

Valley County Planning and Zoning Department

700 S. Main ST | PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		☒ Check # _____ or ☐ Cash or ☐ Card
FILE #	<u>CUP 26-016</u>	FEE \$ <u>250</u>
ACCEPTED BY	<u>Mark Smith</u>	DEPOSIT _____
CROSS REFERENCE FILE(S):	_____	DATE <u>6/25/26</u>
PROPOSED USE:	<u>John panels on shed</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: 6/14/26

By signing, you are agreeing to allow County staff to inspect the property identified in the application.

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

- ATTACHED ☐ 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.
- ATTACHED ☐ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- NONE ☐ 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.
- NONE ☐ 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.
- NONE ☐ A **lighting plan**.
- NONE ☐ **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. Only one copy of this list is required. Staff may notice more than 300 feet based on adjacent ownership and potential for impacts.
- NONE ☐ **Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- N/A ☐ A **Development Agreement may be required**. Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

We recommend you review the Valley County Code online at 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.

Date of Pre-Application Meeting with Staff: 6/16/2026

Staff Name(s): Cynda Herrick

CONTACT INFORMATION

APPLICANT STEPHEN LAFON

PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 25819 PENGUIN ST. MAGNOLIA, TEXAS

ZIP 77355

EMAIL [REDACTED]

PROPERTY OWNER STEPHEN LAFON

MAILING ADDRESS SAME

ZIP [REDACTED]

EMAIL [REDACTED]

AGENT / REPRESENTATIVE [REDACTED]

PHONE [REDACTED]

MAILING ADDRESS [REDACTED]

ZIP [REDACTED]

EMAIL [REDACTED]

CONTACT PERSON (if different from above) SAME

MAILING ADDRESS [REDACTED]

ZIP [REDACTED]

EMAIL [REDACTED]

PHONE [REDACTED]

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 280 BACON CREEK ROAD, CASCADE ID 83611

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP 11N04E047205

Quarter ESE

Section 4E

Township 11N

Range 4E

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐

2. SIZE OF PROPERTY 80 Acres ☐ or Square Feet ☐

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

BARN, WORKSHOP

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 LAND

South TIMBER LAND

East TIMBER LAND (FOREST SERVICE)

West PASTURE LAND

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 14'

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

Number of Proposed Structures: 1

Number of Existing Structures: 2

Proposed Gross Square Feet

1st Floor 200

2nd Floor -

Total 200

Existing Gross Square Feet

1st Floor 2300

2nd Floor 580

Total 2880

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

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 200

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: -

8d. DENSITY OF DWELLING UNITS PER ACRE: 40 ACRES PER BUILDING

9. SITE DESIGN:

Percentage of site devoted to building coverage: 100%

Percentage of site devoted to landscaping: -

Percentage of site devoted to roads or driveways: -

Percentage of site devoted to other uses: -

Total: 100%

UTILITY
200 sq. ft. building
with solar panels

10. PARKING (If applicable):

a. Handicapped spaces proposed: -

b. Parking spaces proposed: -

c. Number of compact spaces proposed: -

d. Restricted parking spaces proposed: -

e. Are you proposing off-site parking: -

Office Use Only

Handicapped spaces required: -

Parking spaces required: -

Number of compact spaces allowed: -

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	<u>Proposed</u>	<u>Required</u>	<u>Proposed</u>	<u>Required</u>
Front	<u>700</u>	<u>-</u>	<u>-</u>	<u>-</u>
Rear	<u>650'</u>	<u>-</u>	<u>-</u>	<u>-</u>
Side	<u>450</u>	<u>-</u>	<u>-</u>	<u>-</u>
Side Street	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

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? ☐

Anticipated Trip Generation [Refer to ITE - Trip Generation Manual within Roads Policy Manual] -

Primarily heavy truck traffic? Yes ☐ No ☐ Combination ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒

NO

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

NONE

16. PROPOSED UTILITIES:

NONE

(SOLAR OFF GRID SYSTEM)

