

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 26-006 Merrick Setback Variance
MEETING DATE: August 3, 2026
TO: Board of County Commissioners
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Joseph Larrea, 2506 W Regan Ave, Boise ID 83702
PROPERTY OWNER: Merrick David K Family LTD Partnership, C/O David K Merrick
4012 W Edgemont St, Boise ID 83706
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
SIZE: 0.29-Acre Lot
REQUEST: Rear Setback Variance and High-Water Line Setback Reductions
EXISTING LAND USE: Single-Family Residential Lot

Joseph Larrea is requesting a variance to relax the rear property line setback from 20 feet to 14.5 feet and the high-water line setback from 50 feet 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, which is also the base flood elevation of Payette Lake. *A minimum 25-ft vegetative buffer adjacent to the waterbody must also be maintained ... (VCC 9-4-3-2: SETBACKS and VCC 9-6-6 Riparian Area Overlay).*

Setbacks are measured from the eaves of a building, not the walls.

	Valley County Setbacks	Requested Setback
Front Property Line	20 feet	
Side Property Line	7.5 feet	
From Rear Property Line	20 feet	14.5 feet
From High Water Line	50 feet	14.5 feet

FINDINGS:

1. At a properly noticed public hearing on July 9, 2026, the Valley County Planning and Zoning Commission unanimously recommended approval of the variance. (Facts and Conclusions are attached.)
2. Per Valley County Code, 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
 - The applicant was notified on July 16, 2026

3. Planning and Zoning Commission Conclusions:

- Pursuant to Idaho Code section 67-6516 and Valley County Code 9-5H-10, the Planning and Zoning Commission recommends to the Board of County Commissioners approval of the variance. The Board is 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 Valley County Code Title 9.
- The Commission is tasked to consider the interests of the adjacent property owners, of the neighborhood, of utilities, and of various public agencies for all variance requests.
- That the proposed use is in harmony with the general purpose of the adopted ordinances and policies and will not be otherwise detrimental to public health, safety and welfare.
- Future development of the neighborhood would not be inhibited by the variance approval.
- Approval will not have an undue adverse impact on the environment.
- Approval will not have an undue adverse impact on adjoining private property.
- Approval will not have an undue adverse impact on government services.
- Approval is consistent with the Valley County Comprehensive Plan.
- The Commission previously denied the systematic demolishing of another home along the lakeshore. However, this home, constructed in 1978 prior to setback requirements, is not being replaced. Only the deck will be replaced, within the existing footprint.
- The requested variance is appropriate as building safety is a concern at this site. The existing deck is unsafe, does not meet current building codes, and removal of the deck would reduce ingress and egress doors to the home.
- As part of the building permit, a stormwater management plan will be required to do work in the Riparian Area Overlay.

4. Agency comment received:

Brent Copes, Central District Health, has no objection. (June 14, 2026)

Ryan Garber, McCall Fire and EMS, had no comments. (June 9, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated:

- This project is subject to the Riparian Area Overlay (RAO) requirements.
- If a setback variance is granted to construct the new deck within the footprint of the existing deck, stormwater retention measures and Best Management Practices (BMPs) will be required to protect the lake from stormwater and sediment pollution.
- Given the steepness of the slope and the proximity of the work to the lake (encroaches the 25-foot stabilization buffer), an engineered stormwater management plan will be required for this project.
- The plan should include both temporary and permanent BMPs to be implemented during and after construction to minimize erosion and prevent sediment from entering the lake.

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (June 15, 2026)

5. Public comment received: *none*

6. 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.
 - 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

TABLE 4-A STANDARDS FOR PERMITTED USES

	Building Setbacks (feet)						
Use Description	Front	Side	Side Street	Rear	Maximum % Lot Coverage	Minimum Street Frontage	Maximum Building Height
Residential Uses	20	7.5	20	20	35	30	35

9-4-3-2: SETBACKS:

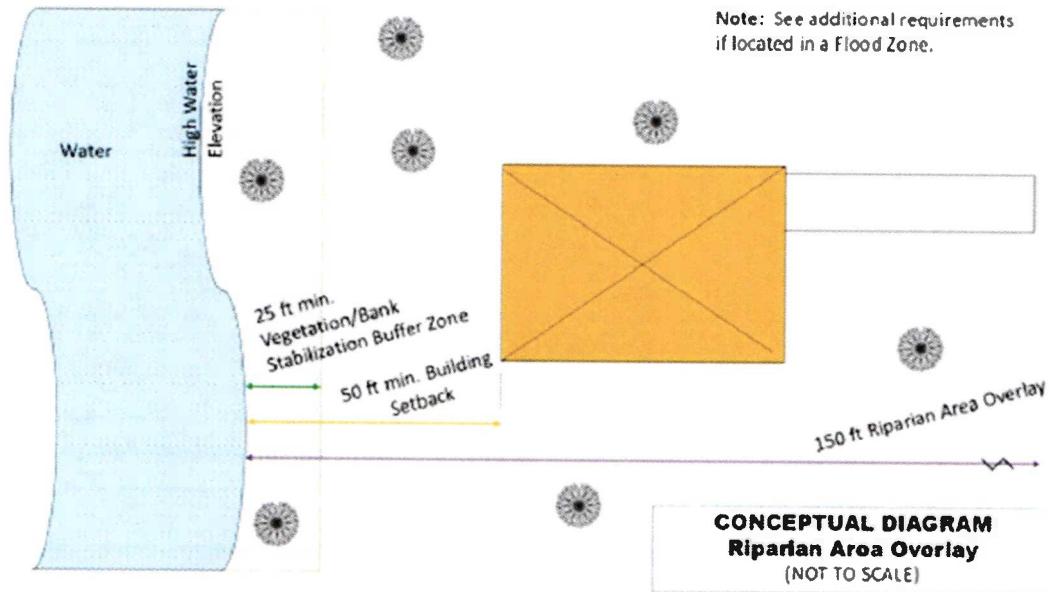
- A. Buildings Exceeding Three Feet In Height: The setbacks for all buildings exceeding three feet (3') in height shall be in accordance with section 9-4-8, table 4-A of this chapter.
- B. Setback From Highway 55: All buildings shall be set back one hundred feet (100') from the right of way line of Highway 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 fifty feet (50') 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.
 1. The setback shall be from the base flood elevation if there is a determined flood elevation or a high-water line where vegetation is denuded.
 2. In order to provide for ecological function and ensure water quality benefits are preserved, a minimum twenty-five (25') 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.
 3. Vegetation shall be native.
 4. No vegetation can be planted that requires fertilizers. Fertilizer shall not be used in the setback area.
 5. A five feet (5') permeable pathway will be allowed to access through the vegetative buffer. The pathway cannot cause water to flow directly into the waterbody without proper filtration.
 6. See requirements in VCC 9-6-6 Riparian Area Overlay.
- 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 United States Bureau of Reclamation (USBR) Property Surrounding Lake Cascade: Minimum rear yard setbacks for those lots having a common boundary line with USBR property surrounding Lake Cascade are seven and one-half feet (7.5'), but may not be less than that provided for in subsection C of this section.

