

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: VAR 26-001 Walcom Setback Variance
MEETING DATE: May 14, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Michael and Dena Walcom
PO Box 985, Cascade, ID 83611
LOCATION: 31 Robbins Drive
Crown Point Subdivision #2 Lot 15 in the East ½ Section 23, T.14N,
R.3E, Boise Meridian, Valley County, Idaho
SIZE: 0.66-Acre Lot
REQUEST: Rear Setback Variance from 20-ft to 5-ft
EXISTING LAND USE: Single-Family Residential Lot

Michael & Dena Walcom are requesting a variance to relax the rear yard setback from the required 20 ft to 5 ft in order to build an addition to the home. The variance is requested due to topographic reasons and the limited building area on the lot. There is currently a home, out buildings, a storage container, a well-house, and septic drainfield on the property.

On July 31, 2017, the property owners received a setback variance to allow construction within 10-ft of the rear property line (Variance Application V-1-17) This variance was requested due to a water line easement and topographic features.

Attached are pictures of the site showing the property line, existing structures building without a permit, etc.

FINDINGS:

1. The current application was submitted on March 23, 2026.
2. Legal notice was posted in the *Star News* on April 23, 2026; and April 30, 2026. Potentially affected agencies were notified on April 14, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent April 16, 2026. The notice and extension request were posted online at www.co.valley.id.us on April 14, 2026.
3. The agenda that was sent to the applicant, agencies, the city of Cascade, and neighbors and posted online stated the meeting started at 4:00 p.m., the fact sheet stated 6:00 p.m. Therefore, on April 22, 2026, the applicant, potentially affected agencies, and neighbors within 300 feet of the property line were noticed that the meeting start time was 4:00 p.m.

- b. A narrative statement and graphic material demonstrating:
 - (1) 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.
 - (2) That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
 - c. A site plan showing the location of the variance and the special characteristics of the site.
 - d. A list of adjoining property owners within three hundred feet (300') of the site.
 - e. The fee set by resolution of the board shall accompany the application for a variance.
- C. Procedure: An application for a variance shall be reviewed by the administrator or staff and the commission in accordance with section 9-5H-11 of this article. The administrator shall post notice of the public hearing to the applicant, adjoining property owners, on site, and the public in accordance with subsection 9-5H-6B of this article.
- D. Granting Of Variance:
1. A variance may be granted if the commission makes specific findings of fact based directly on the particular evidence in the application which supports the conclusion that the above conditions have been met by the applicant.
 2. 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.
 3. The commission's decision shall be a recommendation to the board.
 4. The clerk, upon receipt of a recommendation from the commission, shall set the item on the agenda of the board at the earliest possible regular meeting of the board.
 5. The board shall consider and act upon the commission's recommendations by following the procedures outlined in section 9-5H-11 of this article. However, if the commission's recommendation is unanimous and there is no opposition to approval of the variance, then the board need not hold a public hearing, but may make a decision as a regular agenda item. Only the applicant must be notified as to the time on the agenda of the public meeting.
 6. A permit for the variance may be issued by the administrator or staff only after approval by the board.
 7. The variance approval is valid for five (5) years, unless a more specific date is specified.

9-4 PERMITTED USES

9-4-3-2: SETBACKS:

- A. Buildings Exceeding Three Feet In Height: The setbacks for all buildings exceeding three feet (3') in height shall be in accordance with section 9-4-8, table 4-A of this chapter.
- B. Setback From Highway 55: All buildings shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
- C. High Water Lines And Ditches: All residential buildings shall be set back at least thirty feet (30') from high water lines and ditches. All other buildings shall be set back at least one hundred feet (100') from high water lines and ditches.
- D. Front Yard: Front yard shall be determined by the structure establishing the principal use on the property and the access street or road.
- E. Encroachment By Other Structures: No other structures may encroach on the yards determined for the structure establishing the principal use.
- F. Measurement: Setbacks shall be measured horizontally, perpendicular to the property line, to the nearest corner or projections or overhang.

- G. Adjustment Of Front Or Rear Yard Setbacks: The minimum front or rear yard setbacks may be adjusted to allow a proposed principal use building to conform with the average setback of existing similar buildings on adjoining properties within the same block; however, no setback may be less than seven and one-half feet (7.5').
- H. Lots Having Common Boundary Line With BLM Property Surrounding Cascade Reservoir: Minimum rear yard setbacks for those lots having a common boundary line with bureau of reclamation property surrounding Cascade Reservoir are seven and one-half feet (7.5'), but may not be less than that provided for in subsection C of this section.
-

STAFF COMMENTS / QUESTIONS:

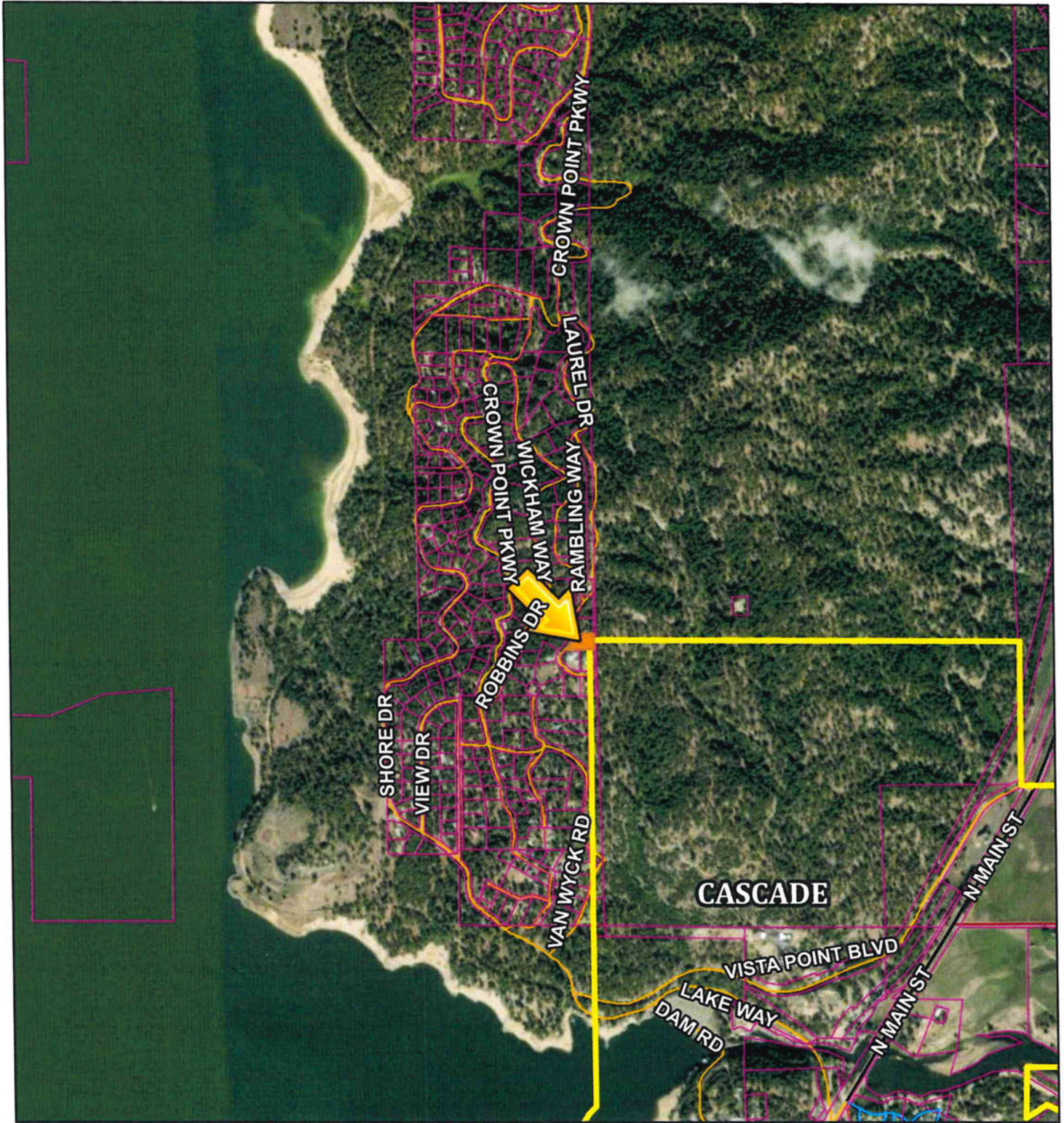
1. This site is within the Cascade Fire District, Water District 65K, and a herd district. It is not within an irrigation district.
2. The applicant states that the rear of the property adjoins State of Idaho land. This is incorrect. There is an approximately 18-ft "gap" that is owned by Duane L Mayer. The applicant should confirm the correct property line. The submitted site plan does not give the property boundary lengths. Therefore, Staff is unclear if the applicant is using the correct rear property line to determine setbacks.
3. There have been allegations that an addition to the home has been done without a building permit and within three feet of the east property line.
4. The Planning and Zoning Commission needs to determine if the 1) future development of the neighborhood would be inhibited by the variance and 2) identify the topographic reason for the variance.
5. The retaining wall appears to be leaning towards the neighbor to the north. Did you obtain a building permit with engineering for the retaining wall?
6. The Planning and Zoning Commission decision would be a recommendation to the Board of County Commissioners.

