



Cynda Herrick, AICP, CFM  
VALLEY COUNTY  
IDAHO

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**STAFF REPORT**  
Variance Application V-4-20  
Spade Setback Variance

**MEETING DATE:** March 1, 2021  
**TO:** Board of County Commissioners  
**STAFF:** Cynda Herrick, AICP, CFM  
**APPLICANT/OWNER:** Kent & Deborah B Spade  
11676 Quail Village Way  
Naples FL 34119  
McCall, ID 83638  
**LOCATION/SIZE:** 210 Moon Drive  
Payette River Subdivision No. 2, Tax # 43 in Lot 66  
NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, ID  
1.38-acre lot  
**REQUEST:** Front-yard Setback Variance  
**EXISTING LAND USE:** Single-family Residence

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Deborah and Kent Spade are requesting a variance to relax the front-yard setback from the required 20 feet to 15 feet.

The applicants are currently experiencing water infiltrating into the house from the exterior wall on the front side of the house. They would like to add a deck with a roof to direct water away from the foundation. This roof would extend approximately 4 feet into the 20-foot front-yard setback.

The 1.38-acre lot is addressed at 210 Moon Drive.

**FINDINGS:**

1. On January 14, 2021, at a properly noticed public hearing, the Planning and Zoning Commission recommended approval of the variance to allow the front setback to be relaxed from the required 20-ft to 15-ft. (See attached Planning and Zoning Commission Facts and Conclusions).

2. Comments received:

Central District Health has no objections to this proposal. (Dec. 17, 2020)

Tom Yergovich, President of Payette River Subdivision 2 Property Owners' Association, supports the request. The Architectural Control Committee approved this project on Sept. 30, 2020. (Dec. 23, 2020)

Richard and Amy Holm, 208 Moon Drive, are neighbors across the street from the site. They have no objections to the request. (Dec. 28, 2020)

Bruce Granston owns property just north of Mr. Spade on Sue Drive; he approves of the variance. (Jan. 6, 2021)

3. The Commission made the following conclusions:

- 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.

4. The Planning and Zoning Commission's recommendation was unanimous and there was no opposition to approval of the variance; therefore, 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.

5. Valley County Code:

**9-5H-10: VARIANCES:**

A. Conditions: Pursuant to Idaho Code section 67-6516, the commission shall be empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this title. In the case of a PUD involving variations from the requirements of this title, it shall not be necessary for the applicant to file a separate application for such variances. Variances may also be heard simultaneously with conditional use permit applications.

B. Application:

1. A variance may be granted to an applicant only upon a showing of undue hardship as a result of characteristics of the site.
2. A written application for a variance shall be submitted to the administrator or staff containing:
  - a. Description of the nature of the variance requested. (Ord. 10-06, 8-23-2010)

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. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

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. (Ord. 10-06, 8-23-2010)
-

**STAFF RECOMMENDATION:**

The topographic reasons for the variance would be the placement of the house and the drainage to the foundation. Staff recommends approval of the variance as recommended by the Commission.

**Recommended Motion: I move to approve V-4-20 Spade Setback Variance as per the Planning and Zoning Commission recommendation and adopt their Facts and Conclusions as our own.**

**ATTACHMENTS:**

- Facts and Conclusions
- Minutes – January 14, 2021
- P&Z Staff Report
- Vicinity Map
- Site Plan
- Picture taken Dec. 29, 2020
- All Responses
- Application

**END OF STAFF REPORT**

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

SUBJECT: Variance No. V-4-20  
Spade Setback Variance

**INTRODUCTION**

This matter came before the Valley County Planning and Zoning Commission on January 14, 2021. The Commission reached a quorum. Commission members in attendance were Neal Thompson, Brian Benton, Scott Freeman, Ray Cooper and Chairman Johanna Defoort.

The applicant's representative, Heather Susemihl, McCall Design & Planning, was present (telephonically) and requesting approval of a variance to relax the front yard setback from the required 20 feet to 15 feet at 210 Moon DR, in the Payette River Subdivision No. 2, Tax #43 in Lot 66 NENE Section 33, T. 18N, R. 3E, Boise Meridian, Valley County, Idaho. The property is 1.38 acres.