9-6-6: RIPARIAN AREA OVERLAY:

- A. Purpose: The purpose of this special overlay is to protect the health and safety of the public, and to minimize damage to property and fragile ecologies by preventing surface and ground water pollution along with protection of waterbodies. It will also serve to protect water quality.
- B. Areas of Application: The standards and procedures for riparian areas shall apply to those lands which are within one hundred fifty (150) feet of any lake, pond, river, or year-round flowing creek or stream.
- C. Standards:
 - 1. Setback shall be fifty feet (50') from high water line for residential buildings and appurtenant structures and one hundred feet (100') for all other buildings and appurtenant structures. If a lot was platted prior to adoption of this standard and there is no area to construct, a variance may be granted by administrators if runoff control measures as prepared by the applicant are recommended for approval by the Valley County Engineer based on stormwater standards.
 - 2. Prior to any excavation or construction, the property owner, general contractor or the responsible party shall provide proof of stormwater certification training or responsible person training. Training and certification must be on an approved training provider list that can be obtained at the Valley County Building Department.
 - 3. Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer.
 - a. Basins must be designed and sized to filter or infiltrate runoff from the construction site and permanent drainage.
 - b. Basins must be designed to accommodate the "first-flush" volume sized to capture the runoff from the initial rainfall depth most responsible for pollutant loading. The "first-flush" volume design storm depth is defined herein as zero point seventy-seven (0.77) inch of rainfall (twenty-four (24) hour ninety-fifth (95th) percentile storm).
 - c. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the rational method is acceptable for smaller areas (generally one hundred (100) acres or less)
 - d. The storm duration is a one (1) hour event when using the Rational Method, or a twenty-four (24) hour event when using the SCS method.
 - e. Basin design shall be approved by the Valley County Engineer and inspected by the Valley County building department or other qualified inspectors assigned to such duties. Special inspections may be needed in some instances. The applicant's engineer shall also submit a certification that the approved plan was implemented prior to final occupancy.
 - f. Basin design shall comply with Idaho Department of Water Resources (IDWR) water rights requirements.

4. There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc.
5. There shall be no excessive clearing of vegetation.
6. Stormwater harvest and infiltration techniques are encouraged.
7. Riprap for shoreline protection is allowed with the proper turbidity controls and permits from appropriate jurisdictions (IDWR, USACE, USBR, IDL, etc.), including a Floodplain Development Permit from Valley County when required.



STAFF COMMENTS / QUESTIONS:

1. Staff does not approve demolition and reconstruction in the footprint of a nonconforming use. When a nonconforming use is demolished they must then comply with current setbacks. We do allow remodeling and improving structural support, but not systematic demolition.
2. This application is for demolition of the porch and reconstruction in the existing footprint due to safety concerns of the existing structure.
3. As part of the building permit, a stormwater management plan will be required to do work in the Riparian Area Overlay.
4. The Planning and Zoning Commission determined that the future development of the neighborhood would not be inhibited by the variance.
5. If this use is approved, a site grading/storm water management plan would need to be approved by the Valley County Engineer.
6. The Planning and Zoning Commission unanimously recommended VAR 26-006 be approved by the Board of County Commissioners.

Recommended Motion if Approved:

I move to approve VAR 26-006 Merrick Setback Variance as per the Planning and Zoning Commission recommendation and adopt the Planning and Zoning Commission Facts and Conclusions as our own.

Recommended Motion if Denied:

I move to deny VAR 26-006 Merrick Setback Variance because..._____.

ATTACHMENTS:

- DRAFT Planning and Zoning Facts and Conclusions
- Relevant DRAFT Planning and Zoning Meeting Minutes – July 9, 2026
- Location Map
- Aerial Map
- Google Maps – Aerial View
- Photos Taken June 18, 2026
- Assessor Plat – T.19N R.3E Section 32
- Amended Payette Lake Cottage Sites - Assessors Annotated Plat – Sheet 2
- ROS 13-033
- Site Plan with Topography
- Responses
- Exhibit 1 – Proposed Rendering and Picture of Existing Deck
- Application

END OF STAFF REPORT

Valley County Planning and Zoning Commission

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



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

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission
July 9, 2026
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 4:00 p.m.

