

Valley County Planning and Zoning

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



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STAFF REPORT: CUP 26-016 Lafon Solar Panels
MEETING DATE: August 13, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Stephen and Carol La Fon, c/o Jeff Bailey
25819 Penguin ST, Magnolia TX 77355
LOCATION: 280 Bacon Creek Road
Parcel RP11N04E047205 in the E ½ SE ¼ Section 4, T.11N, R.4E,
Boise Meridian, Valley County, Idaho
REQUEST: Solar Panel Arrays on the Roof of a 200-sqft shed
EXISTING LAND USE: Agricultural (Grazing, Productive Forest,

Stephen Lafon is requesting a conditional use permit for a solar panel array to be placed on the roof of a proposed 200- sqft shed. There would be eight 45 x 68-inch solar panels.

The solar system would be stored in the shed. The panels would be used to power an existing workshop located approximately 40-ft from the shed.

The 80-acre site is accessed off Bacon Creek Rd, a public road.

FINDINGS:

1. A pre-application meeting was held on June 16, 2026.
2. The application was submitted on June 25, 2026.
3. Legal notice was posted in the *Star News* on July 23, 2026, and July 30, 2026. The applicant was notified by letter on July 13, 2026. Potentially affected agencies were notified on July 14, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on July 14, 2026. The notice was posted online at www.co.valley.id.us on July 14, 2026. The site was posted on July 30, 2026.
4. Agency comment received:

Annette Derrick, Valley County Building Official, stated a building permit and proof that the roof load is able to hold the additional weight of the solar panels will be required. (July 16, 2026)

Brent Copes, Central District Health, stated an accessory use application will be required to verify that the septic will not be impacted. (July 31, 2026)

Steven Hull, Cascade Fire Chief, stated the residence shall maintain a readily accessible utility service disconnect in accordance with applicable electrical code requirements. The photovoltaic system shall include the required PV system disconnecting means, and all disconnects shall be readily accessible and properly labeled in accordance with the National Electric Code requirements. (July 28, 2026)

Emily Hart, McCall Airport Manager, had no comments. (July 20, 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. (July 20, 2026)

Kendra Conder, Idaho Transportation Department, had no comments. (August 4, 2026)

5. Public comment received: *none*
6. Physical characteristics of the site: The parcel has variable topography and ground cover. The site has existing sheds and pole barns.
7. The surrounding land use and zoning includes:
 - North: Agriculture (Dry Grazing / Meadow)
 - South: Agriculture (Dry Grazing / Productive Forest)
 - East: Land managed by the U.S. Forest Service
 - West: Agriculture (Dry Grazing / Meadow)
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 +27.

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 nor a herd district.
2. Building permits will be required for the solar panel arrays.
3. The applicant states the shed and solar panels will be approximately 650-ft from the southern property line along Bacon Creek Road; 450-ft from the western property line; and approximately 2000-ft from the northern property line. The site would be screen from the USFS land by trees.

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.11N R.4E Section 4
- Pictures Taken by Staff on July 30, 2026
- Site Plan 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 for the solar panel structures.
5. Shall meet requirements of Cascade Fire Department.
6. All noxious weeds on the property must be controlled.
7. All exterior 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.

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. AGRICULTURAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 10

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?

Ag

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

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

Ag

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

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Ag

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

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?