**FINDINGS OF FACT**

Having given due consideration to the application and evidence presented at the January 14, 2021, 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 residence on a single family subdivision lot.
2. That the surrounding land use is similar to this use.
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 December 24 and December 31, 2020. Potentially affected agencies were notified on December 15, 2020. Neighbors within 300 feet of the property line were notified by fact sheet sent December 15, 2020. The site was posted on December 29, 2020. The notice and application were posted online at [www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information) on December 14, 2020.

4. Notice was mailed to governmental entities.
5. Other persons in attendance expressed neither approval or disapproval of the proposed variance, but correspondence was supportive.

## 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.

## ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, recommends to the Board of County Commissioners that application V-4-20 Space Setback Variance, to relax the front yard setback from the required 20 feet to 15 feet, as described in the application, staff report, and minutes of the meeting be approved.

## END FACTS AND CONCLUSIONS

  
Chairman Johanna Defoort

2/11/21  
Date

# Valley County Planning & Zoning Commission

PO Box 1350  
219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
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Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)  
Website: [www.co.valley.id.us](http://www.co.valley.id.us)

Johanna Defoort, Chairman  
Scott Freeman, Vice-Chair

Brian Benton, Commissioner  
Ray Cooper, Commissioner  
Neal Thompson, Commissioner

## MINUTES

Valley County Planning and Zoning Commission

January 14, 2021

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

**A. OPEN:** Meeting called to order at 6:00 p.m. Quorum exists.

P&Z Administrator – Cynda Herrick:	Present
P&Z Commissioner – Brian Benton:	Present
P&Z Commissioner – Ray Cooper:	Present
P&Z Commissioner – Johanna Defoort:	Present
P&Z Commissioner – Scott Freeman:	Present
P&Z Commissioner – Neal Thompson:	Present
P&Z Technician – Lori Hunter:	Present

Chairman Defoort explained tonight's public hearing procedures which are based on the Governor's current requirements for Covid-19. The public can livestream the meeting and may testify telephonically.

**B. MINUTES:** Commissioner Benton moved to approve the minutes of December 10, 2020. Commissioner Cooper seconded the motion. Motion carried unanimously.

**C. OLD BUSINESS:**

- C.U.P. 19-35 Lake Fork Landing – Final Plat:** Lake Fork Development LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of 10 single-family residential lots on approximately 21 acres. Access would be from Pleasant Acres Drive (public) onto a private road. The site is RP17N03E034205 located in the SENW Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. **[Not a public hearing.]**

Chairman Defoort introduced the item. Administrator Herrick presented the staff report and summarized the following exhibits:

- Exhibit 1** – Laurie Frederick, Valley County Cartographer, commented on the plat.

5. **C.U.P. 15-17 Lake Fork Commercial Center – Extension Request:** Dream Development INC is requesting a two-year extension of the conditional use permit that expires on February 23, 2021. The approval included four commercial buildings with rental housing on the second floors to be built in Lake Fork at the southeast corner of Highway 55 and Pleasant Acres Drive. The 2.5-acre site is Lots 7A & 7B of Krueger’s Folly Subdivision in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Gary Swain letter dated Jan. 12, 2021.

Chairman Defoort asked for the applicant’s presentation.

Gary Swain spoke telephonically.

There was no one in the audience. Chairman Defoort asked for anyone who wished to speak telephonically. There was no response.

Chairman Defoort closed the public hearing.

The Commission deliberated. If the new owners receive a new conditional use permit for this site and establish the use by construction, this C.U.P. will then be null and void.

Commissioner Benton moved to approve C.U.P. 15-17 Lake Fork Commercial Center – Extension Request with the stated conditions. Commissioner Freeman seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

7:37 p.m.

