



## Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

### **VAR 25-001 Vaughn Variance from Building Envelope**

**Applicant / Property Owner:** Larry Vaughn

**Location:** 28 Compass Lane  
360° Ranch Subdivision Phase 1  
Lot 7 Block 2, in the W ½ Section  
28, T.18N, R.3E, Boise Meridian,  
Valley County, Idaho

**Project Description:** 360° Ranch Subdivision Phase 1 was platted as Book 13 Page 89 on September 12, 2022, Instrument # 452665. Each platted lot contains a designated building envelope and maximum building peak elevations.

This subdivision plat is subject to an Airport Overlay Agreement with the City of McCall, Instrument # 455414.

Larry Vaughn is requesting a variance to build outside of the platted building envelope.

The 3.06-acre lot is addressed 28 Compass Lane. Access is from Compass Lane, a private road, onto Norwood Road, a public road.

\*\*\*\*\*

Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

\*\*\*\*\*

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

**More information, including the application and staff report, will be posted online at:**

**[www.co.valley.id.us](http://www.co.valley.id.us)**

### **PUBLIC HEARING**

**November 13, 2025**

**6:00 p.m.**

**Valley County Courthouse  
2<sup>nd</sup> Floor  
219 North Main Street  
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Meetings Live".

The meeting is in-person.

You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, November 5, 2025.

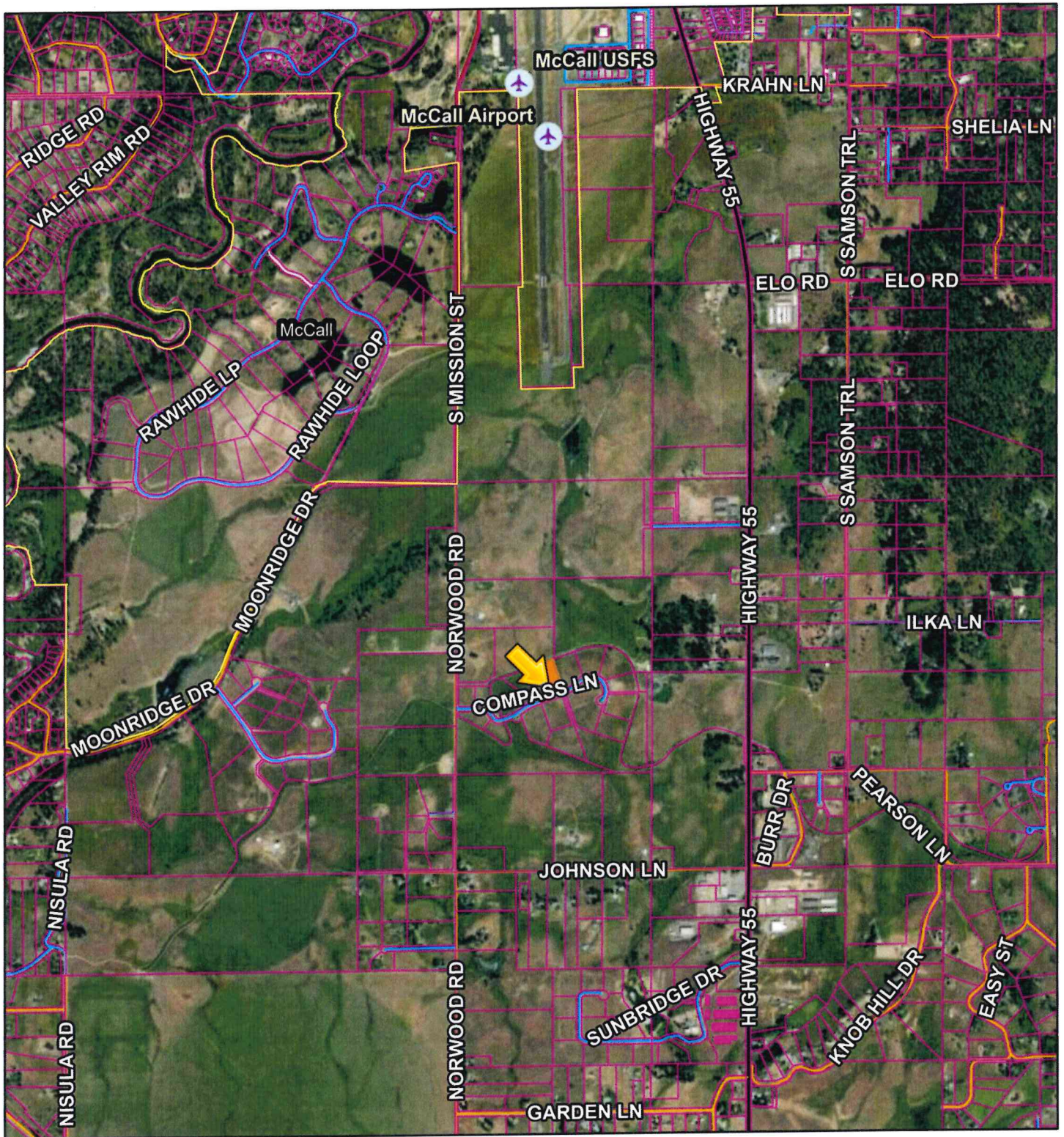
If you do not submit a comment, we will assume you have no objections.