ATTACHMENTS:












- Pictures of Site
- Location Map
- Aerial Map
- Google Maps – Aerial View
- Photos Taken April 21, 2026, April 28, 2026; April 30, 2026
- Assessor's Report
- Assessor Plat – T.14N R.3E Section 23
- Crown Point Subdivision No. 2 - Assessors Annotated Plat
- Record of Survey 13-128
- Site Plan
- Facts and Conclusions for V-1-17
- Well Easement – Instrument 145048
- Responses

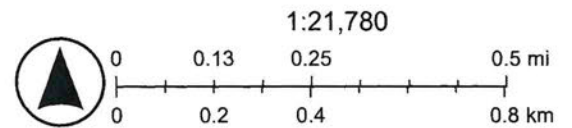
END OF STAFF REPORT

VAR26-001 - Location Map - 31 Robbins Drive



4/6/2026, 11:43:38 AM

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














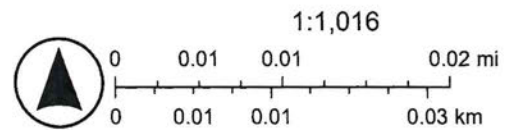
Vantor

VAR26-001 - Aerial Map - Layers may not be lined up correctly.



4/6/2026, 11:36:46 AM

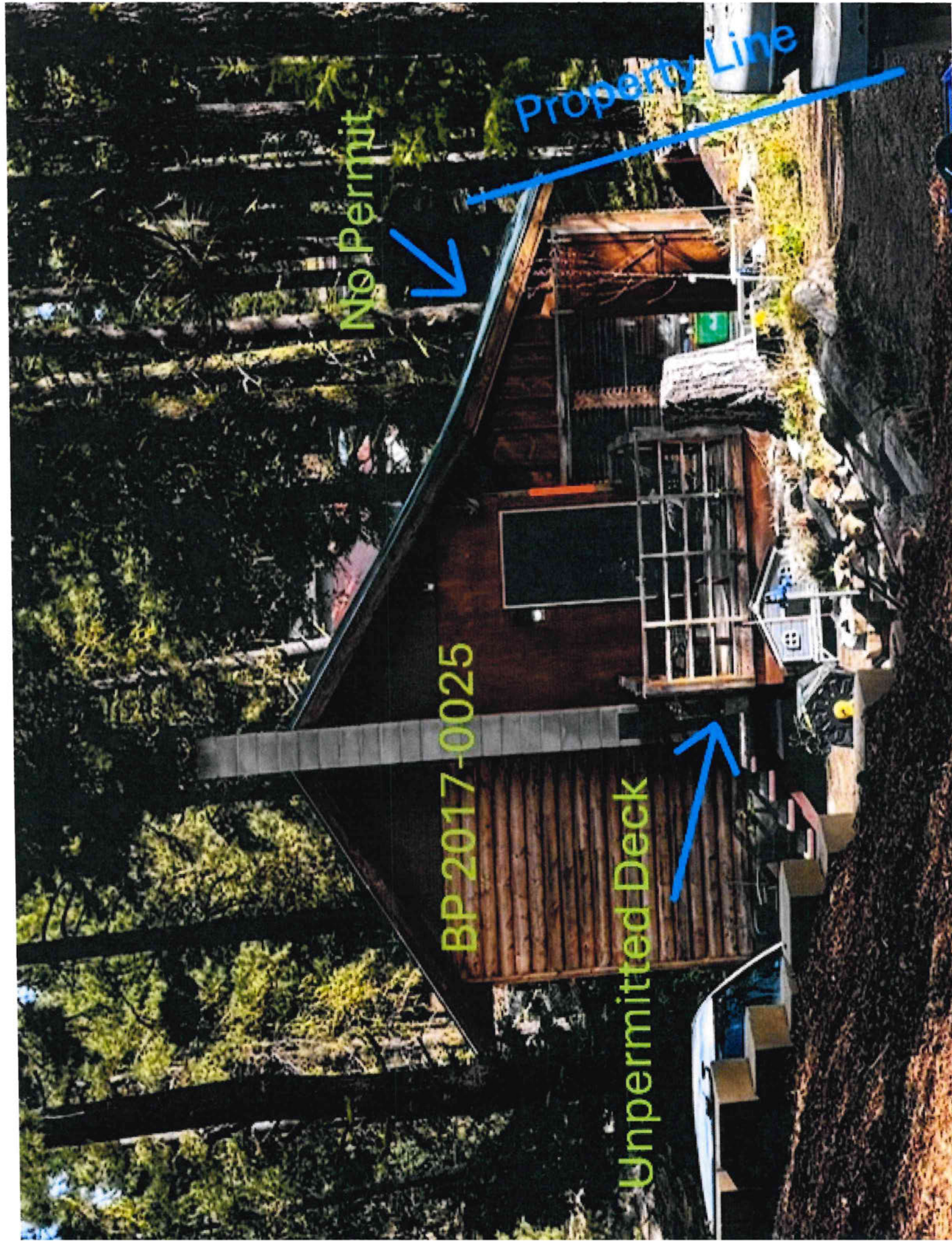
-  Airstrips
-  Address Points
-  Parcel Boundaries
- Roads**
-  MAJOR
-  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  USFS
-  PRIVATE
-  OTHER
-  Other



Microsoft, Vantor

Google Maps – Aerial View





Property Line

No Permit

BP 2017-0025

Unpermitted Deck



Unpermitted Addition

House

Property Line

29 Robbins

31 Robbins

View from the front of the property

31 Robbins

RP14N03E231710

Rear Property Line

View from the South Side



Unpermitted Addition



RP14N03E231710

Rear Property Line

View from the South Side

















04/28/2026

PUBLIC

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

**VAR 26-001 Walcom
 Setback Variance**

May 14, 2026

4:00 p.m.

Public Hearing at 279 North Main Street
 2nd Floor
 Coeur d'Alene, ID

Agenda Item #1

Project Description: 60' Clear & Drive Variance and increasing a variance to allow for a new pool structure to be built on the property at 279 North Main Street. The variance is requested due to topographic, view and the existing building area on the lot. There is currently a well house and deck located on the property.

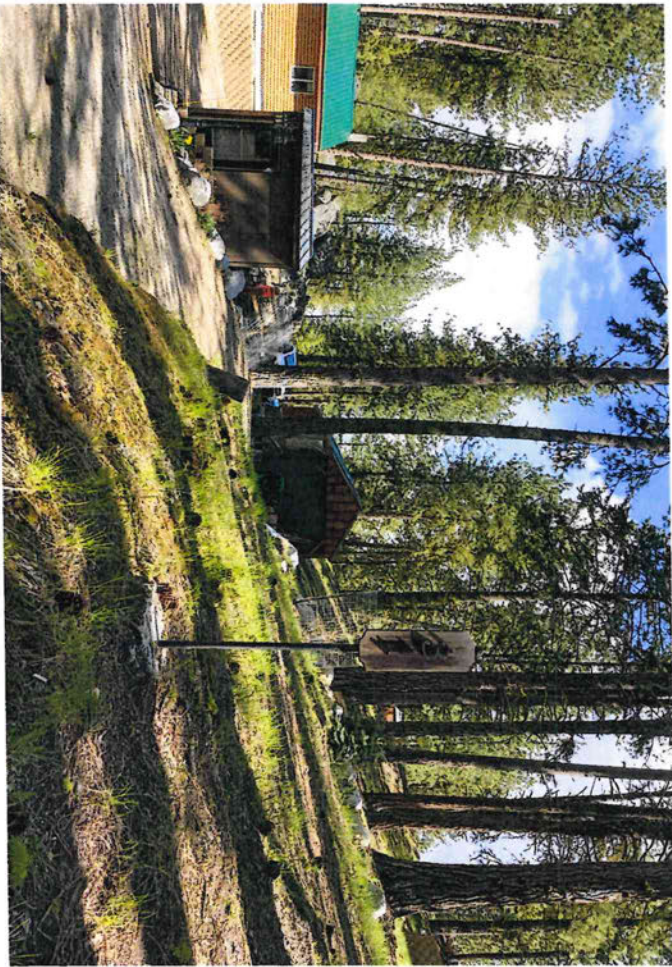
The applicant seeks for Valley County to grant a 60' Clear & Drive Variance on July 11, 2026. The property owner's request is for a 60' Clear & Drive Variance on the property at 279 North Main Street. The variance will be required due to topographic features.