6. **V-4-20 Spade Setback Variance:** Deborah and Kent Spade are requesting a variance to relax the front-yard setback from the required 20 feet to 15 feet. The 1.38-acre lot is addressed at 210 Moon Drive. It is Payette River Subdivision No. 2, Tax # 43 in Lot 66 and located in the SE ¼ Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Bruce Granston, adjacent neighbor, in support of the variance (Jan. 6, 2021).



Chairman Defoort asked for the applicant's presentation.

Heather Susemihl, McCall Design & Planning, Commerce Street, McCall, representing the applicant, said the main issue is water flowing toward the home. They would like to add on to the roof and build four feet into the 20-foot setback. Drainage around the home was discussed.

There was no one in the audience. Chairman Defoort asked for anyone who wished to speak telephonically. There was no response.

Chairman Defoort closed the public hearing.

The Commission deliberated. French drains can be built within a setback area. However, there is a basement there which would greatly increase the expense. The variance is one of the multiple solutions the property owners are considering; adding an overhang may not cure the problem. Chairman Defoort appreciates that the homeowner association and neighbor have responded positively to the variance request.

Commissioner Freeman moved to recommend approval of V-4-20 Spade Setback Variance to the Board of County Commissioners. Commissioner Benton seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

7:56 p.m.

**7. VAC 20-03 Vacation of Access and Utility Easements:** Robert Grunsky is requesting vacations of the ingress/egress easement and utility easement for Ashton Ridge Ranch Subdivision Phase II Lots 8 & 9. The property where the shared driveway is located would then be transferred to the adjacent Lots 5 and 6. Lots 8 and 9 would then be accessed from Sweet Iron Court. The site is in the NE ¼ Section 12, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Administrator Herrick presented the staff report.

Chairman Defoort asked for the applicant's presentation.

Rob Grunsky, 13793 Sweet Iron CT, wants to buy Lots 8 & 9, across the street from his home. This would preserve beauty of both subdivision communities. All HOA members are in favor. In addition, removing the shared driveway access would reduce the amount of asphalt and a driveway crossing over a wetland area.

There was no one in the audience. Chairman Defoort asked for anyone who wished to speak telephonically. There was no response.

Chairman Defoort closed the public hearing.



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**STAFF REPORT**  
Variance Application V-4-20  
Spade Setback Variance

**MEETING DATE:** January 14, 2021  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
**APPLICANT/OWNER:** Kent & Deborah B Spade  
11676 Quail Village Way  
Naples FL 34119  
**LOCATION/SIZE:** 210 Moon Drive  
Payette River Subdivision No. 2, Tax # 43 in Lot 66  
NENE Section 33, T.18N, R.3E, Boise Meridian,  
Valley County, Idaho.  
1.38-acre lot  
**REQUEST:** Front-yard Setback Variance  
**EXISTING LAND USE:** Single-family Residence

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Valley County requires a 20-foot setback from the property line along roadways.

Deborah and Kent Spade are requesting a variance to relax the front-yard setback from the required 20 feet to 15 feet.

The applicants are currently experiencing water infiltrating into the house from the exterior wall on the front side of the house. They would like to add a deck with a roof to direct water away from the foundation. This roof would extend approximately 4 feet into the 20-foot front-yard setback.

The 1.38-acre lot is addressed at 210 Moon Drive.

**FINDINGS:**

1. The application was submitted on Nov. 9, 2020.

2. Legal notice was posted in the *Star News* on December 24 and December 31, 2020. Potentially affected agencies were notified on December 15, 2020. Neighbors within 300 feet of the property line were notified by fact sheet sent December 15, 2020. The site was posted on December 29, 2020. The notice and application were posted online at [www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information) on December 14, 2020.

3. Agency comment received:

Central District Health has no objections. (Dec. 17, 2020)

4. Neighbor comment received:

Tom Yergovich, President of Payette River Subdivision 2 Property Owners' Association, supports the request. The Architectural Control Committee approved this project on Sept. 30, 2020. (Dec. 23, 2020)

Richard and Amy Holm, 208 Moon Drive, are neighbors across the street from the site. They have no objections to the request. (Dec. 28, 2020)

5. Valley County Code:

#### **9-5H-10: VARIANCES:**

A. Conditions: Pursuant to Idaho Code section 67-6516, the commission shall be empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this title. In the case of a PUD involving variations from the requirements of this title, it shall not be necessary for the applicant to file a separate application for such variances. Variances may also be heard simultaneously with conditional use permit applications.