Proposed utility easement widths _____

Locations _____

17. SEWAGE WASTE DISPOSAL METHOD:

Septic ☒

Central Sewage Treatment Facility ☐

Name: _____

18. POTABLE WATER SOURCE:

Public ☐

Water Association ☐

Individual Well: ☒

If individual, has a test well been drilled? YES Depth 12' Flow 10 gpm Purity Verified? YES

Nearest adjacent well _____ Depth _____ Flow _____

19. DRAINAGE (Proposed method of on-site retention): NONE

Any special drains? _____ (Please attach map)

Soil type(s): _____

(Information can be obtained from the Natural Resource Conservation Service: 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 ☐

22. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

23. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.

Seasonal stream

Yes ☒ No ☐

24. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED?

Yes ☐

No ☒

If yes, explain: _____

25a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS?

Yes ☐

No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐

If yes, explain: _____

25b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district. Submit letter from Irrigation District, if applicable.

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPLETE ATTACHED IMPACT REPORT

NO
IRRIGATION

Irrigation Plan

(Idaho Code 31-3805)

No
Change

This land: ☐ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? ☐ Yes ☐ No
2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
3. How many acres is the property being subdivided? _____
4. What percentage of this property has water? _____
5. How many inches of water are available to the property? _____
6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No



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: 6/17/26

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

You may add information to the blanks below or attach additional sheets.

❖ An impact report shall be required for all proposed Conditional Uses.

❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.

❖ 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.

N/A

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

N/A

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.

N/A

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.

~~N/A~~

no glare from solar panels -

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.

N/A

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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 impacts of shadows from new features on neighboring property.

N/A PARTIALLY HIDDEN BY GROVE & ASPEN TREES

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.

NEAR WORKSHOP WITH PROPER ORIENTATION FOR
SOLAR PANELS

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

N/A

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

N/A

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

N/A

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.

N/A

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

N/A

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

N/A

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

N/A

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.

N/A

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Placement Permit Application

(Valley County Code 6-1 and 9-4)

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ **READY FOR ISSUANCE**

PLACEMENT PERMIT # PSP

DATE RECEIVED: _____

FEE: \$ _____ ☐ Check # _____ or ☐ Cash or ☐ Card Payment

Approved: _____ Date: _____ Inspected / Closed: _____ Date: _____

Permit Required Prior to Placement of Structure

☒ Agricultural Building ☒ Shed / Utility Building ☐ Shipping Container ☐ Park Model ☐ Other: _____

Describe Use of Structure

UTILITY BUILDING TO HOUSE SOLAR SYS AND WATER SYS

Size of Structure

10 x 20

200 sq. ft

Parcel Number

Subdivision Name

Lot
#

Block #

Site Address

280 BACON CREEK ROAD

City

CASCADE

Zip Code

83611

Property Owner

STEPHEN LOFON

Mailing Address

25819 PENGUIN ST.

City

MAGNOLIA

Zip Code

83735

Contact Name

STEPHEN LOFON

Phone #

Email

Latitude _____ deg _____ m _____ s N Longitude _____ deg _____ m _____ s W Site Elevation: _____ Structure Height: 14'

Check your CCRs to ensure compliance.

☒ Attach Site Plan. See Page 2 for requirements.

☐ Central District Health Accessory Use Authorization required if a septic system is on the property.

☐ Septic System ☐ Sewer Service:

☒ Not Applicable ☐ Other:

☐ Driveway Approach Permit #: N/A

Must be obtained for all new driveways off public roads before permit is issued. Call Valley County Road Department at 208-382-7195.

☐ FAA Form 7460.1 may be required.

❖ Shipping Containers must be painted or have siding that blends with the natural terrain or other structures on the property.

❖ Outdoor Lighting must be maximum of 20-ft high, maximum of 3000 lumens, and fully shielded.