A. OPEN: Meeting called to order at 4:00 p.m. by Vice Chairman Potter. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present via Teams
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Arrived at 4:06 p.m.
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Schneider moved to approve the minutes of June 11, 2026, and June 25, 2026. Commissioner Mabe seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

- 1. CUP 22-37 Tamarack Falls Estates No. 1 – Final Plat:** Hess Properties 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. Original approval was for 124 residential lots and 5 landscape lots on 115 acres. This plat includes 38 residential lots and 4 common lots on 43 acres. The lots would be accessed from private roads Tamarack Falls Road and Norwood Road, both public roads. The site is in the NE ¼ Section 20, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report.

Chairman Roberts arrived and joined the Commission.

Roadway right-of-way will need to be deeded, not just dedicated. Financial guarantees will likely be reduced from what was included in the applicant's submitted and listed in staff report.

Staff and the applicant's representatives are working on development agreement; this will be finalized prior to signing final plat by Board of County Commissioners. Questions in staff report will be finalized prior to taking the plat to the Board. The pedestrian easement from Phase 1 through the southern portion of the property was discussed.

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3). *No.*
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3). *Yes, the large number of people and one shared septic drainfield in likely overloading the system.*
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3). *Yes.*
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3). *Not sure; disposal fee for solid waste is likely too low to be equitable.*
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3). *No, Chapter 2 refers to property rights of neighbors.*
6. Conditional uses may be approved only after a CUP has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A). *Because this is such a small lot, it is not possible to mitigate impacts to surrounding property owners.*

Commissioner Mabe moved to deny CUP 26-013 Brown RV Camp. Commissioner Schneider seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

9:10 p.m.

6. **VAR 26-006 Merrick Setback Variance:** 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. The 0.29-acre site, addressed at 2090 Payette Drive, is 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. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and displayed the site on the GIS map on the projector screen.

When a non-conforming use is demolished, the property owners must then comply with current setbacks. The County does allow remodeling and improving structural support but not systematic demolition. This application is for demolition of the porch and reconstruction in the existing footprint due to safety concerns of the existing structure. The Commission needs to determine if the future development of the neighborhood would be inhibited by the variance and identify the topographic reason for the variance. The Commission's decision would be a recommendation to the Board of County Commissioners. If this use is approved, a site grading storm water management plan would need to be approved by the Valley County Engineer. The proposed site plan, the existing structure, and setbacks from the high water line are shown in pictures submitted with the application. They want to replace the deck because they say it is unsafe. Significant engineering would be required to make sure that Best Management Practices (BMPs) are in place.

Chairman Roberts asked for the applicant's presentation.

Joseph Larrea, Boise and 2084 Payette Drive, is an architect for Babcock Design Group. The Merrick Family would like to rebuild the deck in the same footprint. The house, constructed in 1978, does not meet the current 50-ft setback from the high-water line of Payette Lake. There are doors on the top and lower level that access the current deck. The multi-story deck was constructed with the home and modified in 1995. It does not meet current building code and is unsafe. The family wants a new deck in the same location. If the deck was removed and not replaced there would only be one door to access the home. Removal of the deck would also result in a loss of property value. He submitted pictures of the existing deck and a rendering of the proposed deck (**Exhibit 1**). Chairman Roberts sent Commissioner Mabe a picture of the exhibit for his review. They will work with Idaho Department of Environmental Quality and submit a Stormwater Pollution Prevention Plan (SWPPP). Sam Merrick, property owner, was present and available for further questions.

The home is 28-ft from high-water mark; the existing deck is 10-ft. The new lower deck would be 12-ft and the new upper deck would 21-ft. The deck does need to be brought up to current building code. There are currently 24-inch guard rails. There would be circular pylons, 8-in x 8-in columns with fire treatment, and 42-in guard rails. The existing deck was built around a tree.

Chairman Roberts opened the public hearing and asked for proponents. There were none. Chairman Roberts asked for undecided. There were none. Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners appreciated the submitted rendering. The existing footprint will be used. The design appears to be good. The home is not being replaced, just the deck. The Commission previously denied the systematic demolishing of another house along the lakeshore. Building safety is a concern at this site. The home does not meet setbacks. There must be ingress and egress to the home.

Commissioner Potter moved to recommend approval of VAR 26-006 Merrick Setback Variance to the Board of County Commissioners. Commissioner Schneider seconded the motion.

This was a unanimous decision; therefore, the Valley County Board of County Commissioners are not required to have a public hearing prior to making a decision.

9:23 p.m.

