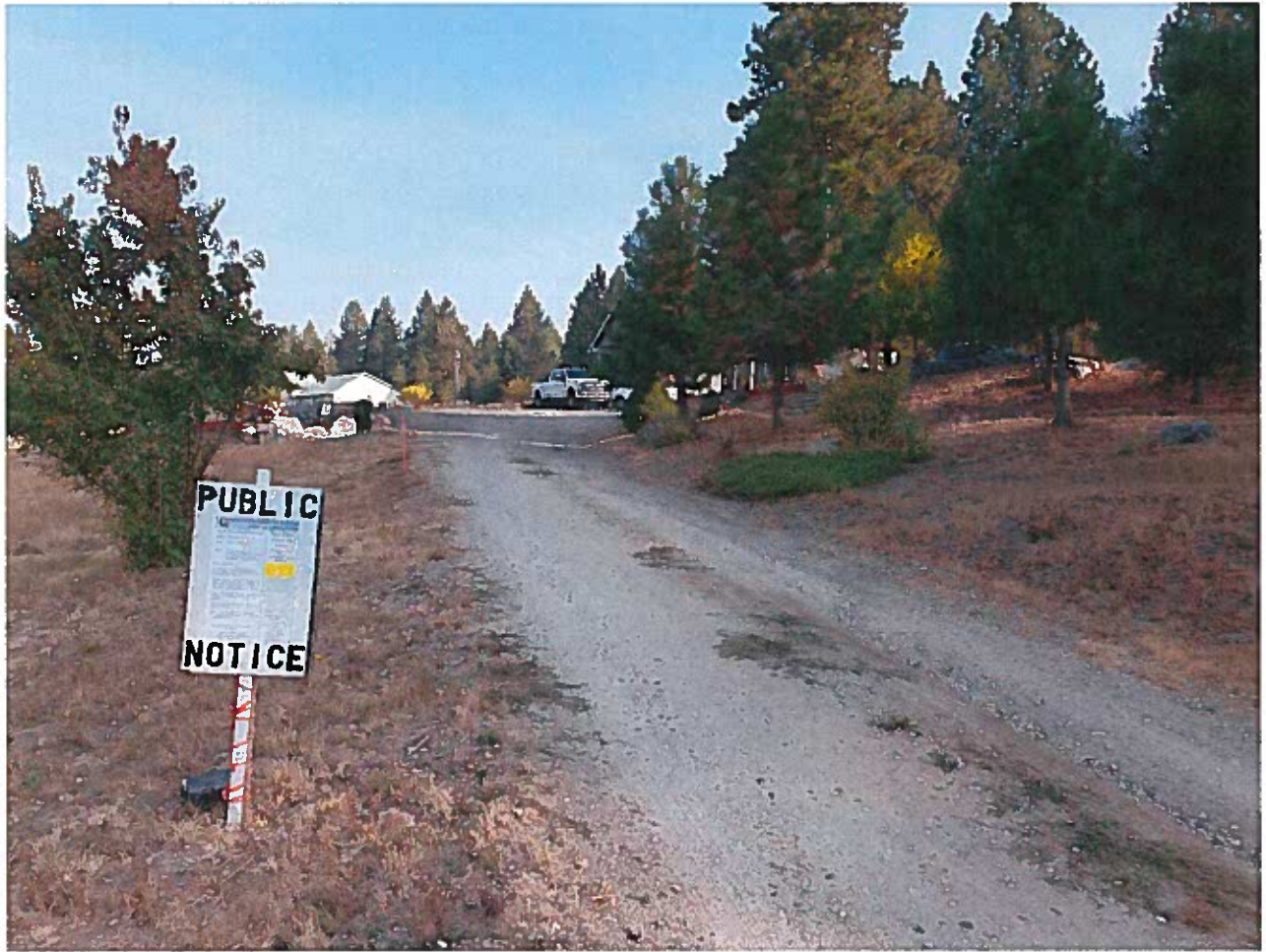


Utility Meter Base
Pv Utility Disconnect
Indoor Load Center

Tom Honnold
328 Westview Rd, Cascade, ID 83611
208-810-0872



9-23-2020



9-23-2020



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 20-24

Preliminary / Final / Short Plat _____

Pandevosa ESTATES Lots 51 & 52 Blk 2
328 Westwood Rd



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. _____

Reviewed By: [Signature]
Date: 9.15.20

CUP-20-24 Honnold Solar Panels

D3 Development Services <D3Development.Services@itd.idaho.gov>

Tue 9/8/2020 11:03 AM

To: Lori Hunter <lhunter@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

ITD has received application CUP-20-24 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

Re: Fw: C.U.P 20-24 Honnold Solar Panels
Lori Hunter <lhunter@co.valley.id.us>
Tue 9/8/2020 10:05 AM
To: Jon Anderson <jonandarlynn@gmail.com>
No - your current letter is fine.
No worries.

From: Jon Anderson <jonandarlynn@gmail.com>
Sent: Tuesday, September 8, 2020 10:04 AM
To: Lori Hunter <lhunter@co.valley.id.us>
Subject: Re: Fw: C.U.P 20-24 Honnold Solar Panels

Hi Lori,
Sorry to bother you again, but should I write a new letter striking the date comments?
Thanks,
Jon Anderson

On Tue, Sep 8, 2020, 9:53 AM Jon Anderson <jonandarlynn@gmail.com> wrote:
Thanks Lori. My bad that I thought the hearing was September 8th. Appreciate your response.
Jon Anderson

On Tue, Sep 8, 2020, 9:10 AM Lori Hunter <lhunter@co.valley.id.us> wrote:
I have added your comment letter to the file.
I am sorry for any confusion, but the public hearing for C.U.P. 20-24 will be OCTOBER 8, 2020.

Lori Hunter, P&Z Technician

From: Jon Anderson <jonandarlynn@gmail.com>
Sent: Monday, September 7, 2020 3:41 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: C.U.P 20-24 Honnold Solar Panels

Valley County Planning & Zoning Commission,

We are neighbors of Tom and Lisa Honnold and our property is immediately south of theirs. Our property address is 336 Westview Road. We would like to go on record as being in favor of their proposal to establish detached solar panels to the north of their existing house. The proposed location of these panels would not have a negative impact on our property.

We realize that this written comment is not getting to the commission "at least seven days prior to the public hearing", but we were not afforded the opportunity in time, as the notification the commission mailed to us was not postmarked until September 3, 2020, five days prior to the hearing. We hope that you will take that into consideration.

Thank you,

Jon and Arlynn Anderson