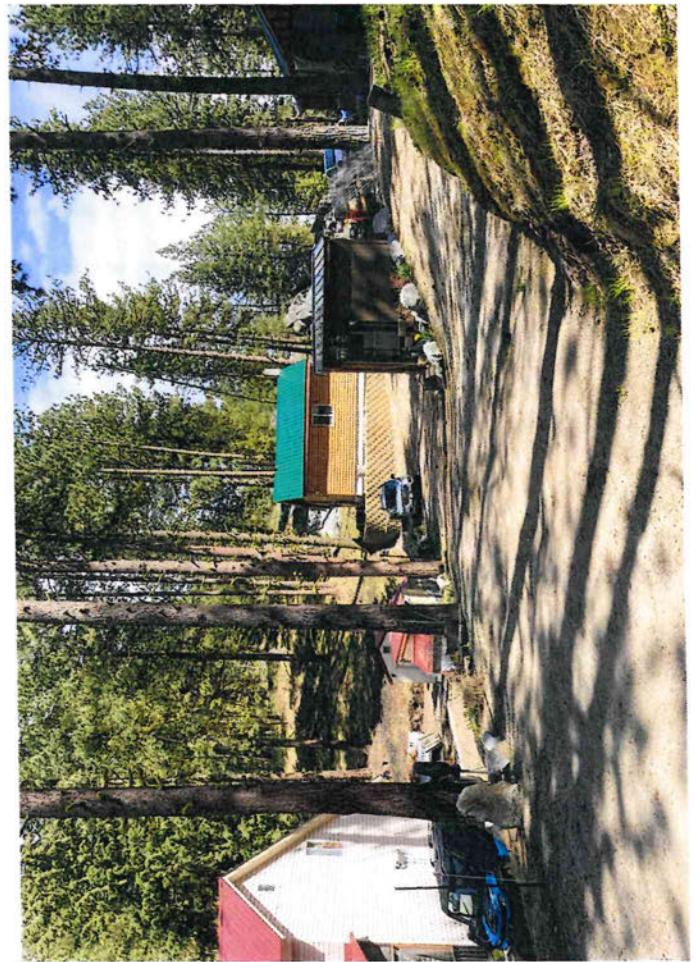
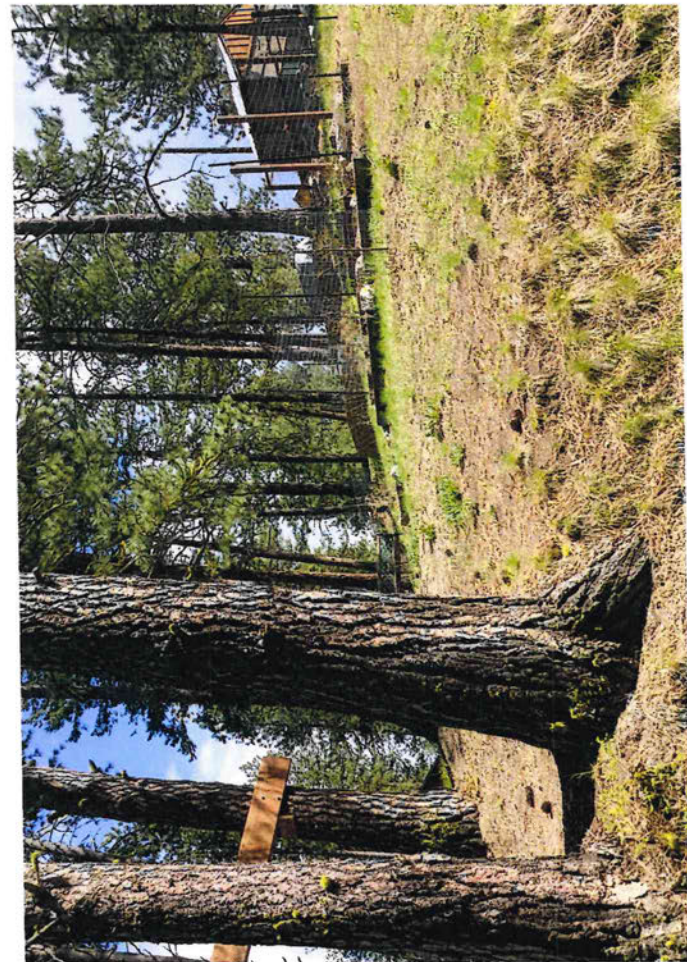
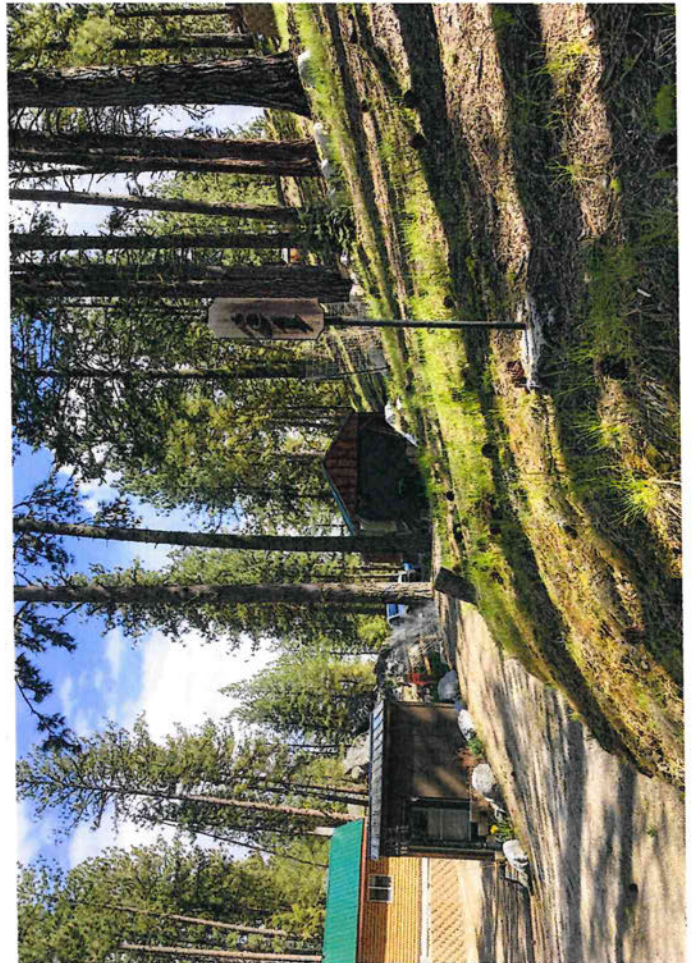
The 60' Clear & Drive Variance will be reviewed at the Planning Commission. If an Applicant has any questions, please contact the Planning Commission at 202-202-2022.