E. MCCALL AREA BUSINESS

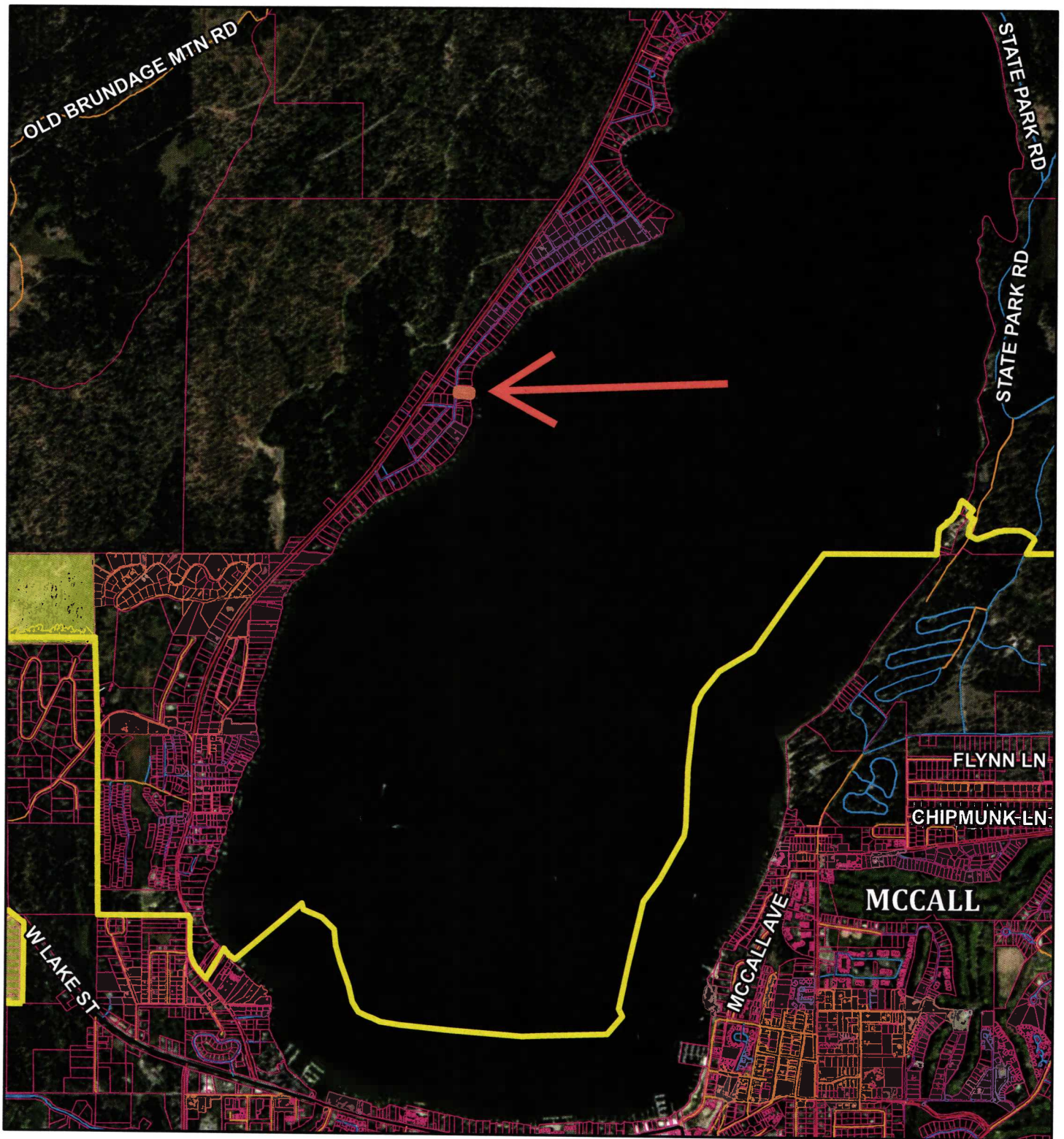
- 1. PUD-22-04, CUP-22-04, DR-25-14, and SR-25-05 STOR-IT McCall:** Hatch Design Architecture is requesting approval of the final development plan for expansion of the STOR-IT self-storage facility. The new building footprint would be 151,771-sqft. Total lot coverage would be 29%. Access would be from Elo Road, a public road. The site, addressed at 379 & TBD Elo RD, is parcels RP18N03E217354 and RP18N03E217205 in the SE ¼ of Section 21 T18N, R3E, Boise Meridian, Valley County, Idaho. Action Item. *Not a public hearing.*

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and, displayed the site, GIS map, and site plan on the projector screen, and summarized the following exhibits:

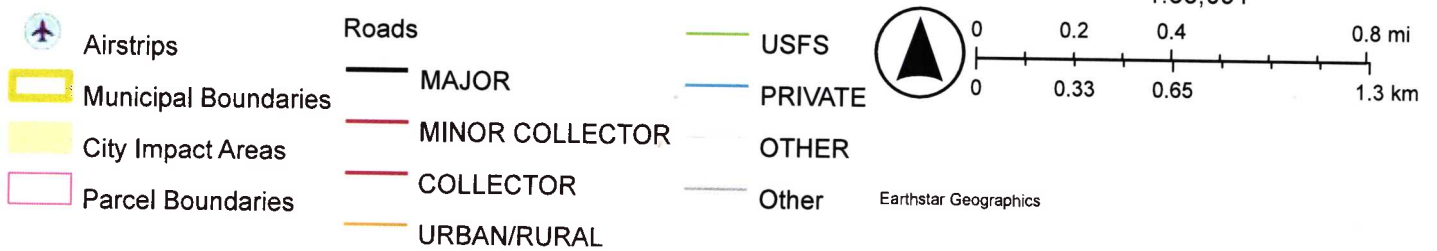
- **Exhibit 1** – Slide Presentation by Applicant

This project began under the jurisdiction of McCall PZ Commission and Valley County Board of County Commissioners. As of January 1, 2026, the jurisdiction changed to the Valley County PZ Commission and Board of County Commissioners. However, the applicable codes at the