large, open area ; trees on east

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

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

Yes

(+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 Impact

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

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

(+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) 0 X 2 0

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 Change

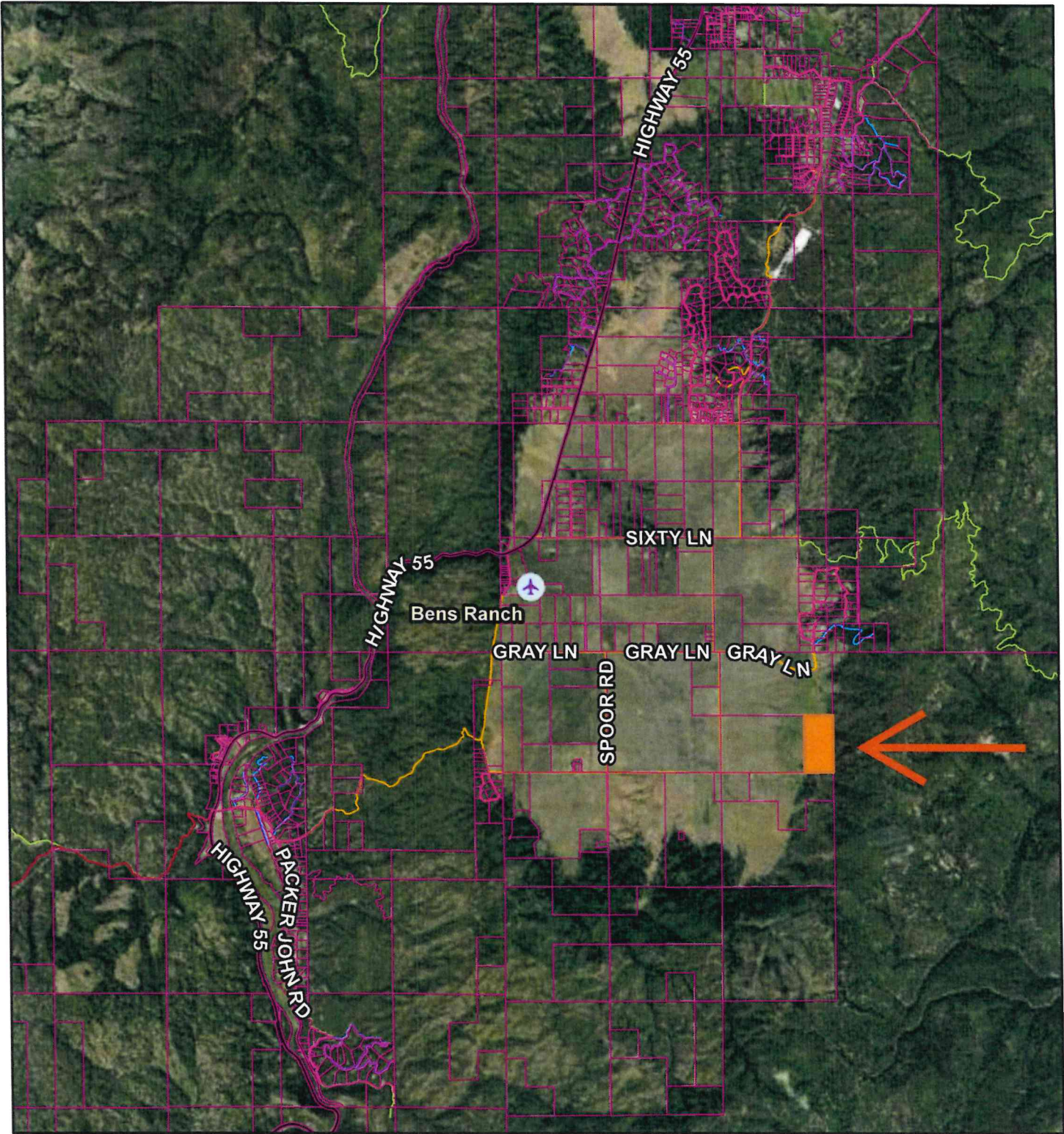
Sub-Total (+) 27

Sub-Total (-) -

Total Score +27

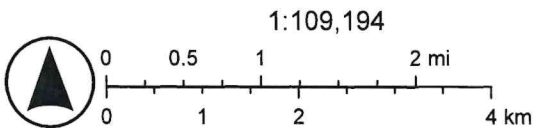
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

