

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Variance Application

See Section 9-5H-10 Valley County Code

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

Credit Card Cash Check # _____

FILE # VAR 26-004 FEE \$ 250--

ACCEPTED BY [Signature] DATE 4/27/24

CROSS REFERENCE FILE(S): _____

PROPOSED USE: setback variance for renes

Shared Driveway Setback Variance Other

Applicant Name Timothy Lyle Holden

Applicant Signature [Signature] Date 4/27/2026

Mailing Address 90 W Prospectors Dr, Cascade, ID 83611

Phone [Redacted] Email [Redacted]

Property Parcel Number Gold Dust Ranch #2 Lot 1476

Subdivision (if applicable) Gold Dust

Parcel Physical Address 90 W Prospectors Drive

Required Attachments

1. Proposed Site Plan
2. Narrative statement demonstrating:
 - That special conditions and circumstances exist which are not a result from any action of the Applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
 - That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
3. Shared Driveway Variances require a shared driveway maintenance agreement. The shared driveway must be built to the satisfaction of the relevant fire department.

Pursuant to "Idaho Code", Section 67-6516 and Section 9-5H-10 of the Valley County Code, the Planning and Zoning Commission shall be empowered to grant variances relaxing or modifying the requirements of the Valley County Land Use and Development Ordinance with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this Ordinance affecting the size or shape of a structure or the placement of the structure upon lots, and other land use requirements of this ordinance.

A variance may be granted if:

- the applicant can prove undue hardship is a result of characteristics of the site,
- that special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures, and
- that granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.

In the case of the Planned Unit Development (PUD) involving variations from the requirements of this Ordinance, it shall not be necessary for the applicant to file a separate application for such variances.

Procedure:

- 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.
- The fee set by resolution of the Board of County Commissioners shall accompany the variance application.
- An application for a variance shall be reviewed by the Administrator and the Planning & Zoning Commission in accordance with Valley County Code Section 9-5H-11. The Administrator shall post notice of the public hearing to the applicant, adjoining property owners, and the public in accordance with Section 9-5H-6B.
- A variance may be granted if the Planning & Zoning Commission makes specific findings of fact based directly on the particular evidence in the application which support conclusions that the above conditions have been met by the applicant.
- Within ten (10) days after a decision has been rendered, the Administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
- The Planning & Zoning Commission's decision shall be a recommendation to the Board of County Commissioners.
- The County Clerk, upon receipt of a recommendation from the Commission, shall set the item on the agenda of the Board at the earliest possible regular Board meeting.
- The Board shall consider and act upon the Commission's recommendations by following the procedures outlined in Valley County Code Section 9-5H-11.
- A permit for the variance may be issued by the Administrator or staff after approval of the Board of County Commissioners.
- Subject to Idaho Statute 55:22 Underground Facilities Damage Prevention.

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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

Other

Describe Use of Structure Storage of trailers and/or vehicles	Size of Structure 8' X 40' X 9.5' (CONEX)	
Parcel Number Gold Dust Ranch #2 Lot 146		
Subdivision Name Gold Dust	Lot # 146	Block #
Site Address 90 W Prospectors Drive	City Cascade	Zip Code 83611
Property Owner Timothy & Pamela Holden		
Mailing Address 90 W Prospectors Drive	City Cascade	Zip Code 83611
Contact Name Tim Holden	Phone # [REDACTED]	
Email [REDACTED]		

Latitude ____ deg ____ m ____ s N Longitude ____ deg ____ m ____ s W Site Elevation: _____ Structure Height: 10'

Check your CCRs to ensure compliance.	Approvals	Required	Received	Approved
<input checked="" type="checkbox"/> Attach Site Plan. See Page 2 for requirements.	LAND USE			
<input type="checkbox"/> Central District Health Accessory Use Authorization required if a septic system is on the property.	SETBACKS			
<input type="checkbox"/> Driveway Approach Permit #: _____ Must be obtained for all new driveways off public roads before permit is issued. Call Valley County Road Department at 208-382-7195.	FLOODPLAIN			
<input type="checkbox"/> FAA Form 7460.1 may be required.	CDH / SEWER			
❖ Shipping Containers must be painted or have siding that blends with the natural terrain or other structures on the property.	APPROACH			
❖ Outdoor Lighting must be maximum of 20-ft high, maximum of 3000 lumens, and fully shielded.	FAA 7460.1			

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: April 27, 2026

Special Conditions



Setback Variance Application for Timothy & Pamela Holden – 90 W Prospectors Drive



Our property boundary is several feet above the road surface along West Prospectors Drive. The placement of the CONEX is requested to be about 7.5' from the front of the property line. This would put the CONEX about 10 feet above the surface elevation of West Prospectors Drive and out of normal visual impacts. All other setbacks would follow requirements. We do not believe that any other location is as viable for our desired drive in/drive out CONEX container.

The photo on the left is looking along the southernmost (W Prospectors Drive) property boundary looking westerly. The photo on the right shows the approximate location of the CONEX in relation to the top of the slope and the rest of the existing driveway development. This CONEX is a new tan colored container and opens on both ends allowing drive in and drive out access for vehicles and trailers.