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2. A written application for a variance shall be submitted to the administrator or staff containing:

a. Description of the nature of the variance requested. (Ord. 10-06, 8-23-2010)

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. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

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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. (Ord. 10-06, 8-23-2010)

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**STAFF COMMENTS:**

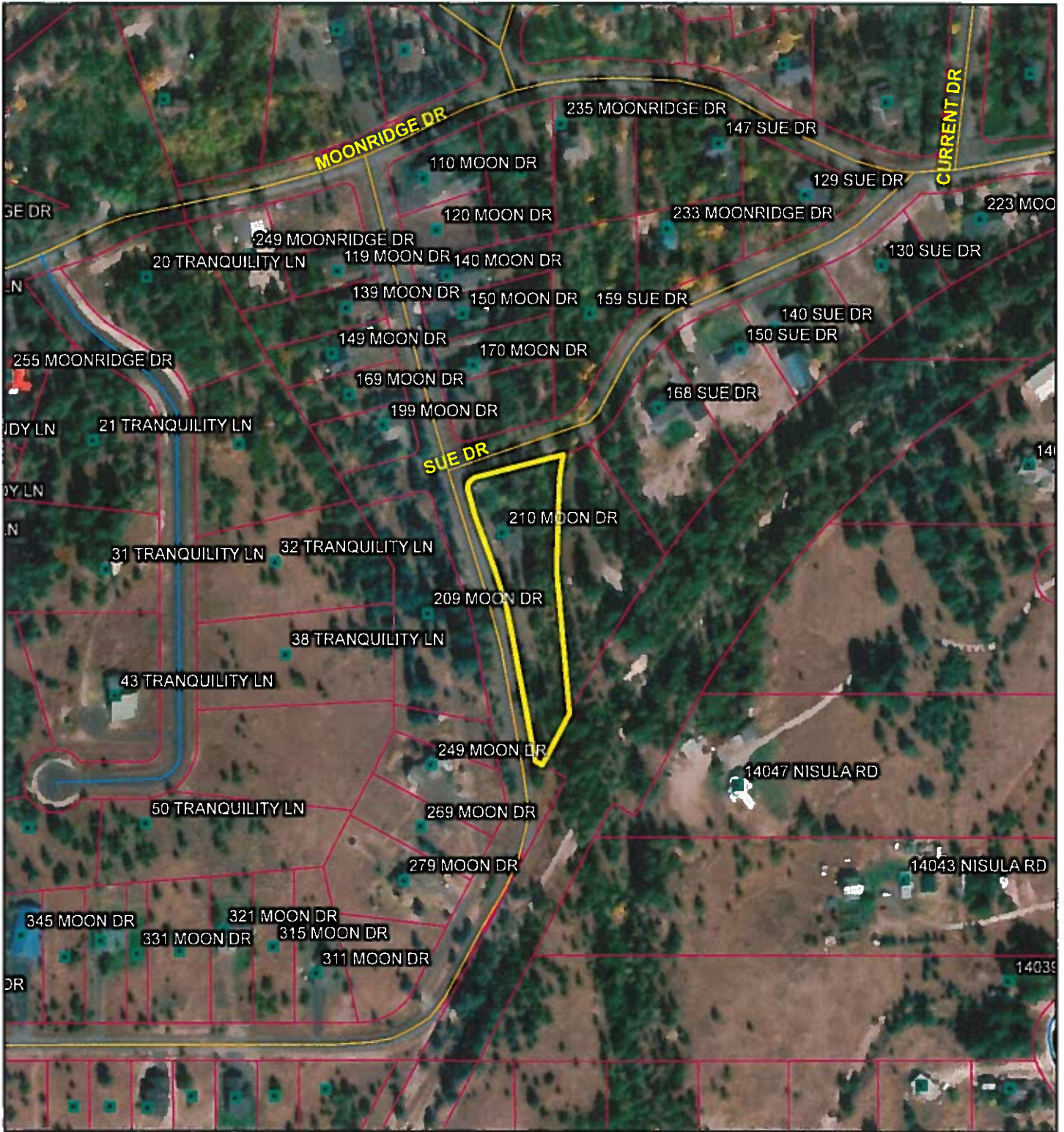
The topographic reasons for the variance would be the placement of the house and the drainage to the foundation.