More information, including the application, is provided online on the Meeting Dashboard at: www.co.valley.id.us

NOTICE







VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

GENERAL PROPERTY SUMMARY

PARCEL ID	RP000380000150
OWNER(S)	WALCOM MICHAEL G WALCOM DENA J
SITUS ADDRESS	31 ROBBINS DR
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 985
MAILING CITY, STATE, ZIP	CASCADE ID 83611
MAILING COUNTRY	



PROPERTY DESCRIPTION & LAND DATA

AREA	ACRES: 0.6553	SQUARE FEET: 28544	FRONTAGE: 0
PRIMARY LAND USE	537 Res Impr on Cat 15		
LEGAL DESCRIPTIONS	CROWN POINT SUBDIVISION NO. 2 LOT 15 AND AN UNDIVIDED 1/8 INT IN "WELL LOT" LOCATED ON LOT 16 (SEE 16B)		
NEIGHBORHOOD	314400 Crown Point & neighboring subs		
PLAT LINKS	14N 3E S23.pdf CROWN POINT SUBDIVISION NO. 2 ANNOTATED PLAT		
LAND USE DETAILS	<u>USE:</u> Rural Residential Subdivision	<u>LAND GRADE:</u> Average	<u>ACRES:</u> 0.6553

**The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

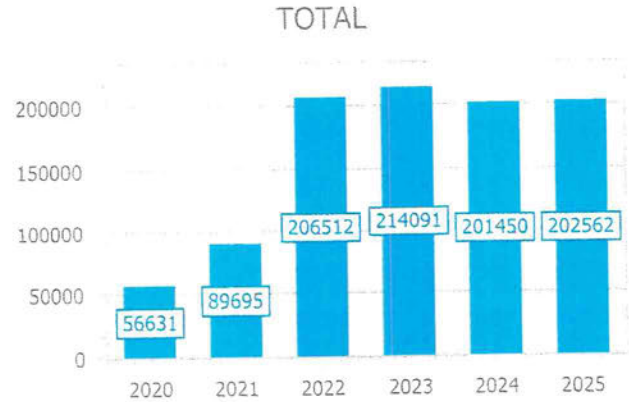
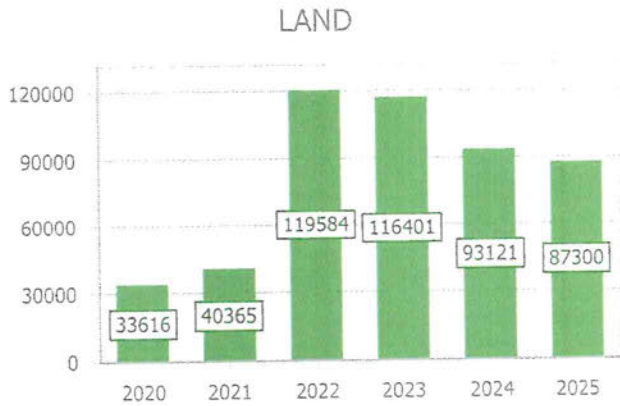
SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE
05/12/2016	CHACARTEGUI ANTONE J	398072
07/27/2010	CHACARTEGUI ANTONE J	7272010

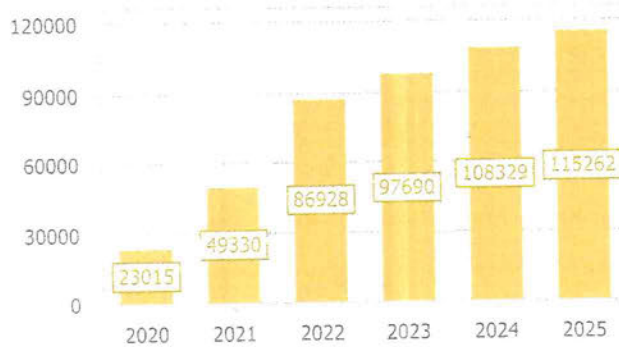
ASSESSMENT HISTORY

ASSESS DATE	01/02/2025	01/01/2024	01/01/2023	01/01/2022	1/1/2021
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	87300	93121	116401	119584	40365
IMPROVEMENTS	115262	108329	97690	86928	49330
TOTAL	202562	201450	214091	206512	89695

ASSESSMENT TRENDS



IMPROVEMENTS



TAX CODE AREAS & DISTRICTS

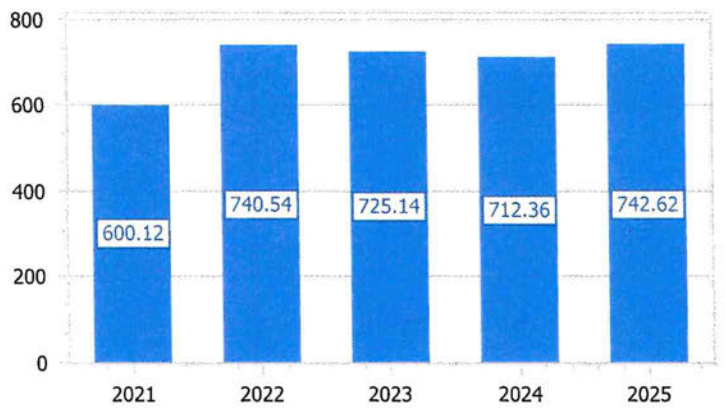
TAX CODE AREA (TAG): 019-0000

CEMETERY	VALLEY CENTER CEMETERY
FIRE	CASCADE RURAL FIRE
HOSPITAL	CASCADE MEDICAL CENTER
SCHOOL	CASCADE SCHOOL #422

VOTER PRECINCT	007 - WEST MOUNTAIN
COMMISSIONER DISTRICT	CASCADE

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2025	742.62
2024	712.36
2023	725.14
2022	740.54
2021	600.12



HOMEOWNER'S EXEMPTION?

YES NO

IMPROVEMENTS

RECORD: R02

TYPE: OTHER

USE:

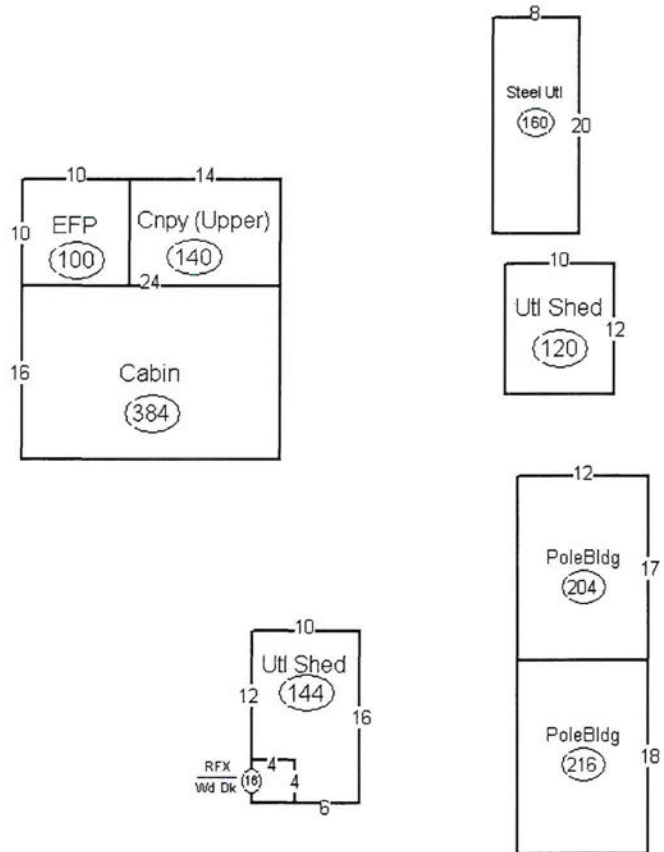
BUILDING DESCRIPTION

YEAR BUILT	
STORIES	
FOUNDATION	
STRUCTURE	
EXTERIOR 1	
EXTERIOR 2	
ROOF STYLE	
ROOF COVER	
BEDROOMS	
FULL BATHS	
1/2 BATHS	
HEATING TYPE	
CENTRAL AIR	
ATTIC TYPE	
FIREPLACES	

BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	
ATTIC FIN	
BASEMENT	
BASEMENT FIN	
LOWER	
LOWER FIN	
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	
OPEN PORCH	
WOOD DECK	

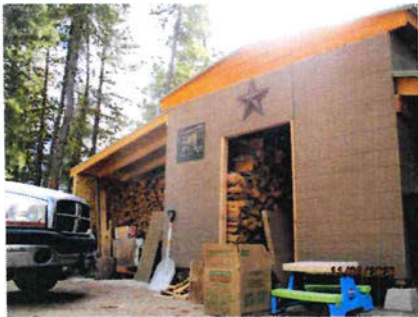
SKETCH



OUT BUILDING & YARD ITEMS

- Residential Shed - Small Utility
- Cabin
- General Purpose Bldg Wood Pole Frame
- General Purpose Bldg Wood Pole Frame

