



**TWIN FALLS COUNTY COMMUNITY DEVELOPMENT SERVICES**

630 Addison Avenue West, Suite 1100, Twin Falls, Idaho 83301  
Ph. 208-734-9490 Fax. 208-733-9645 www.twinfallscounty.org

**Large Energy Production  
Conditional Use Application**

(10 megawatts or more, or projects that encumber 40 acres of land)

Solar  Wind

Date Received: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Property owner of Record
Name: _____
Address: _____
City: _____
State: _____ Zip Code: _____
Phone Number: _____
Email: _____

Applicant/Representative
Name: _____
Address: _____
City: _____
State: _____ Zip Code: _____
Phone Number: _____
Email: _____

Current use of the Property: \_\_\_\_\_

Propose Use: \_\_\_\_\_

**GENERAL INFORMATION**

1. Parcel No. \_\_\_\_\_
2. Address of the project: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_
3. Acreage of the project: \_\_\_\_\_
4. Zoning of the Project:  Rural Residential Zone  Agricultural Zone  Agricultural Range  
Preservation Zone  Commercial Zone
5. Vicinity Map: This map shows nine (9) sections. The subject parcel(s) location should be located in the center square.
6. Site Plan(s): showing the physical features and land uses of the project, both before and after construction of the proposed energy project, where features and uses changes. The site plan shall include a legible plot plan drawn to scale showing:

- a. Property lines and improvements located on the subject property including the location, dimensions, and types of existing major structures, including the septic tanks and drain fields, canals, laterals, easements, etc.
  - b. Project boundaries;
  - c. Location of the proposed project describing the method and location of mounting required including, towers, foundations, guy anchors, and/or associated equipment;
  - d. Proposed height and setback for all project equipment;
  - e. Right-of-way of any public road that is contiguous with the property and any overhead utility lines;
  - f. Location of any nearby or adjacent scenic corridors, wildlife corridors, and other environmentally sensitive areas;
  - g. Location of any nearby, adjacent, or onsite historic, cultural, or archeological resources,
  - h. Location, height, and dimensions of all existing and proposed structures and fencing;
  - i. Location, grades, dimensions, and surfacing of all temporary and permanent on-site roads and access roads from the nearest public road,
  - j. State and federal resources, lands, and other protected areas near the project site.
  - k. Existing topography with contours at intervals that accurately depict the site, depending on the size and slope of the site;
  - l. Water bodies, waterways, canals, wetlands, and drainage channels;
  - m. Location of, and distance to, onsite and adjacent residences;
  - n. Location and distances to airport influence.
7. Provide all baseline wildlife studies applicable to project site. Certify that the proposed energy project will be designed, constructed, and operated without significant adverse impact to fish, wildlife, and native plant resources, including wildlife habitat, migratory routes, state and federally listed threatened or endangered species.
  8. Provide copies of permits, approval, or other actions that have been received from other government agencies, public and or privately owned utility companies serving the site.
  9. Provide a transportation plan showing how vehicles would access the site, impact of the proposed energy project on the local and regional road system during construction and operation.
  10. Provide a revegetation plan for restoring areas temporarily disturbed during construction.
  11. Provide a drainage and erosion control plan for construction and operation
  12. Provide a fire protection plan for construction and operation of facility.
  13. Provide plan to protect any archeological, historical, or cultural sites or artifacts found at the site;
  14. Provide certification that the proposed energy project will not be placed on or interfere with prime farm land.
  15. Provide plan describing the actions the applicant will take to restore the site to a useful, non-

hazardous condition upon termination of the project. The plan will include the following:

- a. Describe the removal of aboveground and underground equipment, structures and foundations.
  - b. Restoration of the surface grade and soil after removal of aboveground structures and equipment including graveled areas and access roads;
  - c. Revegetation of soil areas with native seed mixes and plant species suitable to the area, and being consistent with the weed control plan;
  - d. Incorporate any agreements with the landowner regarding leaving access roads, fences, gates, or buildings in place and/or regarding restoration of agricultural crops or forest resource land;
  - e. Provide for the protection of public health and safety and for protection of the environment and natural resource during site restoration;
  - f. Plan must include a schedule for completion of site restoration work.
16. Provide a detailed cost estimate for site restoration in current-year dollars, including explanation of the basis for cost estimates and assumptions.
17. Provide documents showing certification and demonstration that foundation and structural plans were designed by an Idaho licensed engineer.
18. Provide proof certifying compliance with or exemption from all Federal Aviation Administration (FAA) regulations.
19. Written Statement regarding:
- a. Access: the applicant has secured, or can secure all necessary access approvals from the applicable highway district and Idaho Transportation Department for temporary and permanent project roads. Clarify if the project will use existing roads for access or new roadways?
  - b. Utilities: Is service available, and if so, who will provide service? (Power, gas, phone, etc.)
  - c. Solid Waste: How will solid wastes be disposed of? (PSI, County dump, etc.)
  - d. Easements: Provide information on road, utility, canal and other easements,
  - e. Proximity to local airports and airport overlay district.
  - f. Air Quality: Impact? Dust Control?
  - g. Erosion and Sediment Control?
  - h. Cleaning Chemicals and Solvents? What type of chemical cleaners and solvents will be used to clean photovoltaic panels or heliostats?
  - i. Performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.
  - j. Description of times of operations?
  - k. Water Quality?

- l. Signage?
  - m. Setbacks: Provide information for setback from property lines, roads, proposed and existing structures, etc.
  - n. Visual Impact? What is the intent to reduce the visual impact of construction and operation of the proposed project? Is the proposed project near State or Federal Scenic areas? Will natural topography be used to obscure the project? What materials and colors are being used to blend with the background? Will there be lighting, if so what lighting techniques will be used? What will be done to prevent glare?
  - o. Parking, and Loading Provide number of parking spaces, number of daily deliveries, etc.
  - p. Traffic: Impact? How much traffic will be generated?
  - q. Street Dedications and public improvement on property frontages
  - r. Outdoor advertising: including the number, location, color, size, height, lighting and landscaping of outdoor signs and structures as related to creation of traffic hazards and appearance in harmony with surrounding development and community objectives.
20. Provide comment/approval letters from the following agencies:
- a. Irrigation Water/Canal Company-Provide information on availability of water shares, number of water shares, etc.
  - b. Water Source: Is there a private well, shared well, or public water supply and what impact will it have. Provide a letter from the Idaho Department of Water Resources if there is a non-domestic well and/or shared well.
  - c. Highway District-Provide a letter from the applicable Highway District advising of the potential impact, what approach will be used to access the property, etc.
  - d. South Central Public Health District: Provide a letter from the Health District advising of septic system requirements and potential impacts.
  - e. Fire Department/District: Provide letter from the applicable Fire District advising of access and driveway requirements, and potential impacts, etc.
  - f. Weed Control: Provide a weed control plan to the Twin Falls County Bureau of Weed Control and provide comment letter from them.
  - g. Idaho Department of Fish and Game, Sheriff Office, Post office or any other agency deemed necessary.
  - h. Twin Falls County Sheriff's office.
21. Signed & Notarized Waiver of Nuisance

**I hereby apply for the above permit and acknowledge that I have read this application and hereby certify that the information I have provided is correct. By submitting this application, you are consenting to the site visit and/or inspections of your applicable property by Community Development Staff for the limit purpose of assuring compliance with the requirements of your application. You may**

**revoke your consent at any time. However, refusing to allow your property to be inspected by Community Development Staff may result in your application being denied.**

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Signature of Owner

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Date

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Signature of Applicant or Representative

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Date