



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

VAR 26-003 Rogers Cabin LLC Setback Variance

Applicant / Property Owner: Rogers Cabin LLC

Location: 12969 Sandy Drive
Big Smoky No. 1 Subdivision Lot 20,
NE ¼ Section 21, T.16N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description:

Rogers Cabin LLC is requesting a variance to relax the rear yard setback from 7.5 feet to 4.5 feet to replace the existing deck that was constructed in 1978.

No expansion, reconfiguration, or encroachment beyond the established footprint is proposed.

The application states that the desk is 50-ft from the high water line of Lake Cascade.

The site borders land managed by the U.S. Bureau of Reclamation which allows a 7.5-foot rear yard setback.

Floodplain Permit 1997-4 permitted a retaining wall at the site.

The 0.30-acre site is addressed at 12969 Sandy Drive.

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

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

www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

June 11, 2026

4:00 p.m.

**Valley County Courthouse
2nd 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, and click on "Watch Meetings Live".

The meeting is in-person.

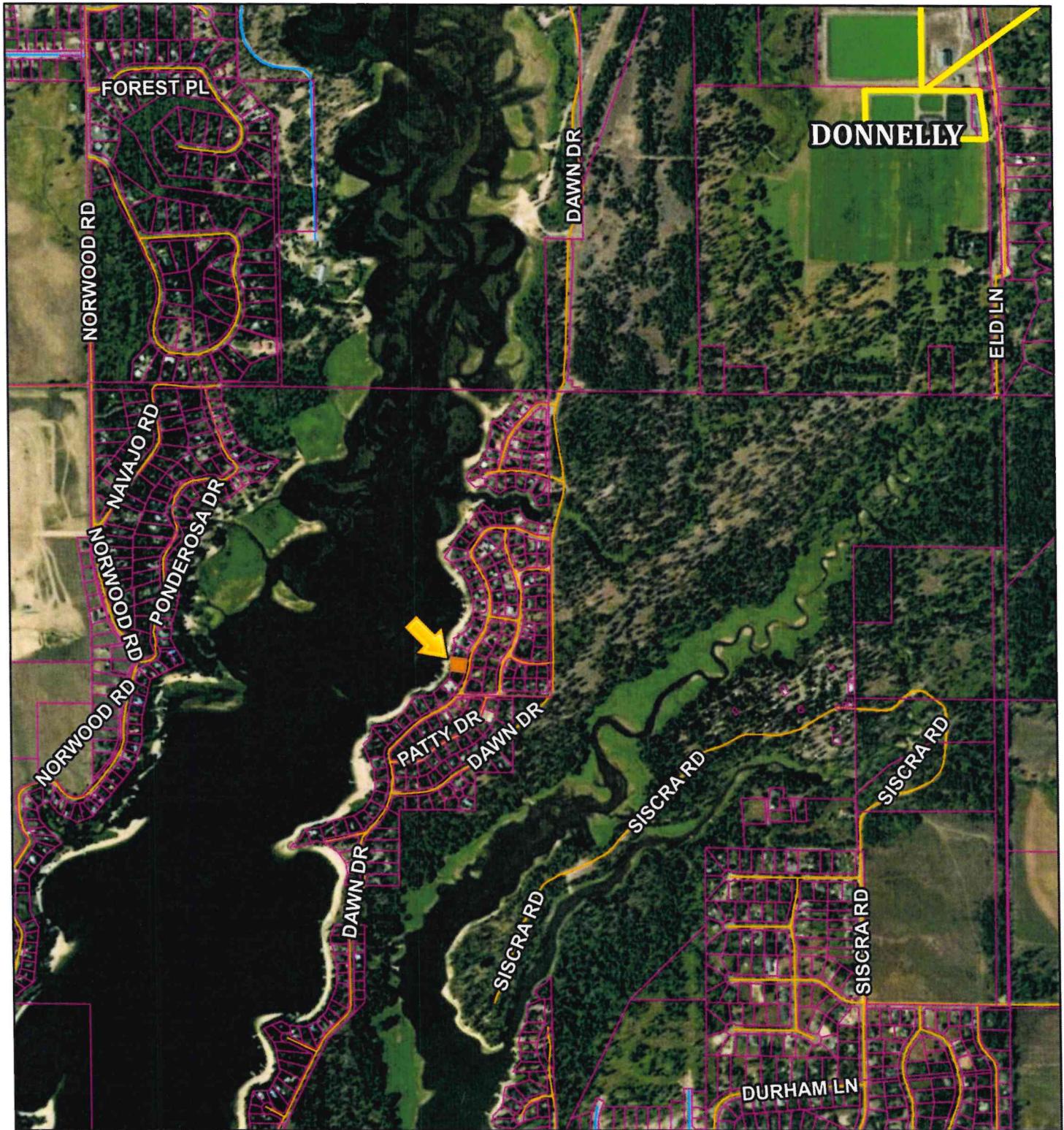
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, June 3, 2026.

