



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

## VAR 26-006 Merrick Setback Variance

**Applicant:** Joseph Larrea

**Property Owner:** David K Merrick Family LTD Partnership

**Location:** 2090 Payette Drive  
Tax #19 in Amended Payette Lake Cottage  
Sites Subdivision Lots 30 and 31 in  
Section 32, T.19N, R.3E, Boise Meridian,  
Valley County, Idaho

**Project Description:** Joseph Larrea is requesting a variance to relax both setbacks from the rear property line and the high-water line to 14.5 feet.

The owners wish to replace the existing non-conforming deck due to safety concerns and current building code requirements.

The deck footprint would not be expanded.

Valley County setbacks for residential uses are 20-ft from the rear property line and 50-feet from the high-water line / base flood elevation of Payette Lake. A minimum 25-ft area adjacent to the waterbody must be maintained to reduce erosion and enhance habitat protection. This area may consist of a vegetative buffer, bank stabilization measures, or a combination thereof. Vegetation shall be native. Fertilizer shall not be used in the setback area. (VCC 9-4-3-2: SETBACKS and VCC 9-6-6 Riparian Area Overlay)

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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.

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

## PUBLIC HEARING

July 9, 2026

4:00 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.

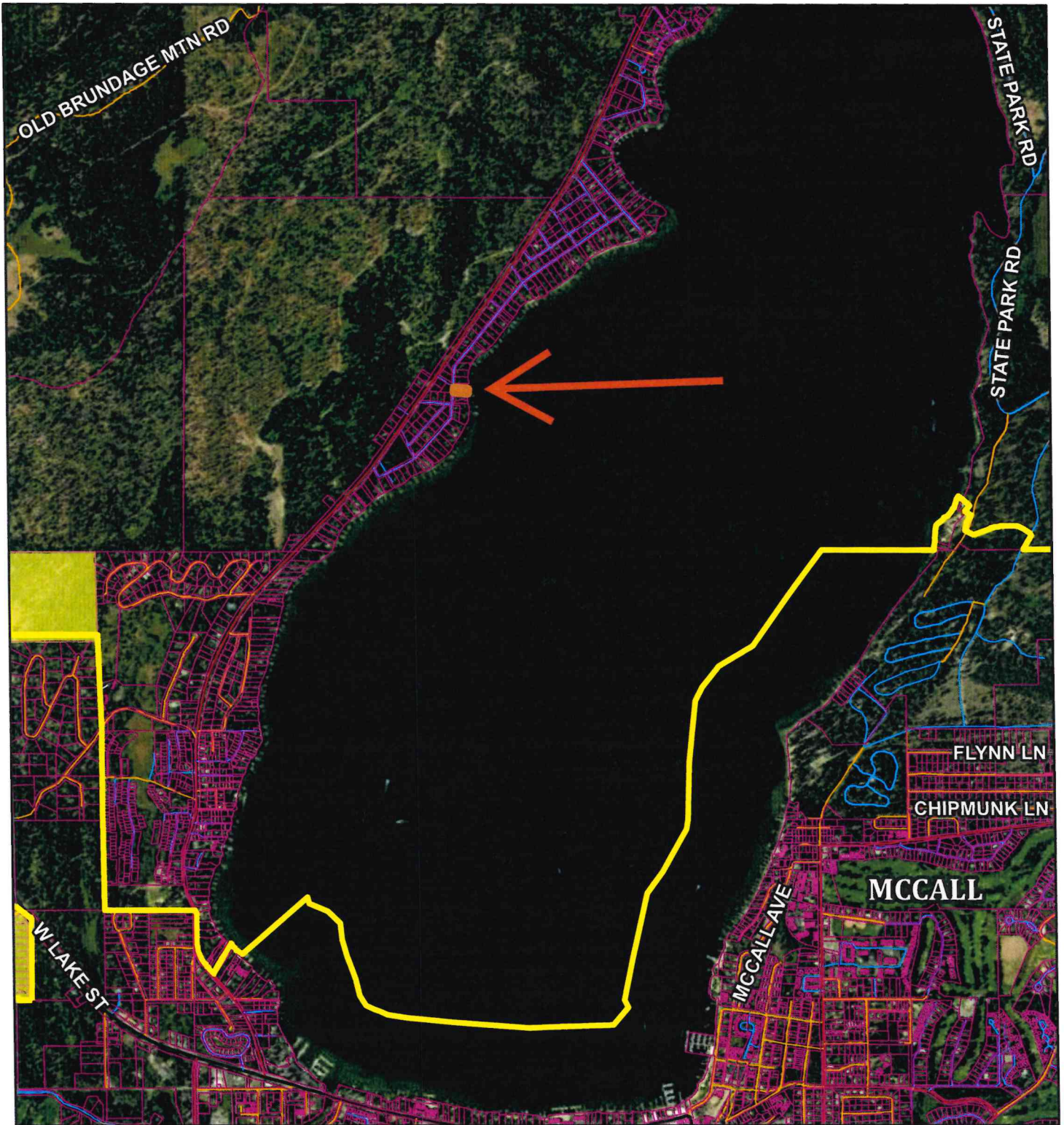
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, July 1, 2026.