**ATTACHMENTS:**

- Vicinity Map
- Aerial Map
- Site Plan
- Picture taken Dec. 29, 2020
- Responses

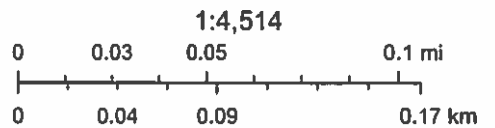
**END OF STAFF REPORT**

# V-4-20 at 210 Moon Drive



11/19/2020, 1:18:12 PM

- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
  - URBAN/RURAL
  - PRIVATE



USDA FSA, GeoEye, Maxar

# V-4-20 at 210 Moon Drive



11/19/2020, 11:54:12 AM

1:1,128

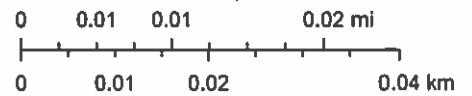
 Parcel Boundaries

All Road Labels

 Addresses

Roads

 URBAN/RURAL



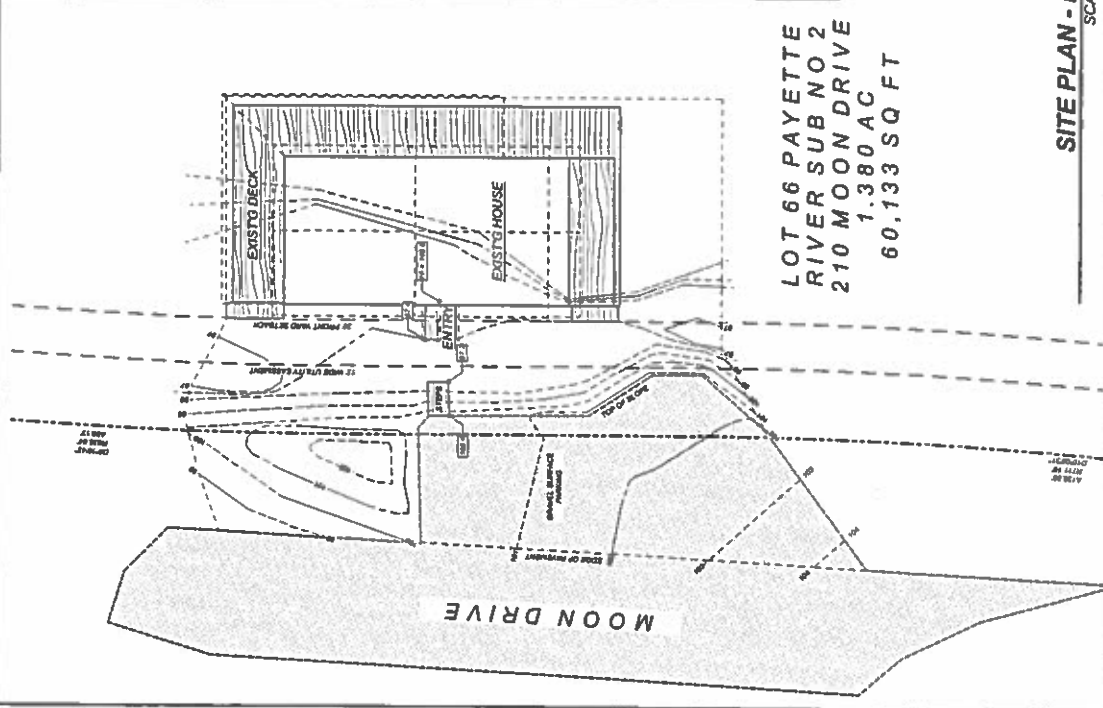
GeoEye, Maxar, Microsoft

# DEBBIE SPADE ENTRY UPDATE 210 MOON DRIVE, VALLEY COUNTY, IDAHO

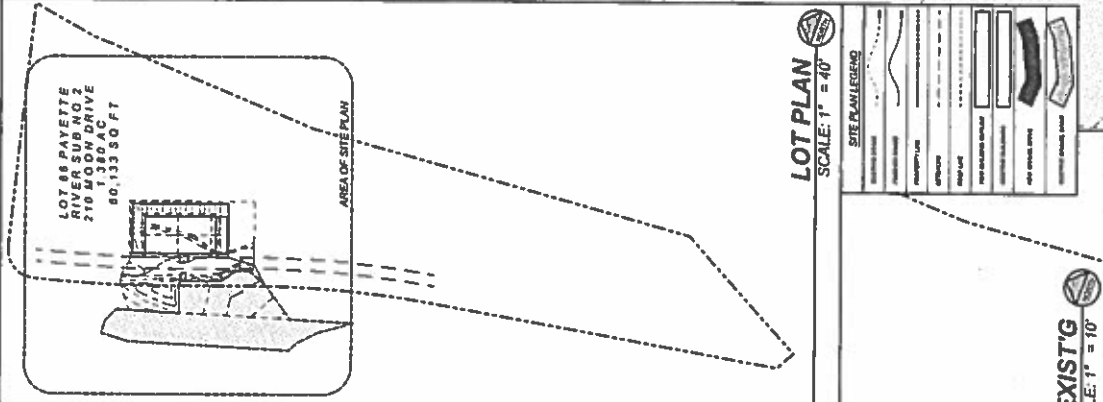


MDPi  
ARCHITECTS & PLANNERS  
210 MOON DRIVE  
VALLEY COUNTY, IDAHO 83455  
PHONE: 208.634.5707  
WWW.MDPI.COM

McCALL DESIGN & PLANNING  
PO Box 729  
McCALL, IDAHO 83638  
208-634-5707  
SUSEMIHL - VANNON  
© 2018 MDPi

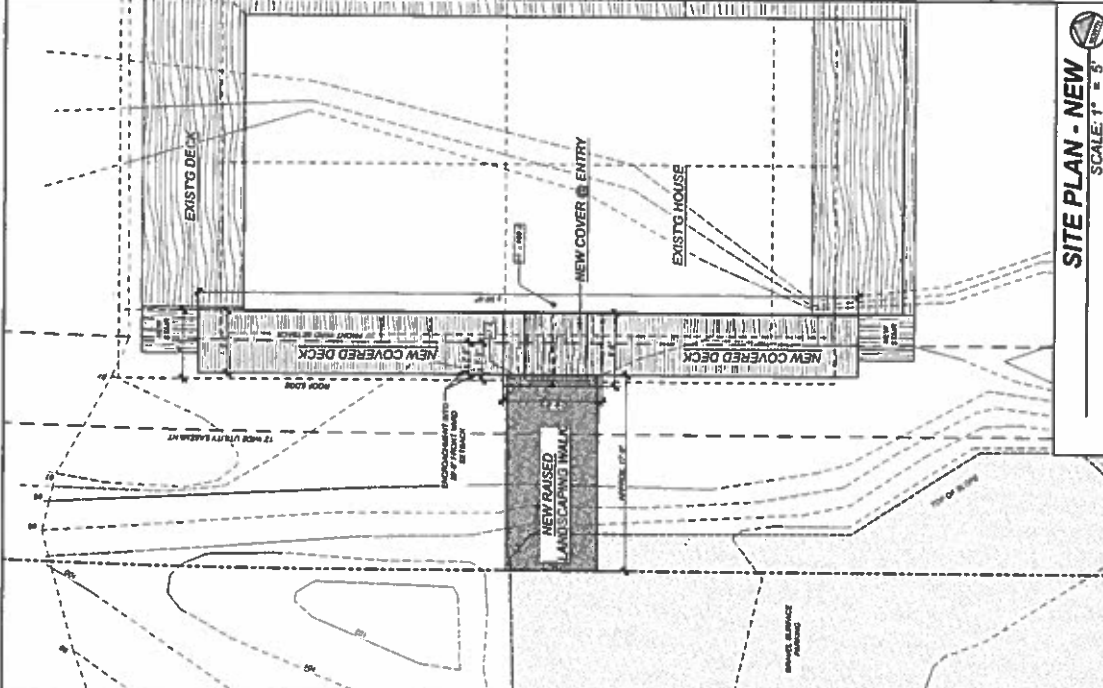


SITE PLAN - EXIST'G  
SCALE: 1" = 10'



LOT PLAN  
SCALE: 1" = 40'

SITE PLAN LEGEND	
	EXISTING STRUCTURE
	NEW STRUCTURE
	EXISTING DECK
	NEW DECK
	EXISTING DRIVE
	NEW DRIVE
	EXISTING WALKWAY
	NEW WALKWAY
	EXISTING FENCE
	NEW FENCE
	EXISTING UTILITY
	NEW UTILITY
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE



SITE PLAN - NEW  
SCALE: 1" = 5'



DR1  
McCALL, VALLEY COUNTY  
210 MOON DRIVE  
