



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

VAR 26-007 Kowalczyk Lot Coverage Variance

Applicant: Margie Schnieder, Schroeder Enterprises

Property Owner: Joseph & Rachel Kowalczyk

Location: 16 Golden Eagle Court
Crane Shores Subdivision Lot 31 in the
NW ¼ Section 17, T.16N R.3E, Boise
Meridian, Valley County, Idaho

Project Description: Margie Schnieder is requesting a variance to increase the maximum lot coverage from 35% to 50.9%. This would allow the applicant to accommodate a 5,393-sqft home, 705-sqft in concrete patios, and a 3,594-sqft concrete or asphalt driveway. The lot is 0.44-acres.

The applicant states the variance is requested due to a long narrow access driveway on a flag lot. The homeowner association requires an asphalt or concrete driveway.

Valley County 9-4-8 Table 4-A and Title 9 Definitions require a maximum 35% lot coverage of structures and impervious surfaces such as driveways and patios.

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

August 13, 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.

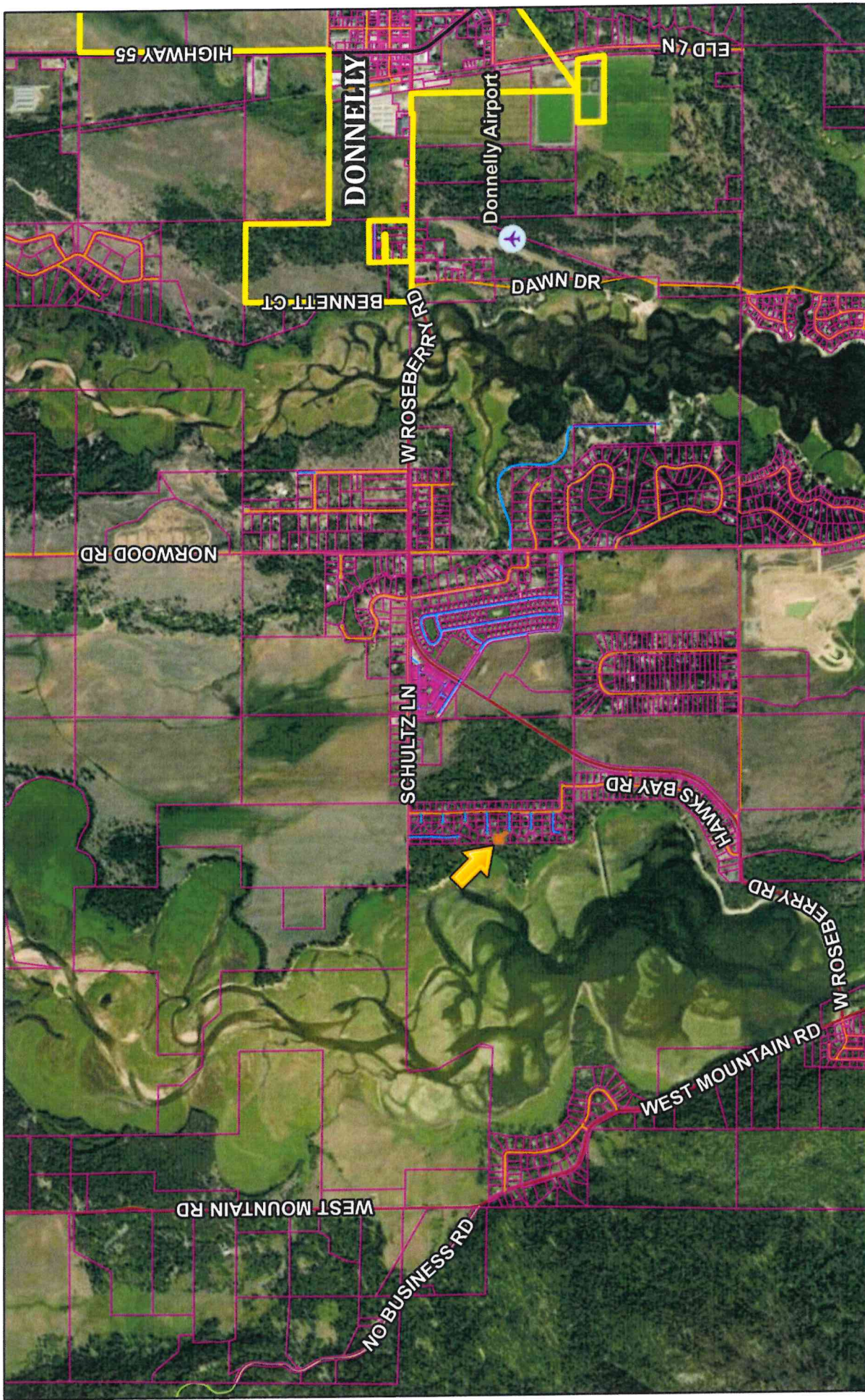
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by **5:00 p.m., Wednesday, August 5, 2026.**

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

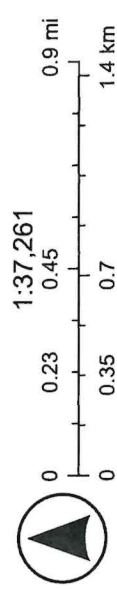
Direct questions and written comments to:

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

VAR 26-007 Location Map



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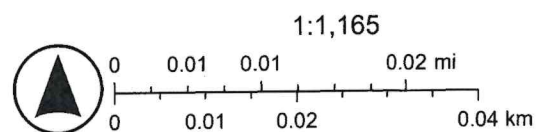
- Airstrips
- Municipal Boundaries
- Parcel Boundaries
- Roads
 - MAJOR
 - MINOR COLLECTOR
- Collector
 - COLLECTOR
 - URBAN/RURAL
 - USFS
- Private
 - PRIVATE
 - OTHER
 - Other

VAR 26-007 Aerial Map



7/6/2026, 10:15:25 AM

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



Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Microsoft, Vantor