CUP 26-0016 Location Map



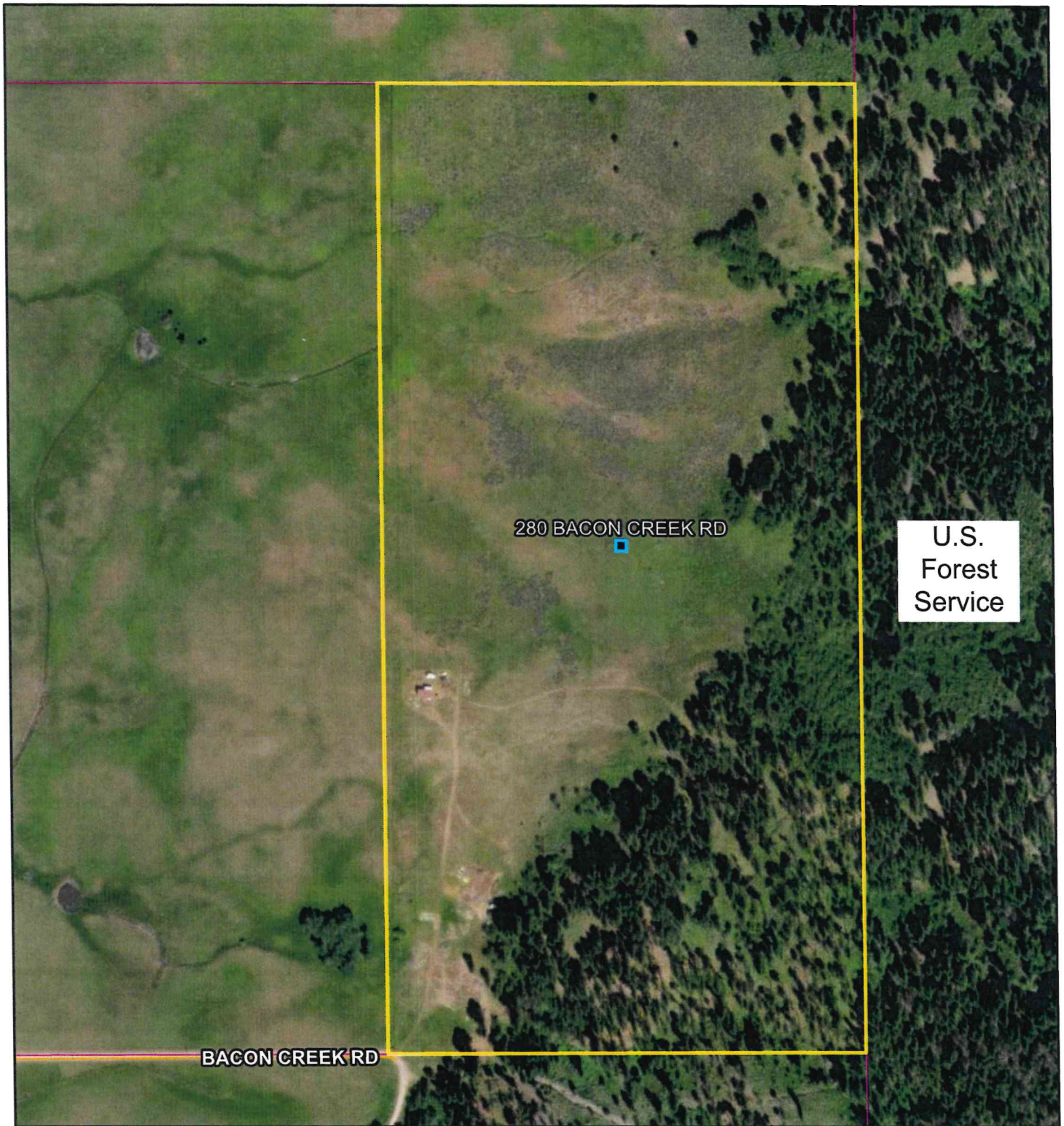
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-  Airstrips
-  Municipal Boundaries
-  City Impact Areas
-  Parcel Boundaries
- Roads
-  MAJOR
-  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  USFS
-  PRIVATE
-  OTHER
-  Other