IMAGES



IMAGES

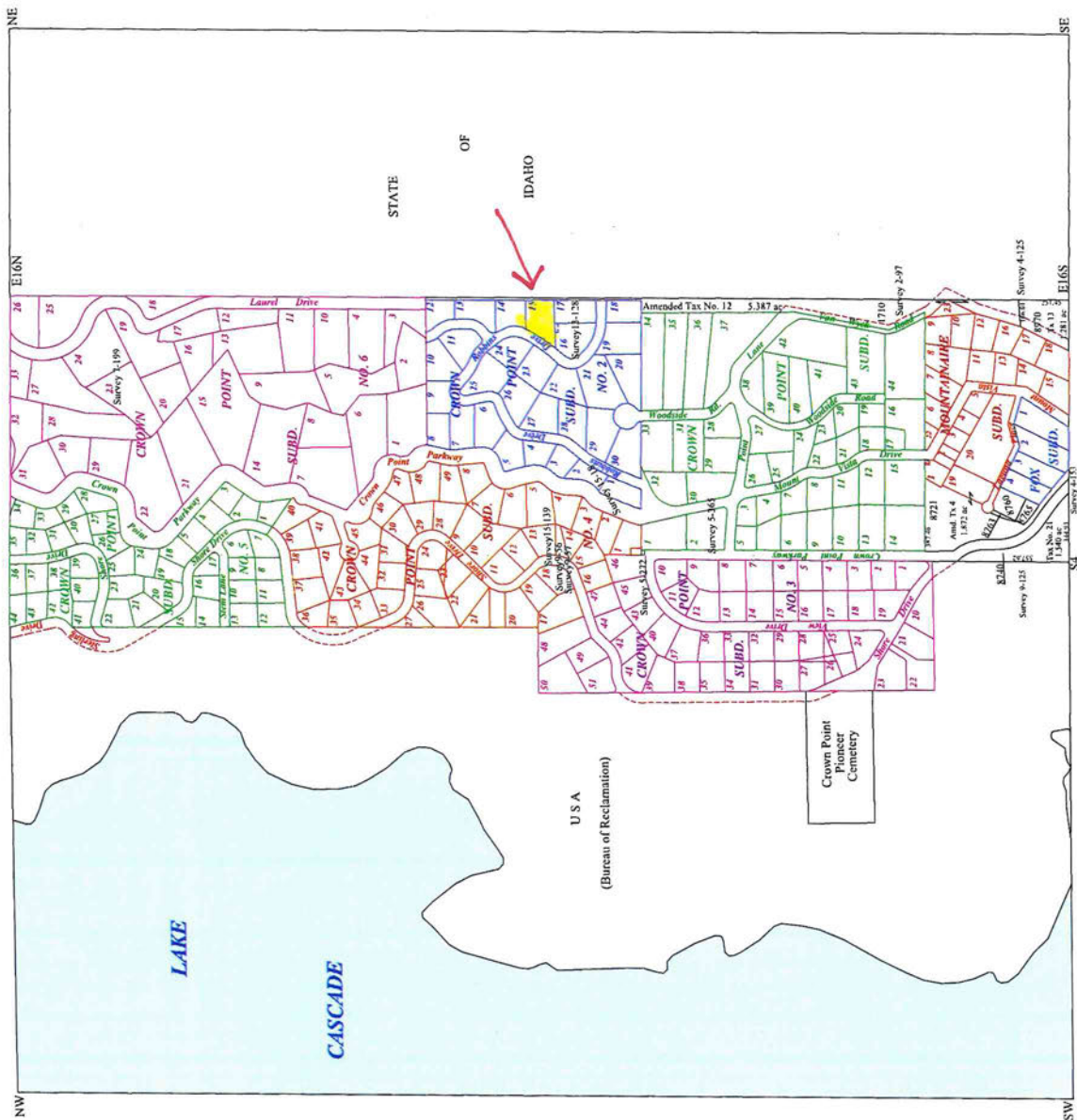


PLAT TITLE

T W P . 1 4 N R O 3 E S E C . 2 3

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename: Valley County Base Map
Scale: 1"=4000'
Date: 9/11/2025
Drawn by: L. Frederick



This drawing is to be used for reference purposes ONLY. The County is NOT responsible for any inaccuracies contained herein.

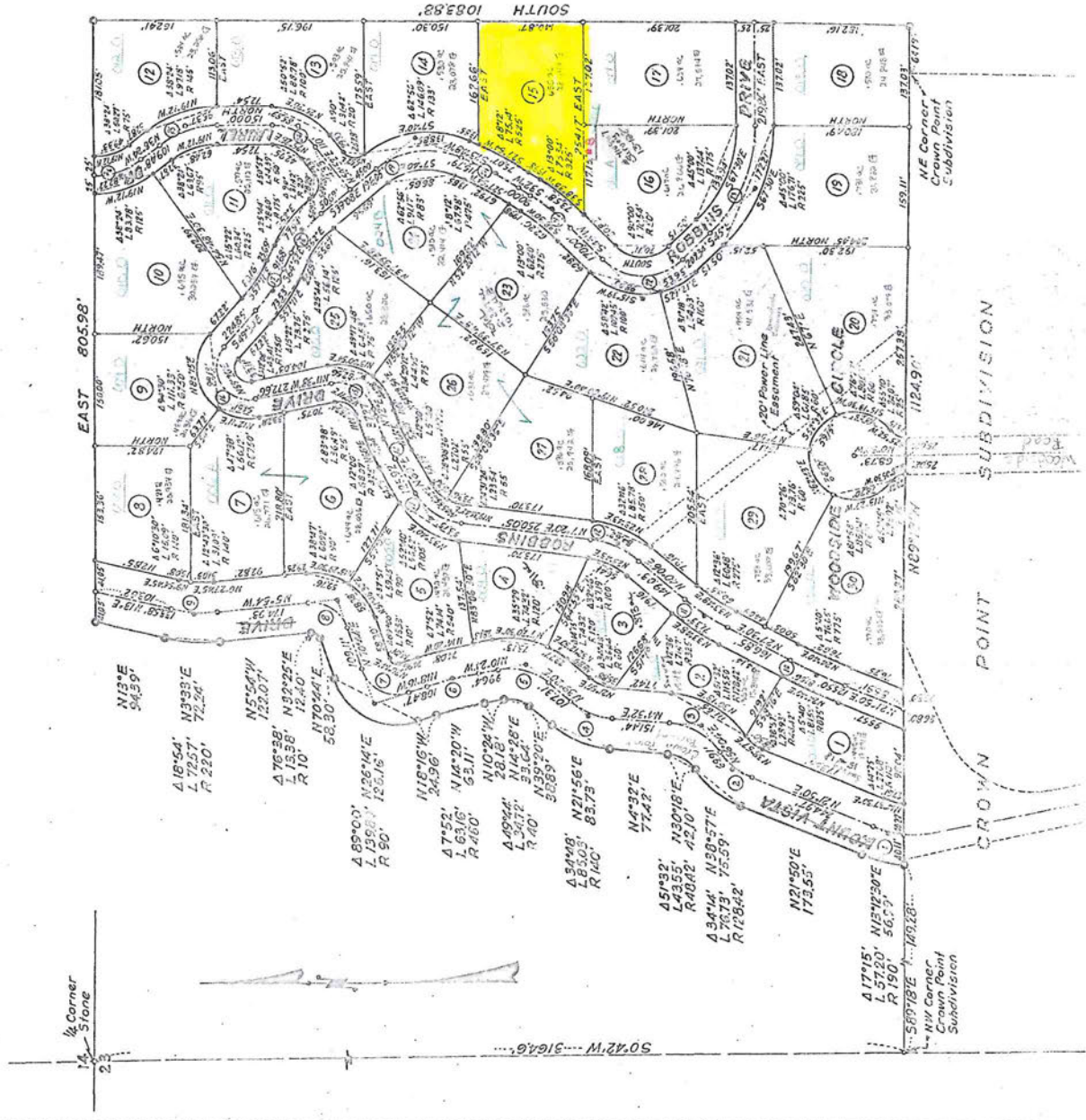
RP 0 0038

BK 2 Pg. 29 4-11-40

CROWN POINT SUBDIVISION NO. 2

A PART OF THE E2 SECTION 23, T.4N., R.3E., B.M., VALLEY COUNTY, IDAHO.