VAR 26-006 Location Map



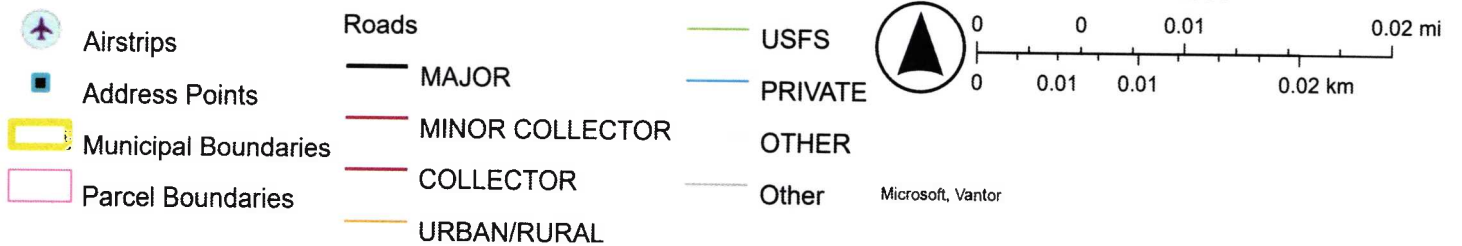
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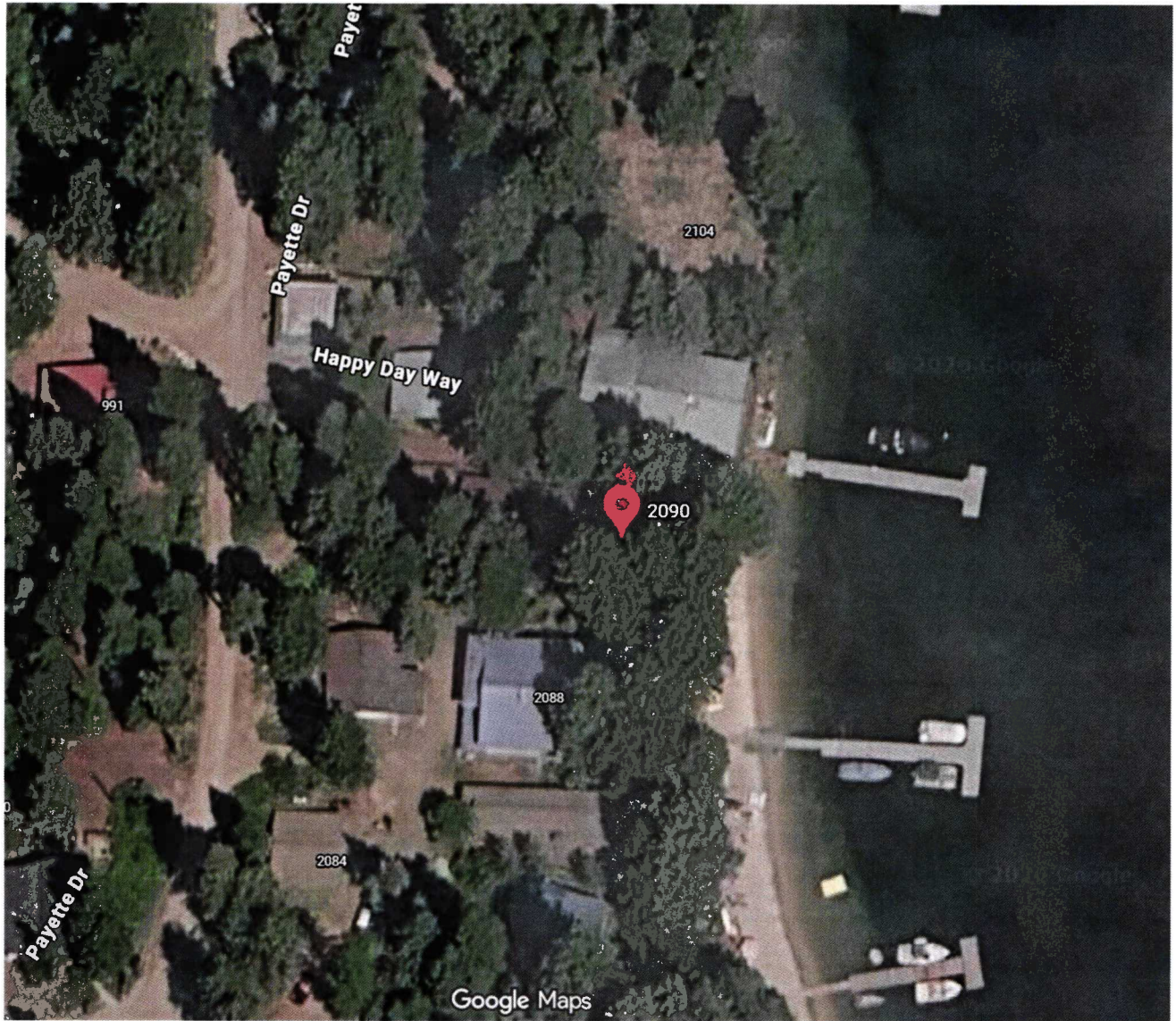
VAR 26-006 Aerial