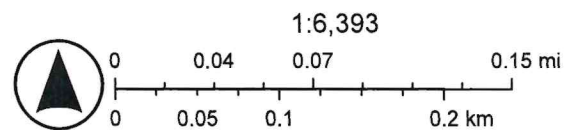
Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

CUP 26-016 Aerial Map



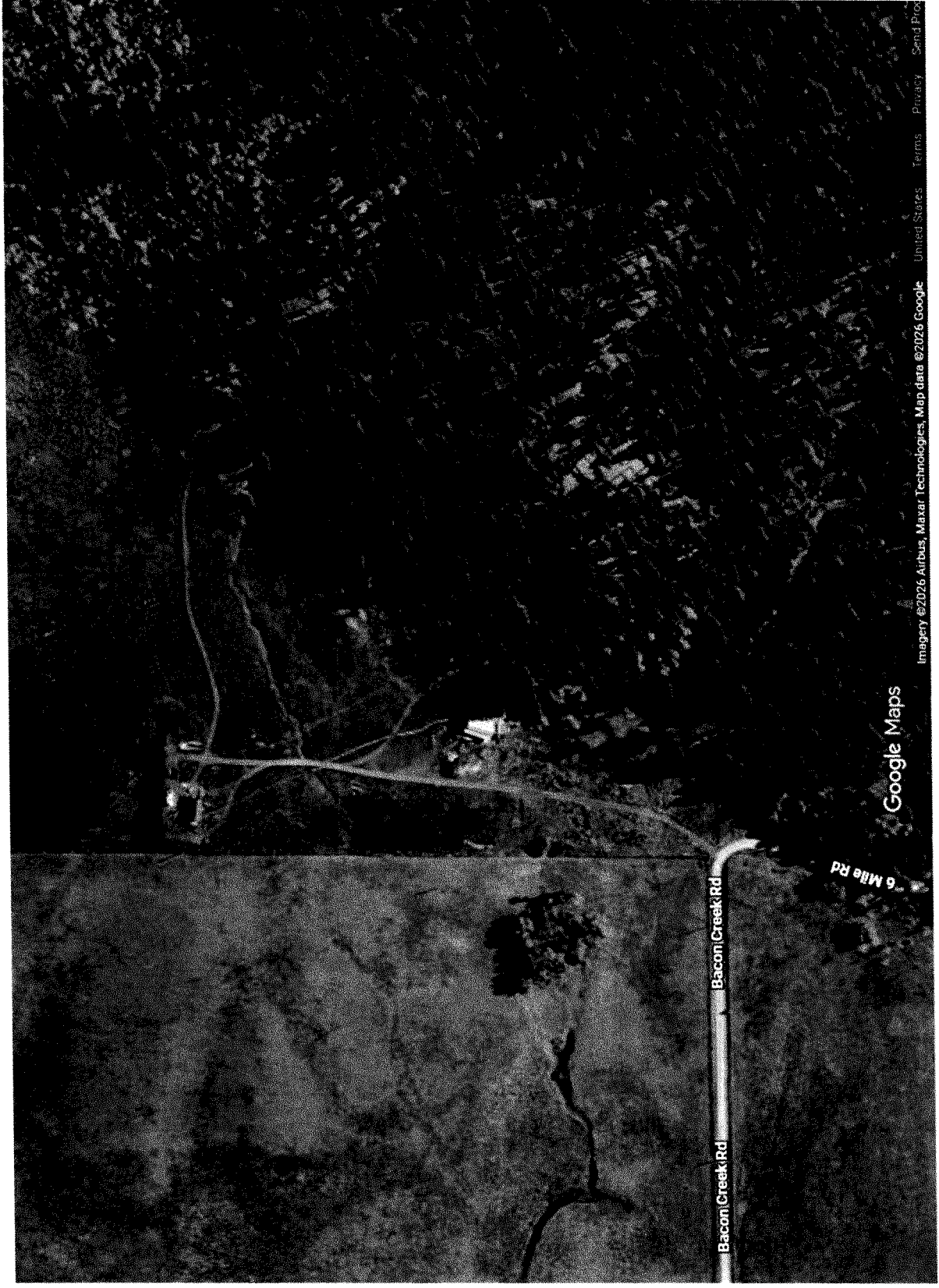
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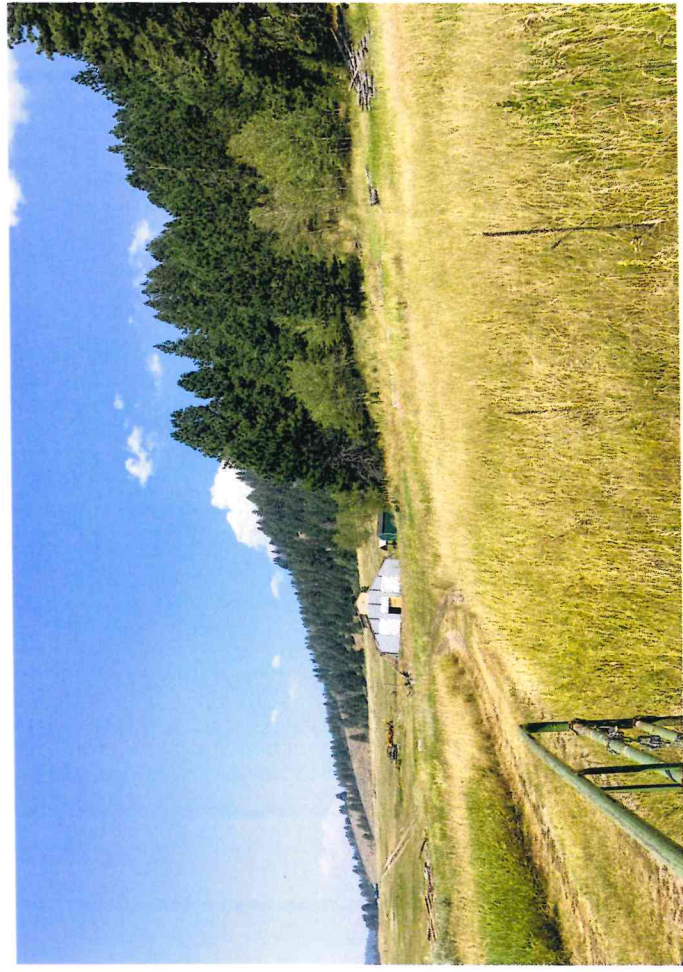
Permits	◆ RVC	✈ Airstrips	— COLLECTOR
◆ CUP	◆ STR	■ Address Points	— URBAN/RURAL
◆ ADU	◆ STS	▭ Municipal Boundaries	— USFS
◆ FP	◆ VAC	▭ City Impact Areas	— PRIVATE
◆ GF	◆ VAR	▭ Parcel Boundaries	OTHER
◆ EXC	◆ PSP	Roads	Other
◆ Privy	◆ HBB	— MAJOR	
◆ RES	○ Undefined	— MINOR COLLECTOR	



Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Vantor

Google Maps – Aerial View





N ↑

80 ACRES

LEASED
PASTURE
LAND

~ 2640'

280 BACON CREEK RD

BARN

PROPOSED
UTILITY SHED

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

WORKSHOP

APPROX LOCATION of WELL

SEPTIC SYSTEM

DIRT ROAD

SET BACKS of PROPOSED ~~W~~ BUILDING

~ 650' N FROM SOUTHERN PROP LINE

~ 450' E FROM WEST PROP LINE

30

~ 1320'

From: Annette Derrick <aderrick@valleycountyid.gov>

Sent: Thursday, July 16, 2026 9:41 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: 26-016

CUP 26-016 Lafon Solar Panels will need a building permit , plus proof that the rood load is able to hold the additional weight of the solar panels

Thanks ,



Annette Derrick

Valley County Building Official

Building Department

Office: (208) 382-7114

700 South Main St | PO Box 1350

Cascade, ID 83611

SERVICE

TRANSPARENCY

ACCOUNTABILITY

RESPONSIVE



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUD 26-016 Lafor 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. CADH will require an accessory use application to be submitted prior to any construction of the shed CADH must verify that the existing septic will not be negatively impacted by the construction
Reviewed By: Russell Cope
Date: 7/31/20



Cascade Rural Fire Protection District
P. O. Box 825
109 East Pine Street
Cascade, Idaho 83611-0825
208.382.3200 – Phone
208.382.4222 – Fax

July 30, 2026

Attn: Cynda Herrick, Administrator
Valley County Planning and Zoning

RE: CUP 26-016 Lafon Solar Panels

I have the following comments regarding Lafon Solar Panels:

- The residence shall maintain a readily accessible utility service disconnect to allow the electrical service to the home to be disconnected in accordance with applicable electrical code requirements.
- The photovoltaic system shall include the required PV system disconnecting means, and all disconnects shall be readily accessible and properly labeled in accordance with the National Electrical Code (NEC) requirements.

Please contact me directly if you have any questions

Respectfully,

Steven Hull
Fire Chief
Cascade Rural Fire District
steve@cascaderuralfire.com

From: Emily Hart <ehart@mccall.id.us>

Sent: Monday, July 20, 2026 12:44 PM

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

Subject: Re: VC PZ - Public Hearing Notice for August 13, 2026

Lori and Cynda,

C.U.P. 26-014 Ore and Husk Office and Warehouse - 1.25 miles from end of Runway 34. In Horizontal Surface. Select Commercial Building, enter lat/long, building height and site elevation into <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required.

C.U.P. 26-015 Resolution Minerals RV Site - NO AIRPORT COMMENT

C.U.P. 26-016 Lafon Solar Panels - NO AIRPORT COMMENT

VAR 26-007 Kowalczyk Lot Coverage Variance - NO AIRPORT COMMENT

C.U.P. 26-017 West Mountain Aggregates Rock Pit - NO AIRPORT COMMENT

C.U.P. 26-018 Nokes Elo Rd Solar Panels 2.14 miles from end of Runway 34. In Conical Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. 26-019 Wipf Solar Panels 3,733' from end of Runway 34. In Transitional Surface and possibly Approach Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. 26-020 Nokes Ilka Ln Solar Panels 1.12 miles from end of Runway 34. In Horizontal Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. Gold Fork River Ranch Pond and Borrow Reclamation - NO AIRPORT COMMENT

Have a great week!

Emily

Emily Hart, ACE/GA, C.M.

Manager | McCall Municipal Airport

208.630.3441 (cell) | 208.634.1448 (office)

<https://www.mccall.id.us/160/McCall-Municipal-Airport>



July 20, 2026

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

Subject: VC PZ - Public Hearing Notice for August 13, 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.

26-017

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For questions, contact David Luft, Air Quality Manager, at 373-0550.
- 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.

- Rock crushers, concrete batch plants, and hot mix asphalt plants are subject to DEQ air quality permitting requirements. Please see the following web site for additional information:
- <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/5204>
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan to the city/county for incorporation into the conditional use permit. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

2. WASTEWATER AND RECYCLED 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 Conservation 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,



Troy Smith
Regional Administrator

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Tuesday, August 4, 2026 10:02 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: VC PZ - Public Hearing Notice for August 13, 2026

Hi Cynda,

I just wanted to let you know that I do not have any comments for the August 13th P&Z applications.

Let me know if there are any questions. Thank you!

Kendra Conder | Senior Planner
Idaho Transportation Department | Development Services
Office: 208-334-8377
Cell: 208-972-3190



YOUR Safety ••• ► YOUR Mobility ••• ► YOUR Economic Opportunity