I hereby certify that I have read and correctly completed this application. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Signature: _____

Date: 6/14/26

Approvals	Required	Received	Approved
LAND USE			
SETBACKS			
FLOODPLAIN			
CDH / SEWER			
APPROACH			
FAA 7460.1			

Special Conditions

Project Description
Utility Shed
280 Bacon Creek Road
Cascade, Idaho

Project: Construction of a Utility Shed for Solar Panels

The construction of a utility shed is proposed to mount solar panels on at the proper orientation for efficient capture of solar energy for a workshop located at 280 Bacon Creek Road.

The utility shed is ~~proposed to be~~ 200 square feet in size (10' x 20') and located some 40 feet from the existing workshop. A single story building of 8 foot walls with a single sloping roof.

The utility shed would house the solar system and a water system for the workshop, with the solar panels mounted on the roof. This will allow for a safer operation as the panels will be easier to maintain and clear during the winter months (a height of about 9 feet)- as the panels will be closer to the ground on the shed versus the workshop roof which is some 14 to 18 feet off the ground.

In addition, with the solar system located in the detached utility shed, any risk of fire is reduced to the utility shed and helps to protect the workshop.

Please refer to the attached drawing for additional details of the utility shed.

N ↑

80 ACRES

LEASED
PASTURE
LAND

280 BACON CREEK RD

BARN

PROPOSED
UTILITY SHED

APPROX LOCATION &
PROPOSED ~~AG~~ UTILITY
BUILDING W/ SOLAR
PANELS

WORKSHOP

APPROX LOCATION of WELL

SEPTIC SYSTEM

SET BACKS of PROPOSED ~~AG~~ BUILDING

~ 650' N FROM SOUTHERN PROP LINE

~ 450' E FROM WEST PROP LINE

DIRT ROAD

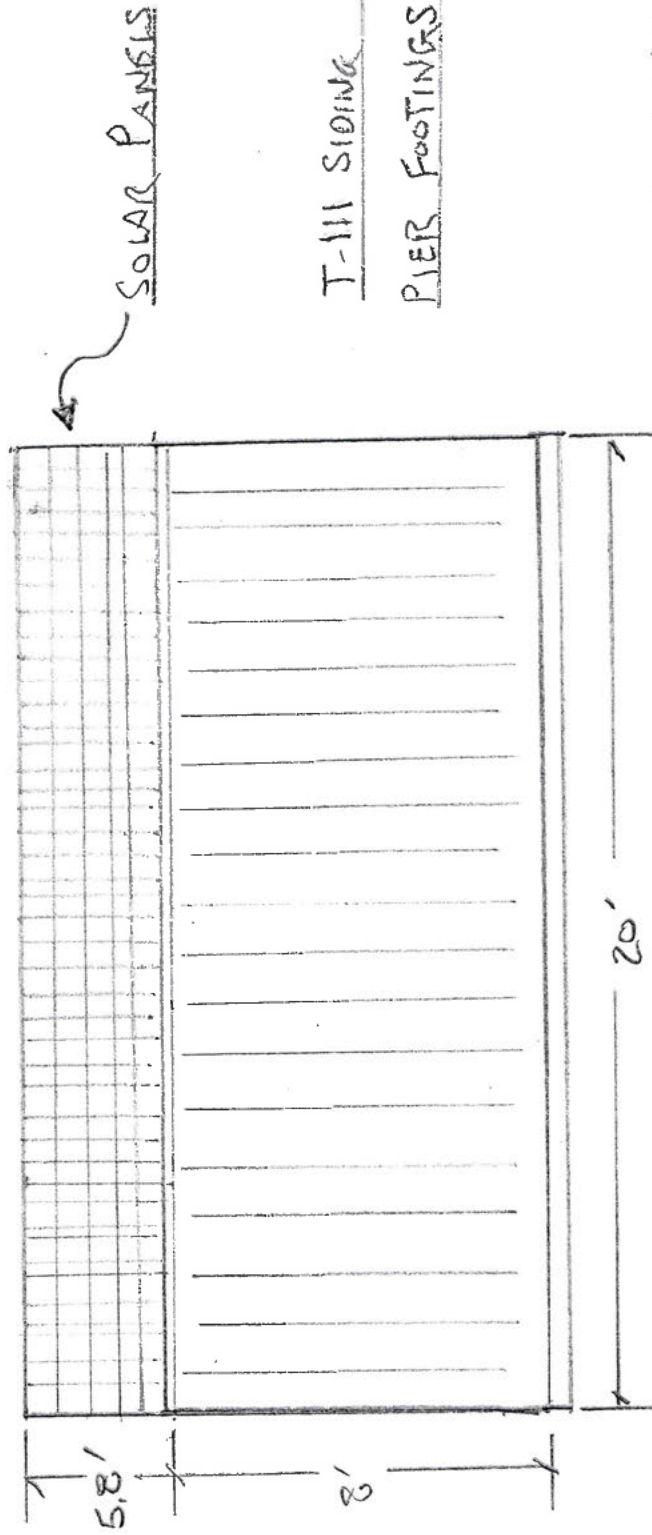
~ 2640'