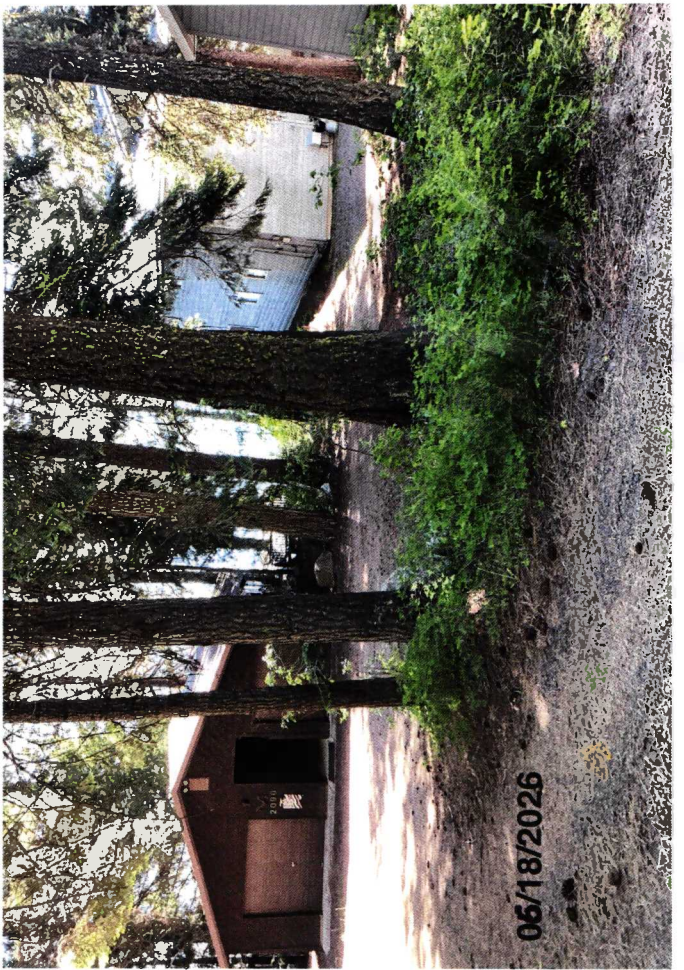


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Google Maps – Aerial View







This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.

PLAT TITLE

TWP. 19N
R. 03E
SEC. 32

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

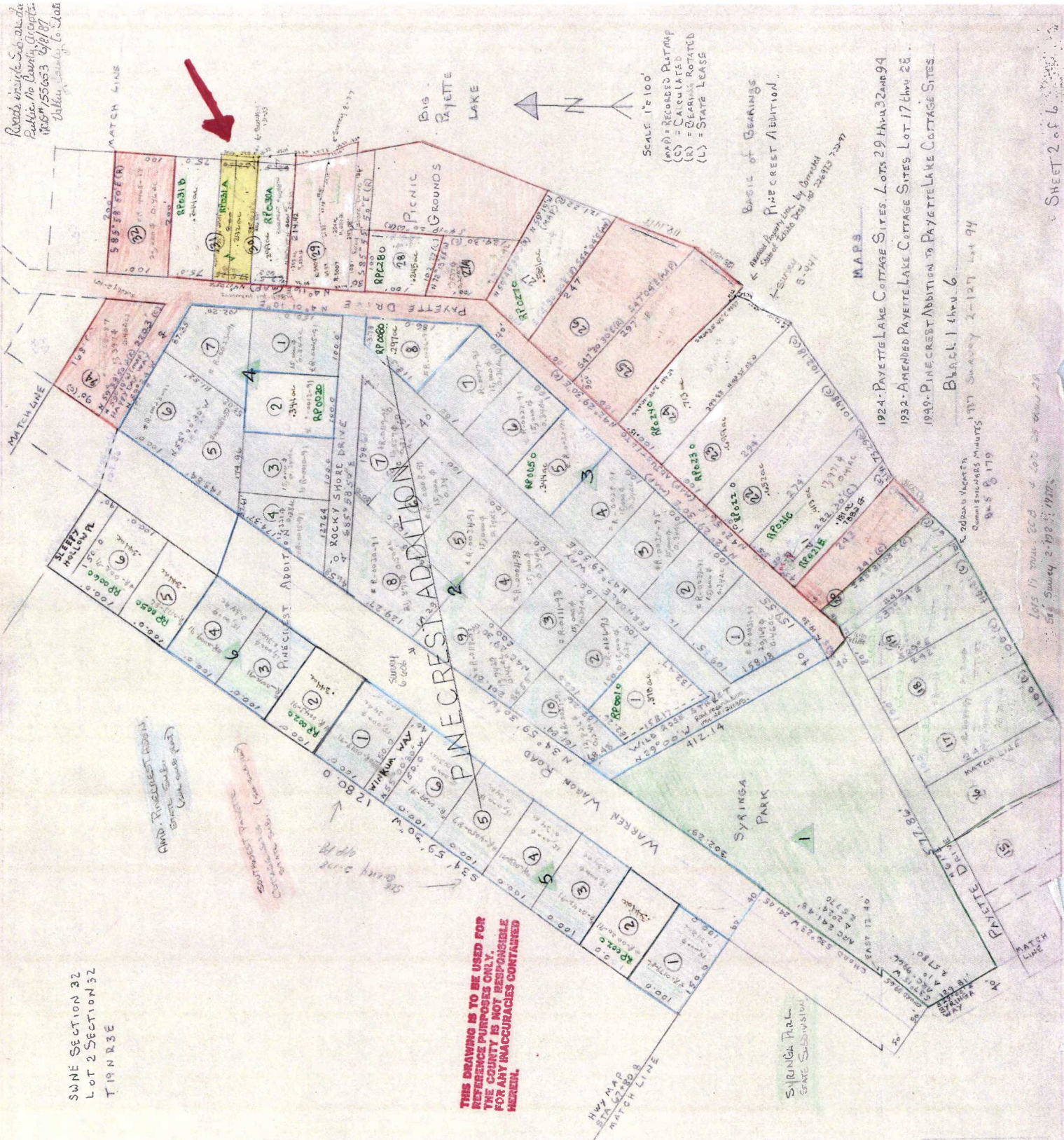
Filename:
Valley County Base Map
Scale:
Date: 5/5/2026
Drawn by: L. Frederick

Roads inside Sub area
Public No County Records
1958 55053 6/18/87
Valley County Co. 108