#### **Direct questions and written comments to:**

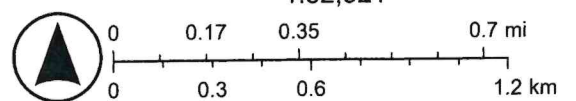
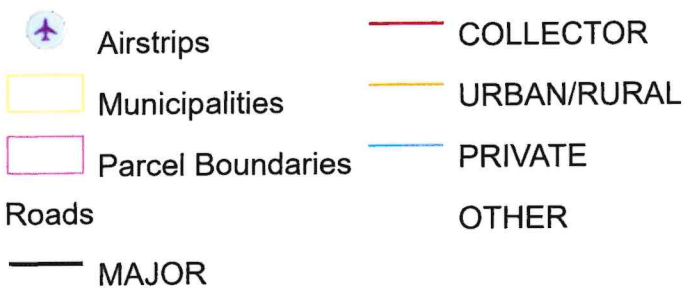
Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)



# VAR 25-001 Location



10/7/2025, 2:57:58 PM



Maxar



# VAR 25-001 Aerial



10/7/2025, 2:55:33 PM

## Permits

◆ CUP

◆ EXC

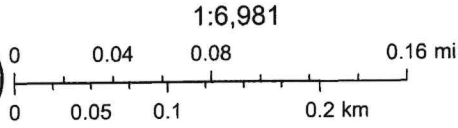
■ Address Points

□ Parcel Boundaries

Roads

— URBAN/RURAL

— PRIVATE



Maxar



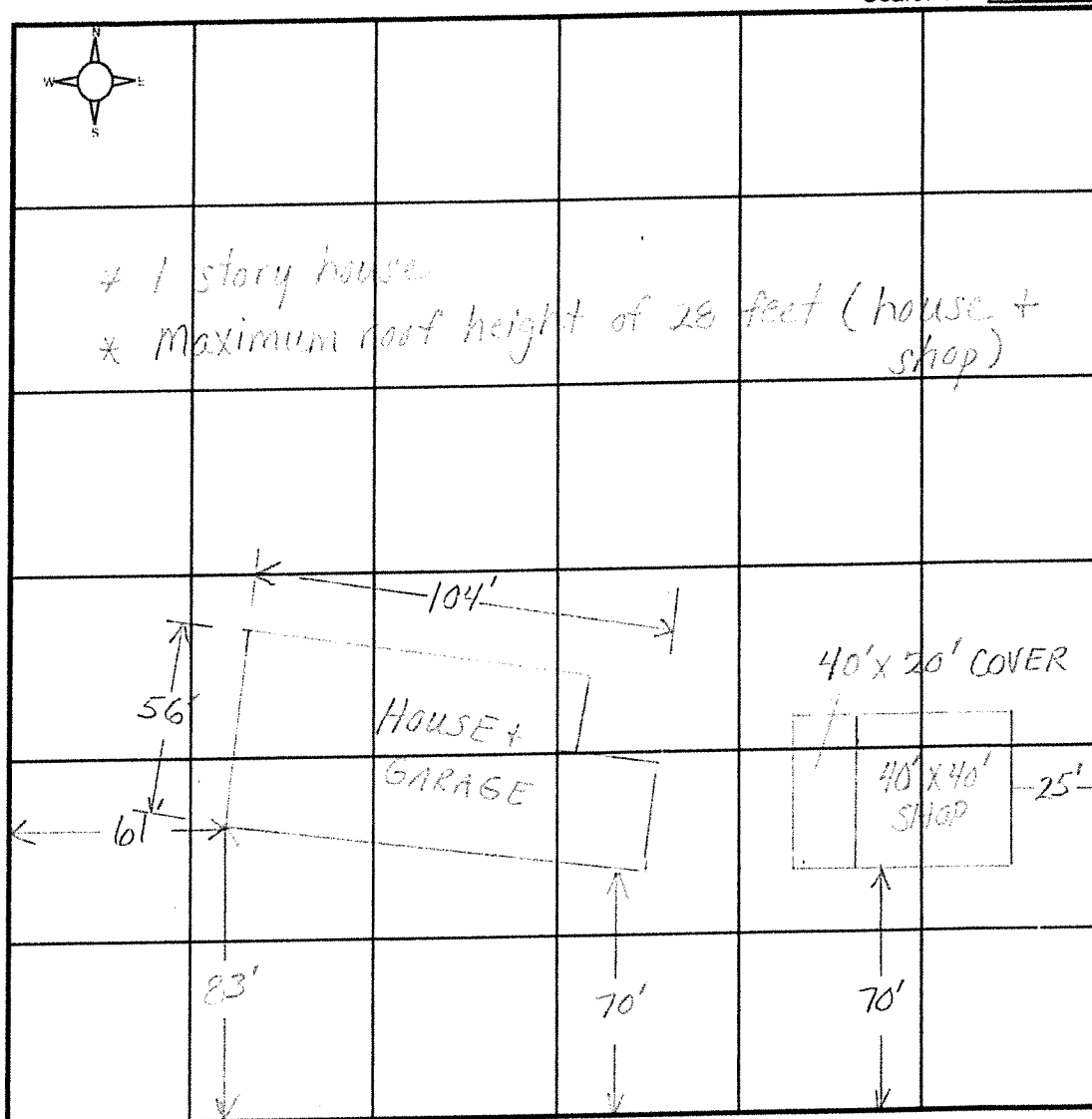
**Public Health**

**Water Public Health District**

Please draw an aerial view of the property showing the outline of buildings, property lines, well location water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.

### Plot Plan

Scale: 1" = 50'



Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation.

(Official Use Only)

Plot Plan Approval Date: \_\_\_\_\_ EHS Name: \_\_\_\_\_ EHS #: \_\_\_\_\_

Revision Date: 10/2010 NRU