3D

~ 1320'

UTILITY BUILDING
280 BACON CREEK RD.
CASCADE ID 83611

VIEW LOOKING TO N



Scale $\frac{1}{4}'' = 1'$

TOTAL SQ FTGE = 200 ϕ

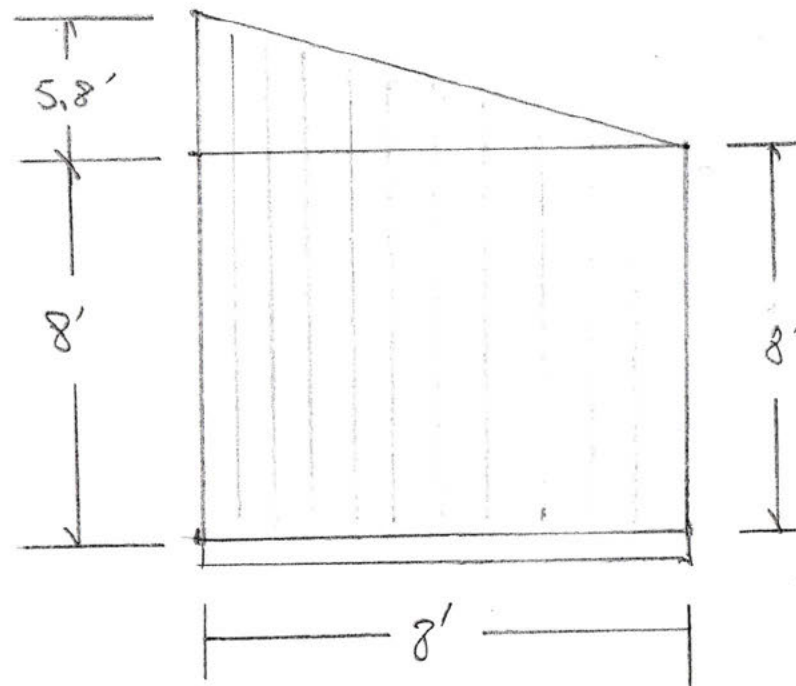
OWNER: STERNON & CAROL LAFON

DRAWN BY STEPHEN LAFON

DATE: 6/19/26

UTILITY BLDG
280 BISON CREEK RD
CASCADE, ID 83611

VIEW LOOKING TO E



ASPHALT SHINGLE ROOF

T-111 SIDING