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

Direct questions and written comments to:

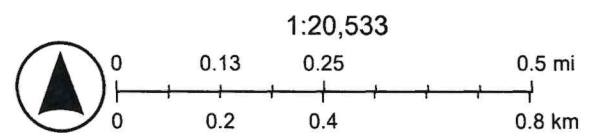
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

VAR 26-003 Location Map



5/1/2026, 9:00:50 AM

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



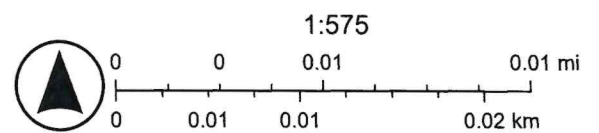
Vantor

VAR 26-003 Aerial Map



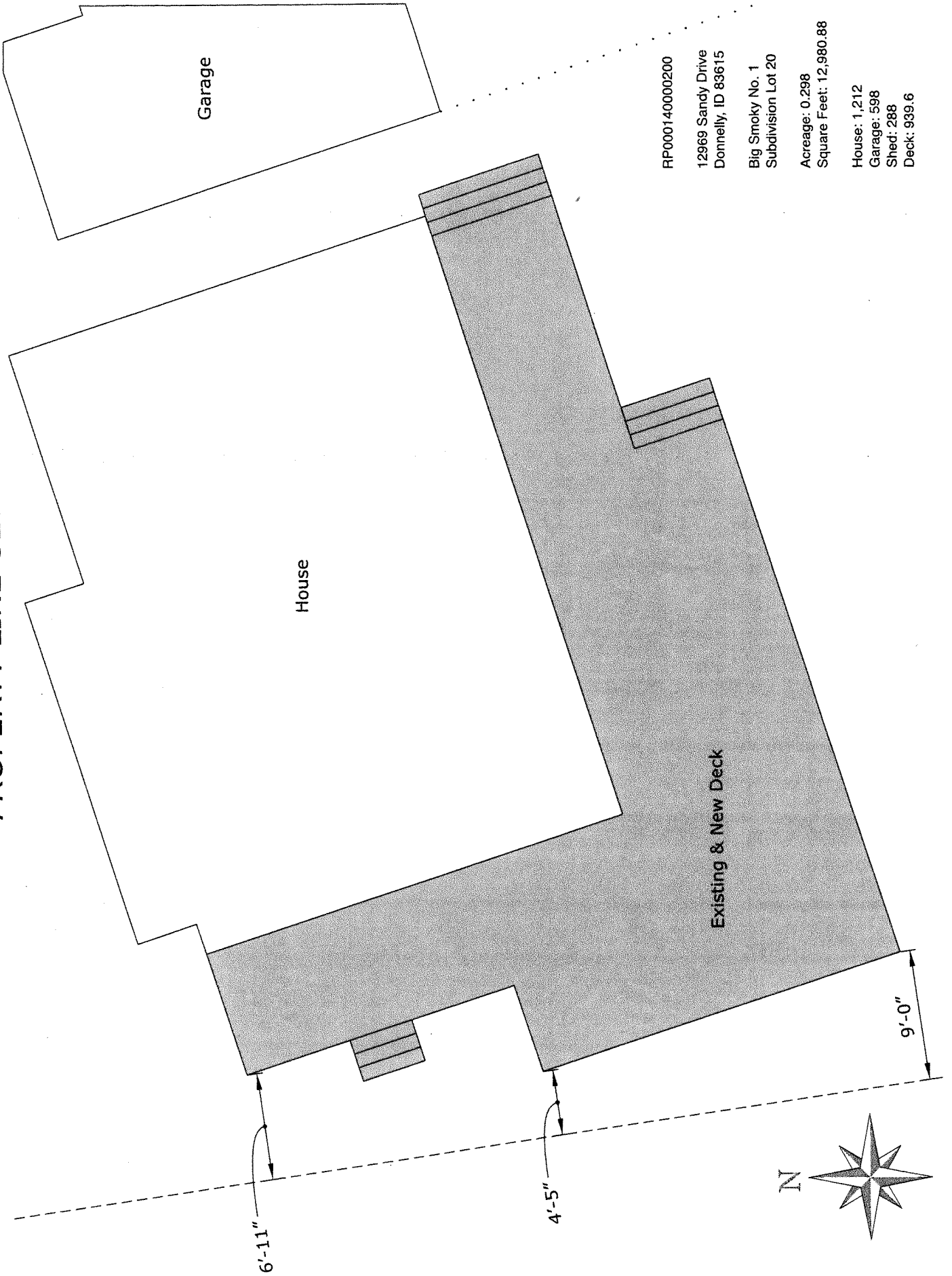
5/1/2026, 8:57:06 AM

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



Microsoft, Vantor

PROPERTY LINE SETBACKS



RP000140000200

12969 Sandy Drive
Donnelly, ID 83615

Big Smoky No. 1
Subdivision Lot 20

Acreage: 0.298
Square Feet: 12,980.88

House: 1,212
Garage: 598
Shed: 288
Deck: 939.6