Roads dedicated for Public Use.
No Co-maintenance.
See Commissioner Minutes, BK 6, p. 37



CURVE DATA
CENTER LINE OF ROADS

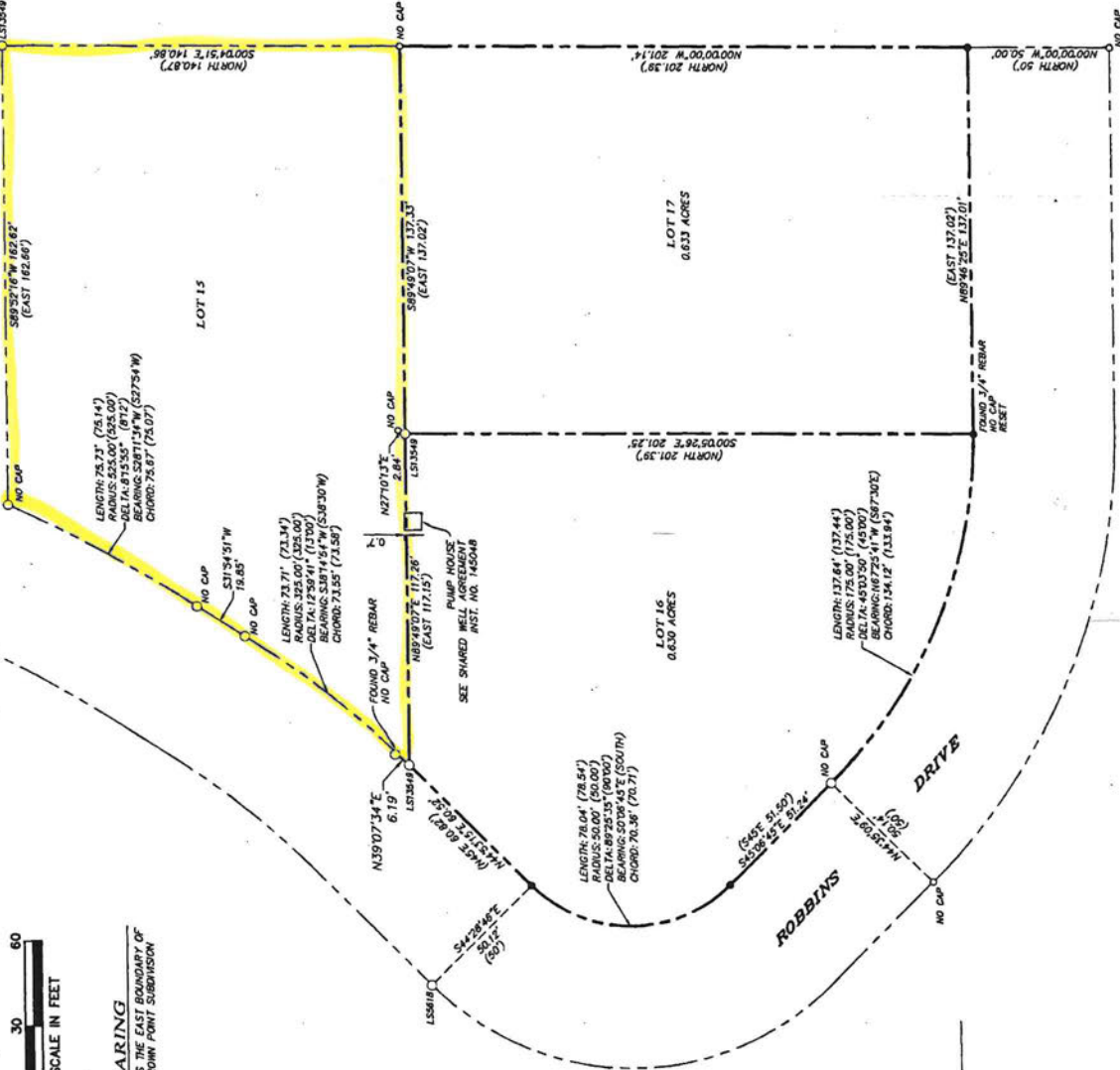
Curve No.	Angle	Radius	Tangent	Length
1	167°13'	150'	31.31'	49.46'
2	54°14'	88.44'	21.29'	52.83'
3	57°32'	86.42'	40.68'	79.53'
4	34°18'	100'	17.34'	61.74'
5	34°18'	100'	17.34'	61.74'
6	71°52'	50'	34.38'	63.65'
7	67°00'	50'	49.73'	71.07'
8	70°38'	50'	39.51'	66.88'
9	18°54'	180'	29.96'	59.39'
ROBBINS DRIVE				
10	54°30'	800'	93.59'	79.12'
11	19°36'	300'	33.19'	65.97'
12	49°46'	125'	33.75'	71.49'
13	59°40'	80'	39.20'	73.54'
14	12°00'	300'	31.53'	62.83'
15	83°58'	50'	44.73'	72.95'
16	142°08'	42.50'	123.90'	105.43'
17	15°22'	250'	33.73'	67.05'
18	25°44'	150'	34.26'	67.37'
19	62°56'	108'	66.10'	108.00'
20	8°12'	500'	35.84'	71.50'
21	13°00'	300'	34.16'	68.10'
22	90°00'	75'	15.00'	17.28'
23	45°00'	200'	82.84'	151.08'
L'UREL DRIVE				
24	50°52'	75'	35.87'	66.50'
25	38°24'	120'	41.79'	80.42'
26	38°54'	100'	34.82'	67.02'

- LEGEND —
- 1" Drill Steel set on Exterior Boundary
 - 3/8" Reinforcing Bars
 - 1/2" Reinforcing Bars

Instrument # 410867
 VALLEY COUNTY, CASCADE, IDAHO
 12:28:30P M on 02/28/2017 PM No. of Pages: 1
 DOUGLAS A. HILLER
 Registered Professional Surveyor
 State of Idaho
 Fee: \$ 80

RECORD OF SURVEY

FOR
ALICE VANDORN
 LOTS 16 & 17
 CROWN POINT SUBDIVISION NO. 2
 SECTION 23
 TOWNSHIP 14 NORTH, RANGE 3 EAST, B.M.
 VALLEY COUNTY, IDAHO
 2017