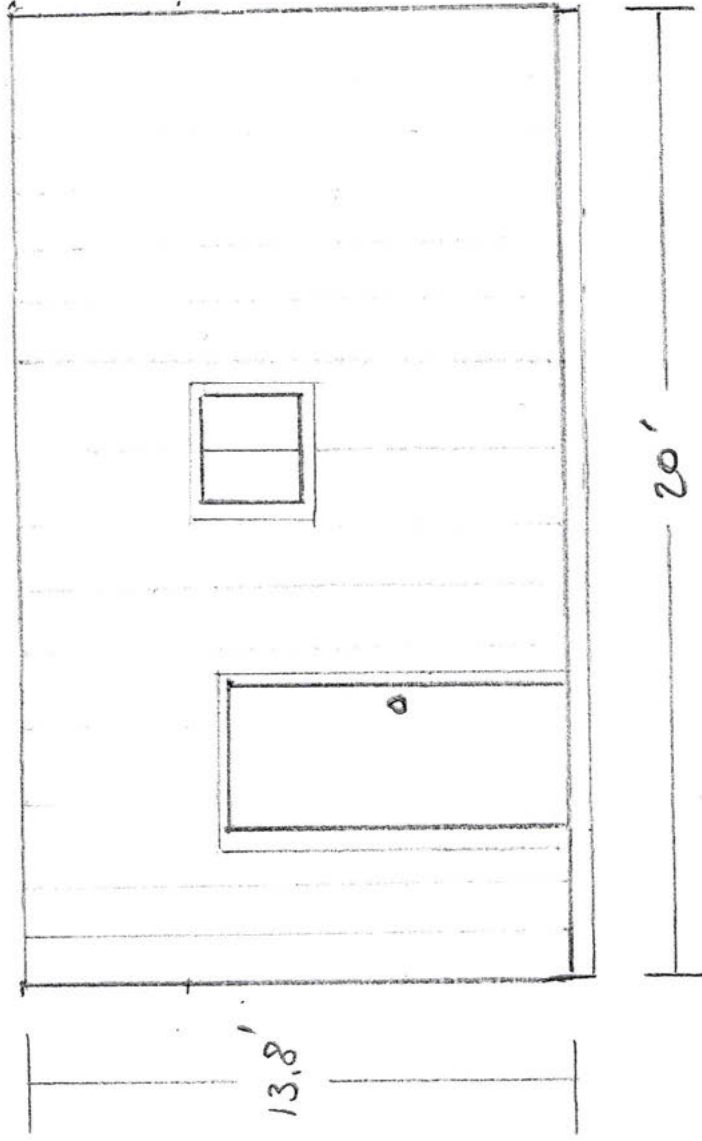
PIER FOOTINGS

OWNER: STEPHEN & CAROL LAFON
DRAWN BY: STEPHEN LAFON
DATE: 6/19/26

SCALE $\frac{1}{4}'' = 1'$

UTILITY BLDG
280 BACON CREEK RD
CASCADE ID 83611

View Looking To S



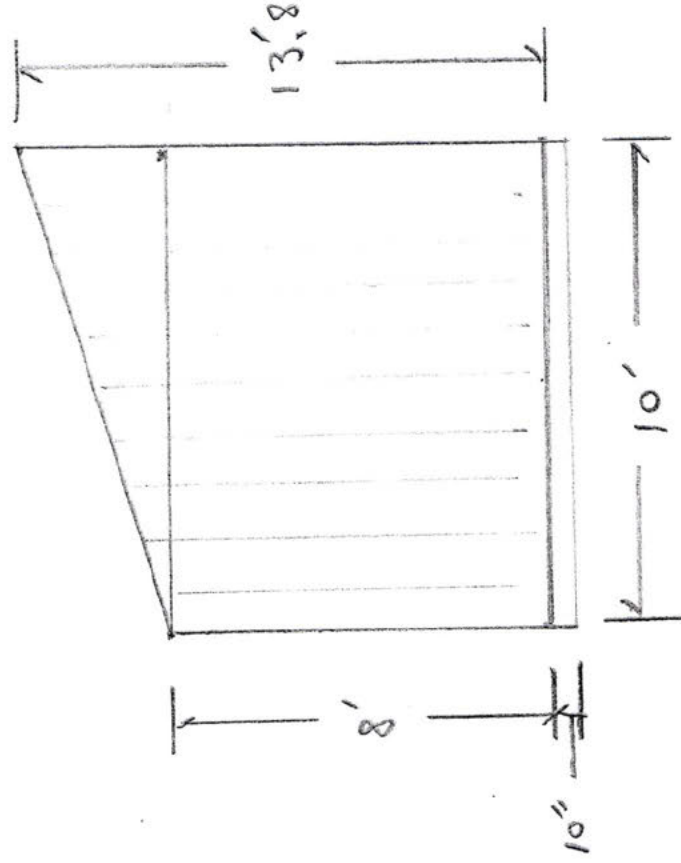
T-111 SIDING
PIGA FOOTINGS
30 ENTRY DR

OWNER: STEPHEN & CAROL LAFON
DRAWN BY: STEPHEN LAFON
DATE 6/19/26

SCALE 1/4" = 1'

UTILITY BLDG