ENTRY UPDATE  
DEBBIE SPADE





12-29-2020



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # V-4-20

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat Spade Setback Variance  
Lot 66 Payette River Sub #2

- 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
  - waste flow characteristics
  - bedrock from original grade
  - 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
  - community sewage system
  - community water well
  - interim sewage
  - central water
  - individual sewage
  - individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - community sewage system
  - community water
  - sewage dry lines
  - central 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
  - swimming pools or spas
  - child care center
  - beverage establishment
  - grocery store
- 14. \_\_\_\_\_

Reviewed By: [Signature]

Date: 12/17/20



**PAYETTE RIVER SUBDIVISION NO. 2  
PROPERTY OWNER'S ASSOCIATION, INC.**



P.O. Box 1398

McCall, ID 83638

December 23, 2020

Ms. Cynda Herrick  
Valley County Planning & Zoning Commission  
PO Box 1350  
Courthouse Building  
Cascade, ID 83611

Subject: V-4-20 Spade Setback Variance

Dear Ms. Herrick:

Our subdivision supports the Spade's request for a setback variance. Our Architectural Control Committee approved this project on September 30, 2020. We see no downside for our subdivision with Valley County approving this request and a tremendous upside for the homeowners because of the water intrusion issues.

Thank you.

Sincerely,

Tom Yergovich, President  
Board of Directors

From: AMY HOLM <aholm@mpmplaw.com>  
Sent: Monday, December 28, 2020 11:37 AM  
To: Cynda Herrick <cherrick@co.valley.id.us>  
Cc: Richard Holm <rholm@gmail.com>  
Subject: V-4-20 Spade Setback Variance

Hello Cynda:

We hope you are doing well. We live at 209 Moon Dr. and are neighbors with Deborah and Kent Spade at 210 Moon Dr. who are requesting a variance for their front-yard setback. We have no objection to their request and appreciate that they discussed it with us this summer.

Best regards,

Richard and Amy Holm

209 Moon Dr.  
PO Box 742 (Mailing)  
McCall, Idaho  
208-630-4045

Amy K. Holm  
Millemann Pemberton & Holm LLP  
P. O. Box 1066 (Mailing Address)  
706 N. 1st Street  
McCall, ID 83638  
Office: (208) 634-7641  
Fax: (208) 634-4516  
Email: aholm@mpmplaw.com

From: Bruce Granston <brucegranston@gmail.com>

Sent: Wednesday, January 6, 2021 3:37 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: V-4-20 Spade Setback Variance

I am writing as a next door neighbor to Mr. Spade. My property is just north of Mr. Spade on Sue drive. I have no problem endorsing approval for the variance.

Thank you,

Bruce Granston

208.271.6039