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](mailto:cherrick@valleycountyid.gov)





# VAR 26-006 Location Map

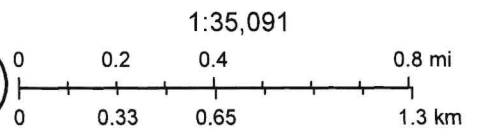


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-  Airstrips
-  Municipal Boundaries
-  City Impact Areas
-  Parcel Boundaries

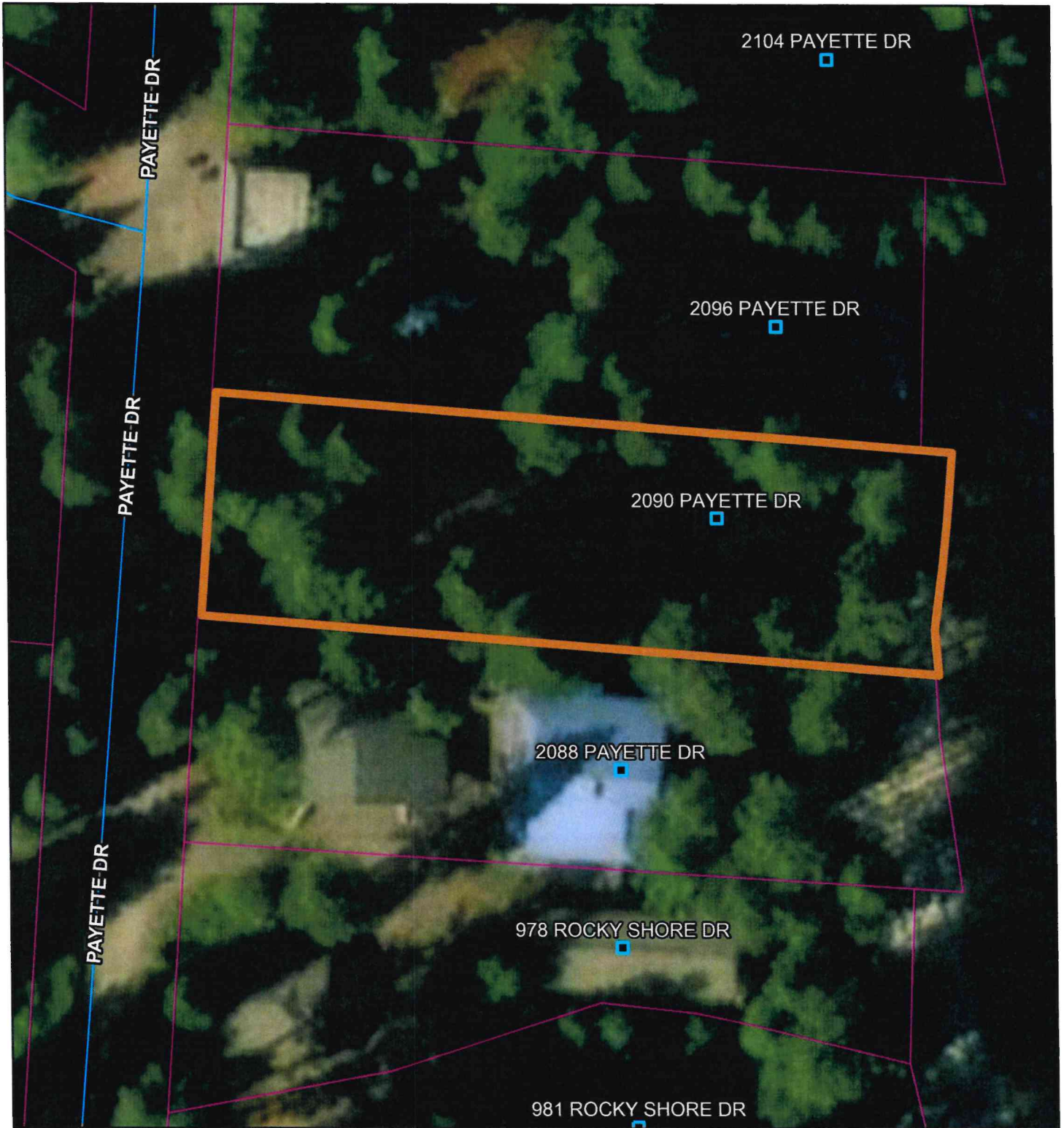
- Roads
-  MAJOR
  -  MINOR COLLECTOR
  -  COLLECTOR
  -  URBAN/RURAL

-  USFS
-  PRIVATE
-  OTHER
-  Other



Earthstar Geographics

# VAR 26-006 Aerial

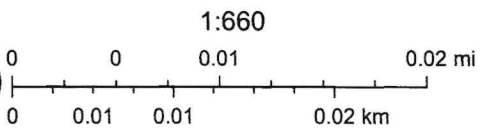


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- Airstrips
- Address Points
- Municipal Boundaries
- Parcel Boundaries

- Roads
- MAJOR
  - MINOR COLLECTOR
  - COLLECTOR
  - URBAN/RURAL

- USFS
- PRIVATE
- OTHER
- Other



Microsoft, Vantor