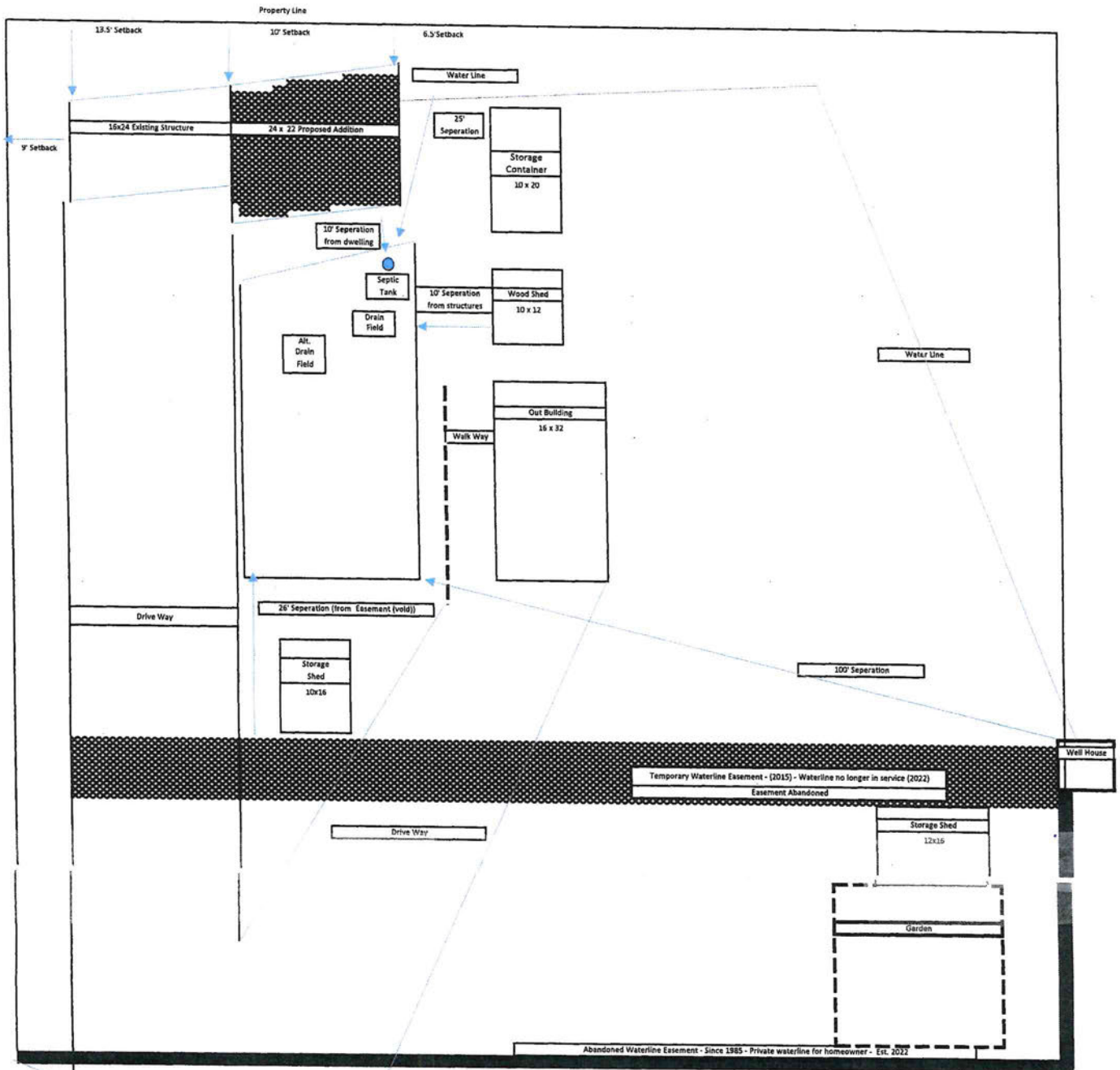


BASIS OF BEARING
 THE BASIS OF BEARING IS THE EAST BOUNDARY OF LOT 17. SEE PLAT OF CROWN POINT SUBDIVISION NO. 2.

SHEET 1 OF 1

25 COYOTE TAIL
 CASCADE, ID 83811
 PHONE: (208) 634-4896
 WWW.DUNNLANDSURVEYS.COM

dunn
 LAND SURVEYS, INC.



NORTH ↑

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

SUBJECT: Variance No. V-1-17
Walcom Variance to
Relax Rear Yard Setback

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on July 13, 2017. The Commission reached a quorum. Commission members in attendance were Chairman Rob Garrison, Ed Allen, Johanna Defoort, and Scott Freeman.

The applicant, **Michael & Dena Walcom**, 3599 E Judicial Drive, Meridian, ID 83642, were present and requesting a variance to relax the rear yard setback from the required 20 feet to 10 feet, due to a water line easement and topographic features, in Crown Point Subdivision # 2, Lot 15, addressed at 31 Robbins Drive, Cascade, Idaho. The site is 0.66 acres.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the July 13, 2017, public hearing, the Valley County Planning and Zoning Commission hereby makes the following findings of fact:

1. That the existing use of the properties described in the Petition is a single family residential lot adjacent to other single family residential lots and State of Idaho lands.
2. That the surrounding land use is single family residential.
3. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance and by the Laws of the State of Idaho.

Legal notice was posted in the *Star News* on June 22 & 29, 2017. Neighbors within 300 feet of the property line were notified by letter mailed June 14, 2017. Potentially affected agencies were notified by letter dated June 9, 2017. The site was posted on July 1, 2017

4. Notice was mailed to governmental entities.
5. Other persons in attendance expressed neither approval nor disapproval of the proposed variance.

CONCLUSIONS


Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes as follows:

1. That the proposed use is in harmony with the general purpose of the adopted ordinances and policies and will not be otherwise detrimental to the public health, safety and welfare.
2. The applicant did show undue hardship as a result of characteristics of the site due to the previously placed water line easement and topographic hardships.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, unanimously recommends to the Board of County Commissioners that application V-1-17 Walcom for a variance to allow relaxation of the rear yard setback, 10' from the required 20' to 10', in order to construct a single family residence, as described in the application, staff report, and minutes of the meeting be approved.

END FACTS AND CONCLUSIONS


Chairman Rob Garrison

08/10/12
Date

ARTICLE OF ASSOCIATION

FOR AND IN CONSIDERATION of the covenants and mutual promises contained herein, the undersigned do hereby enter into the following Articles of Association.

ARTICLE I

Section 1: This association shall be called the Crown Point Domestic Water Maintenance Association.

Section 2: The objects of this association are to maintain the existing well and water main constituting a Non-Profit Community Domestic Water System for Lots 14, 15, 16, 17, 18, 19, 20 and 21 of Crown Point Subdivision #2 of Valley County, Idaho.

Section 3: An undivided 1/8 interest in the Domestic Well, equipment and maintenance liability will be apparent to each of the numbered lots referenced in Section #2.

ARTICLE II

Section 1: There shall be elected annually by the Association a Secretary and Treasurer, whose responsibilities shall be the Administration of the books and records of this Association and the Collection and Banking of the Maintenance Fees as provided herein.

ARTICLE III

Section 1: Membership in this Association shall consist of those property owners of the above referenced lots, and their successors in interest shall comply with the provisions herein.

ARTICLE IV

Section 1: The said well which is owned in part by each of the above referenced lot property owners is located in Lot #16 W (well) of Crown Point Subdivision #2 and shall be maintained by the Association in order that each of the Lots will be provided with water according to their common needs and accordance with water commonly available.

Section 2. The Secretary-Treasurer shall collect in whatever manner he thinks fit, a monthly fee amounting to \$5.00 per month per member property owner, or the monthly fee that the Association membership determines to be necessary for the purpose of payment of electricity to operate pump and equipment, and normal purchase and maintenance of pump, pressure tank and other equipment required to meet the members' needs for Domestic Well Water, and for real estate property taxes assessed by Valley County. If a member user does not pay the monthly fee set, then the association shall have the right to turn off the water to that user and collect through the Court Systems.

Section 3: The property owner and/or their successors in interest shall not be required to pay monthly fees of \$5.00 per month as stated in Section 2, until such time as they have the service of the Domestic Water from the well on Lot 16W, to their lot.

ARTICLE V

Section 1: It is hereby agreed by the members of this Association that at the time the second user requires service of the Domestic Water from the well on Lot 16W that the membership of the Association call a meeting to determine the needs for the total system to include power drop and meter at pump head and size of pump, pressure and/or storage tank, pressure relief equipment and required gate valves. The cost of this major equipment and installation shall be shared equally by all the member property owners.

Section 2: It is hereby agreed that the water main shall be high quality city type PVC pipe. From the well site to corner of Lots 18 and 19 a minimum of 2" in diameter and from corner of #18 and #19 to corner of #20 a minimum of 1-1/2" in diameter. From well site to corner of Lots #14 and #15 a minimum of 2" in diameter, two gate valves to be installed at well site on main lines; one on the line run-

ning to Lots #14 and #15 and one on the line to Lots #18, #19, #20 and #21.

ARTICLE VI

Section 1: Easements for water main or lines will be provided for and recorded by this Deed as follows: Beginning at the well site 16W near the North East corner of Lot #16, ground 10' wide in width paralleling on the West boundary of Lot #17, in a Southerly direction and across Robbins Dr. to the North corner pin common to Lots #18 and #19, then Westerly along the North boundary of Lot #19 to the North corner pin common to Lots #19 and #21, and then Southerly along the West boundary of Lot #19 approximately 53' to the North Easterly corner pin common to Lots #20 and #21.

Further described as ground 10' in width from the well site in a Westerly direction along the South boundary of Lot #15, then North Easterly along the West of Lot #15 to the West corner pin common to Lots #14 and #15. See Plat Map attached.

ARTICLE VII

Section 1: These articles may be amended by a three-fourths affirmative vote of all the members of the Association expressed orally or in writing at a meeting of the Association, provided that a notice setting forth the proposed amendment and setting forth the date of the meeting shall have been sent to each member at least one month prior to the date set for the meeting.

Section 2: Properly recorded and signed minutes will be kept for each regular and/or special meeting called by the Association.