SW 1/4 SECTION 32
LOT 2 SECTION 32
T 19 N R 3 E

ME 32

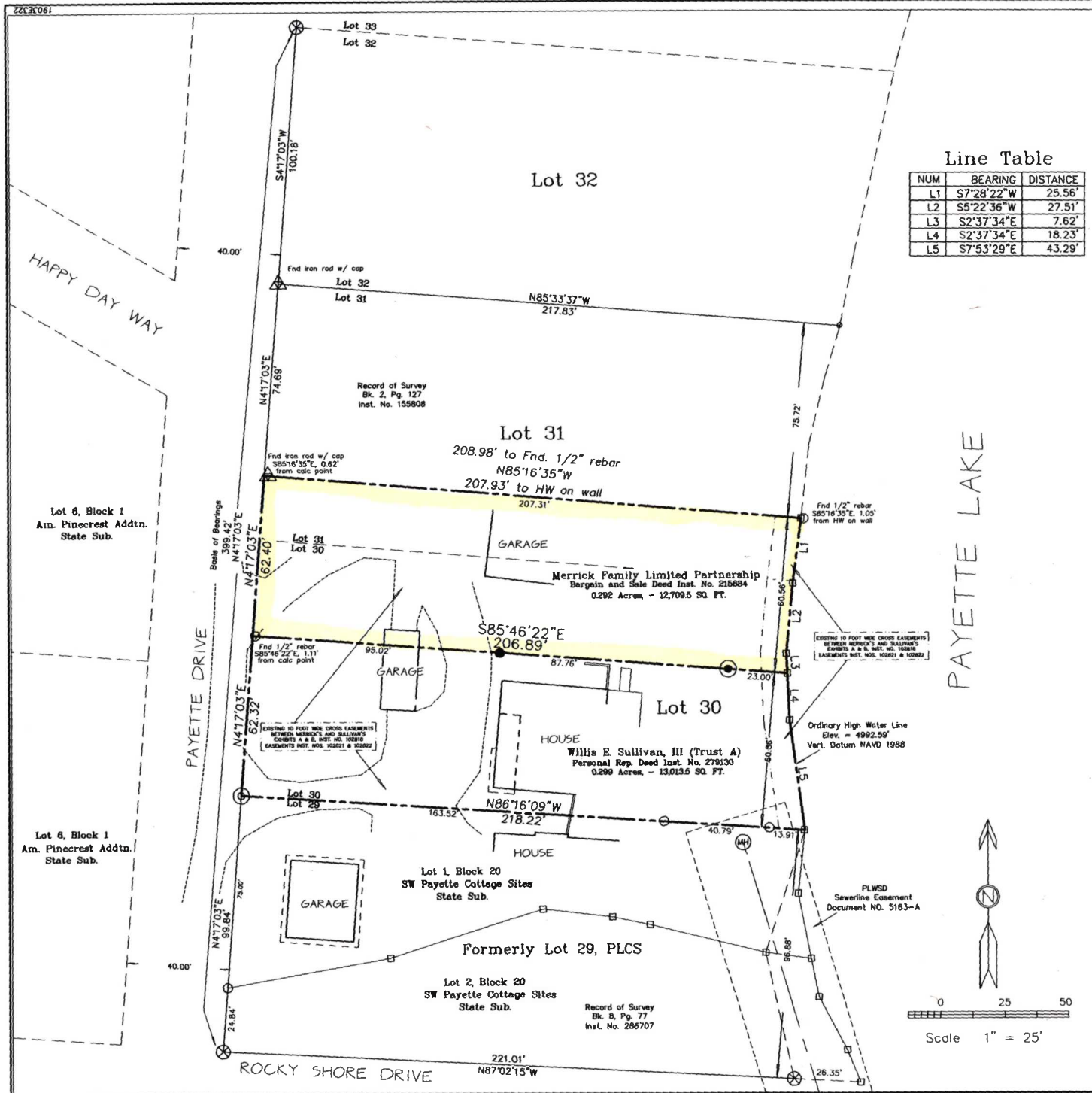
THIS DRAWING IS TO BE USED FOR
REFERENCE PURPOSES ONLY.
THE COUNTY IS NOT RESPONSIBLE
FOR ANY INACCURACIES CONTAINED
HEREIN.



1924 - PAYETTE LAKE COTTAGE SITES, LOTS 29 HWY 32 AND 94
1932 - AMENDED PAYETTE LAKE COTTAGE SITES LOT 17 HWY 28
1949 - PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES
BLOCK 1 CHW 6