284 BACON CREEK RD.
CASCADE, IDAHO 83611

VIEW LOOKING TO W



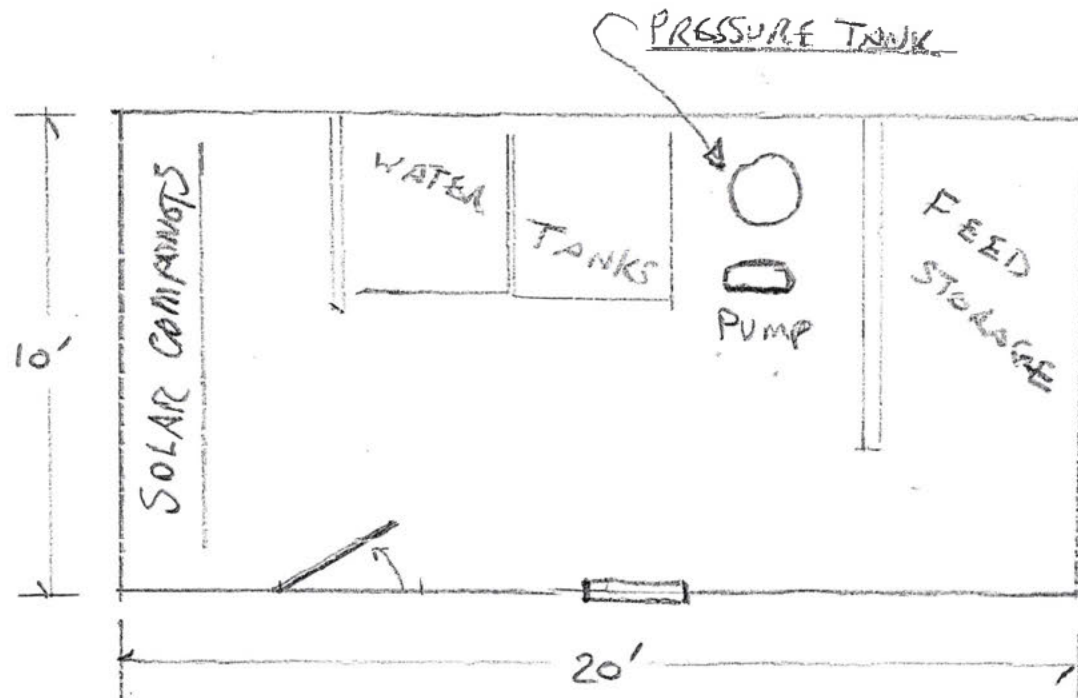
T-111 SIDING
PIER FOOTINGS

OWNER: STEPHEN AND CAROL LAFON
DRAWN BY: STEPHEN LAFON
DATE: 6/19/26

SCALE 1/4" = 1'

UTILITY BLDG
280 BACON CKN RD
CASCADE ID 83611

FLOOR PLAN



SCALE $\frac{1}{4}" = 1'$

OWNER: STEPHEN AND CAROL LOFOR
DRAWN BY: STEPHEN LOFOR
DATE: 6/19/26