Antone Chacartegui
Ronald R. Robertson
Paul Erickson
William K. Callender
Richard D. Dainch
John Kozup
Alvin M. Smart

Sharon Chacartegui
Susan Ann Robertson
Elizabeth M. Frisk
William K. Callender
Gay L. Davidson
Christine Kozup
Virginia L. Smart

STATE OF IDAHO }
COUNTY OF CANYON } ss

On this 23rd day of August, 1985, before me, a Notary Public in and for said State, personally appeared RONALD R. ROBERTSON and SUSAN A. ROBERTSON, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Alvin K. Halls
Notary Public for Idaho
Residing at Merger

STATE OF IDAHO }
COUNTY OF CANYON } ss

On this 23rd day of August, 1985, before me, a Notary Public in and for said State, personally appeared ANTONE J. CHACARTEGUI and SHARON L. CHACARTEGUI, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Alvin K. Halls
Notary Public for Idaho
Residing at

STATE OF IDAHO }
COUNTY OF CANYON } ss

On this 23rd day of August, 1985, before me, a Notary Public in and for said State, personally appeared S. PAUL FRISK and EVELYN M. FRISK, et al, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

[Signature]
Notary Public for Idaho
Residing at

STATE OF IDAHO }
COUNTY OF BOISE } ss

On this 9th day of November, 1985, before me, a Notary Public in and for said State, personally appeared SOLLIE R. CALLENDER and SUSAN R. CALLENDER, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

[Signature]
Notary Public for Idaho
Residing at Cascade

STATE OF IDAHO }
COUNTY OF ADA } ss

On this 2nd day of July, 1985, before me, a Notary Public in and for said State, personally appeared RICHARD D. DAVIDSON and GAY L. DAVIDSON, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

[Signature]
Notary Public for Idaho
Residing at CASCADE, ID

STATE OF IDAHO }
COUNTY OF ADA } ss

On this 2nd day of Nov., 1985, before me, a Notary Public in and for said State, personally appeared JOHN and CHRISTINE KOZUP, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

[Signature]
Notary Public for Idaho
Residing at CASCADE, IDAHO

STATE OF IDAHO }
COUNTY OF ADA } ss

On this 2nd day of July, 1985, before me, a Notary Public in and for said State, personally appeared ALVIN M. and VIRGINIA L. SMART, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

[Signature] - CASCADE

145048

TITLE OF INSTRUMENT }
PASSED BY } \$5.
RECORDED BY }
INDEXED BY }
FILED AT THE REQUEST OF }

FILED IN _____

19__

STATE OF IDAHO, }
County of Valley, } ss. Deputy

I hereby certify that this instrument
was filed for record at the request of

Sharon Beck
at \$0.00 Filing fee \$ 9

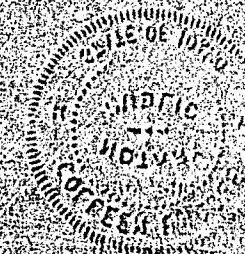
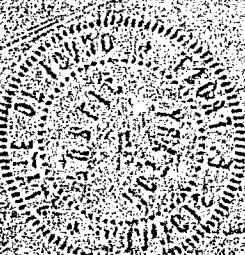
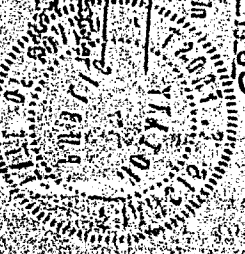
Recorded in _____
Book _____ Page _____

By Mr _____ 1985

Dr. 1 at Mr

By M. J. ...

Fee \$ 2.00
\$4.00





Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

VAR 26-001 Walcom Setback Variance

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center

14. CDH has no objection to the variance. The owners will need to submit an accessory use application to CDH prior to building the addition on the home.

Reviewed By: Brenda Cooper

Date: 7/14/26



May 4, 2026

Lori Hunter, Planner II
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
lhunter@valleycountyid.gov

Subject: Valley County May 14 2026 Letter Response

Dear Lori Hunter:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY (C1, C2, D4)

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WATEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

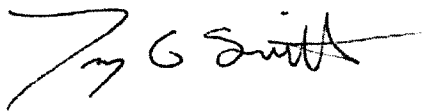
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
 - For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
 - If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
 - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
 - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
 - For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.
- 5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**
- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
 - **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
 - **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
 - **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
 - For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Troy G. Smith". The signature is written in a cursive style with a large, stylized initial "T".

Troy Smith
Regional Administrator

From: Flack,Brandon <brandon.flack@idfg.idaho.gov>
Sent: Wednesday, May 6, 2026 12:29 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Public Hearing Notice - VC PZ Commission - May 14, 2026

Hi Lori,

No comments from IDFG on these items.

Thanks,

Brandon Flack

Regional Technical Assistance Manager
Idaho Dept. of Fish and Game
Southwest Region
15950 N. Gate Blvd.
Nampa, ID 83687
Ph: (208) 854-8947



From: Don 57 Berg [REDACTED]

Sent: Saturday, April 25, 2026 5:35 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Comments for VAR 26-001 Walcom Setback Variance meeting on 5/14/2026

Ms Herrick,

I offer the following comments to the requested variance by the Walcoms:

The request to reduce the rear yard setback from 20 feet to 5 feet should be denied as Valley County Ordinance Title 9, Chapter 4 section 3-2 paragraph G states that: ".. no setback may be less than seven and one-half feet (7.5)'".

I am opposed, however, to ANY setback variances as this would establish a precedent to allow for other adjoining properties within the same block or within Crown Point Subdivision #2 to seek setback variances. The Walcom property, as well as the adjoining properties, exceed ½ acre and are not oddly shaped or have significant topographical issues that warrant the need for a setback variance.

All of the current structures on the Walcom property were constructed by the Walcoms and the choice of the building locations were made by them. There is sufficient area toward the interior of their property to expand the existing home without altering the setbacks. The apparently poor decision the Walcom's made for the home site is not a valid reason to grant a variance.

I have one additional comment:

The "fact sheet" I received in the mail from the Valley County P&Z stated that:

"On July 31, 2027, the property owners received a setback variance to allow construction within of 10-ft from the rear property line (Variance Application V-1-17). This variance was requested due a water line easement and topographic features"

First, I'm guessing the date of 2027 is a typo and is more likely 2017(?).

Second, I was not aware a variance had been granted as I would have opposed this for the reasons stated above. I have owned my property since 1986 and I don't recall receiving a notice of this application.

Third, the water line easement is toward the front of the property (by more than 40 feet from the home) and not the back, so reducing the rear yard setback is illogic. I have the same comment about the topographic features, as they do not warrant changing the setback requirements as ample space toward the interior of the property exists for any additions to the existing home.

And finally, if the rear yard setback has already been reduced to 10 feet by Variance V-1-17, why does this current application state that the change requested is to reduce the setback from 20 feet to 5 feet?

Perhaps you could reconsider the Variance Application V-1-17, as this was based on erroneous information, and restore the 20 foot rear yard setback on this property.

From: Jeff Youtz [REDACTED]
Sent: Monday, April 27, 2026 7:43 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Comments on Variance 26-001, Walcom Request

Ms. Herrick,

My wife and I have been property owners in Crown Point Subdivision #2 for over 20 years. We oppose the variance request by the Walcoms. I am in complete agreement with my neighbor, who submitted the opposing comments below. In addition, I would encourage your staff to look at all of the structures on that property and confirm that the proper setbacks, permits, and other required laws relative to property improvements were adhered to.

Ms Herrick,

I offer the following comments to the requested variance by the Walcoms:

The request to reduce the rear yard setback from 20 feet to 5 feet should be denied as Valley County Ordinance Title 9, Chapter 4 section 3-2 paragraph G states that: "... no setback may be less than seven and one-half feet (7.5)'".

I am opposed, however, to ANY setback variances as this would establish a precedent to allow for other adjoining properties within the same block or within Crown Point Subdivision #2 to seek setback variances. The Walcom property, as well as the adjoining properties, exceed ½ acre and are not oddly shaped or have significant topographical issues that warrant the need for a setback variance.

All of the current structures on the Walcom property were constructed by the Walcoms and the choice of the building locations were made by them. There is sufficient area toward the interior of their property to expand the existing home without altering the setbacks. The apparently poor decision the Walcom's made for the home site is not a valid reason to grant a variance.

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Perhaps you could reconsider the Variance Application V-1-17, as this was based on erroneous information, and restore the 20 foot rear yard setback on this property.

Matthew and Alison Haupt
29 Robbins Drive
PO BOX 419
Cascade, ID 83611

April 27, 2026

To Whom It May Concern,

We, homeowners of 29 Robbins Drive, are not in favor of "VAR 26-001 Walcom Setback Variance" for 31 Robbins Drive. We do not believe the Walcom's have acted in good faith with the existing variance, and we would caution the Planning & Zoning Commission on any further decisions. We recommend Planning & Zoning investigate the property before making any ruling on this application.

Sincerely,

The image shows two handwritten signatures in blue ink. The top signature is "Alison Haupt" and the bottom signature is "Matthew Haupt".

Matt and Alison Haupt