LOTS 17 HWY 28 & LOT 29 HWY 32
See Survey 2-198-1987

SHEET 2 of 6

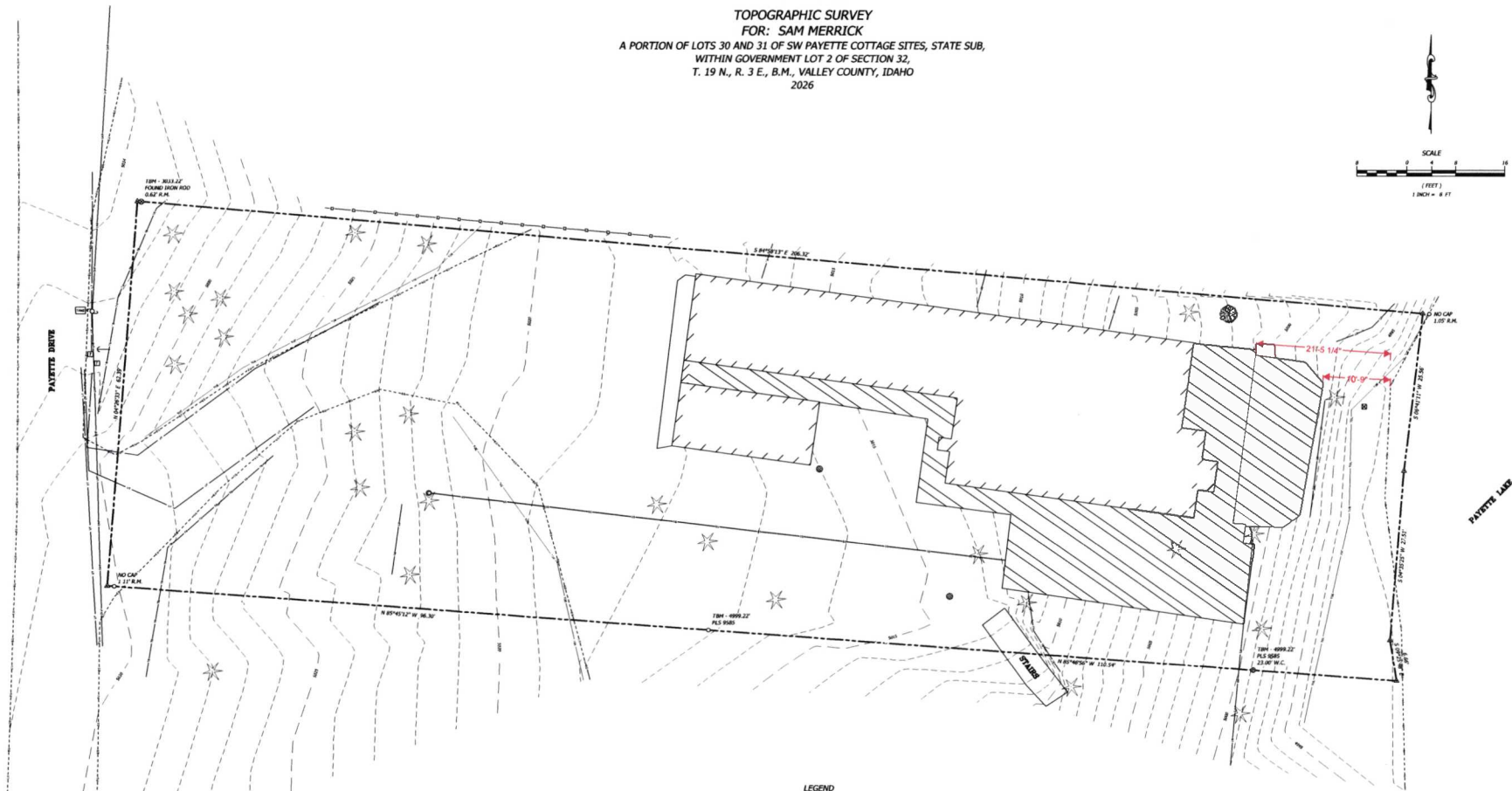
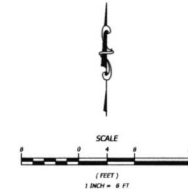


Instrument # 400740
 VALLEY COUNTY, CASCADE, IDAHO
 8-8-2016 10:48:01 AM No. of Pages: 1
 Recorded for: SKIFTUN LAND SURVEYING, INC.
 DOUGLAS A. SKIFTUN
 Ex-Officio Recorder Deputy
 Index to: RECORD OF SURVEY



I, Rod M. Skiftun, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my direct supervision in Sept. 2015 & July 2016, and that it correctly represents the points, courses, and distances as recorded in said field notes.

TOPOGRAPHIC SURVEY
FOR: SAM MERRICK
A PORTION OF LOTS 30 AND 31 OF SW PAYETTE COTTAGE SITES, STATE SUB,
WITHIN GOVERNMENT LOT 2 OF SECTION 32,
T. 19 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO
2026



LEGEND	
	PROPERTY BOUNDARY LINE
	EXISTING BUILDING
	EXISTING ROOF OF CONCRETE
	EXISTING EDGE OF GRAVEL
	EXISTING MEAN HIGH WATER
	EXISTING SEWER LINE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING TOP OF BANK
	EXISTING GRADE BREAK
	EXISTING TOP OF SLOPE
	EXISTING WOOD FENCE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING CLEANOUT
	EXISTING SPRINKLER HEAD
	EXISTING 1/2\"/>
	EXISTING POLE ANCHOR
	EXISTING ELECTRIC TRANSFORMER
	EXISTING TELEPHONE RISER
	EXISTING SATELLITE
	ROUND 6\"/>
	ROUND 1/2\"/>
	ROUND 12\"/>
	CALCULATED POINT
	EXISTING DECK
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE

TECH. NOTE

THIS PARCEL LIES WITHIN ZONE X.
PER MAP NO. 118800000, EFFECTIVE DATE 2/1/2019.
ZONE X: AREA OF MODERATE FLOOD HAZARD.

NOTES:

1. VERTICAL DATUM IS BASED ON GPS STATIC SURVEY AND AN OPUS SOLUTION TO ESTABLISH NAVD 88 ELEVATIONS.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

REVISIONS		NO. BY	DATE	DESCRIPTION
OWNER/DEVELOPER: SAM MERRICK				
2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104 FAX (208) 398-8105 WWW.SAWTOOTHLS.COM				
TITLE: TOPOGRAPHIC SURVEY GOVT LOT 2, SEC. 32 VALLEY COUNTY IDAHO				
DATE: 5/2026	DESIGNED BY: [blank]	DRAWN BY: LH	CHECKED BY: AR	PROJECT: 126045
SHEET: 1 OF 1	DRAWING # 126045-TDPO	SHEET: 126045		

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

Re: July 9, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

I have reviewed the items you requested us to review as listed on the July 9, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

New Business:

1. SUB 25-006 Bear Den 2 Subdivision – Preliminary Plat

All subdivision lots directly access Nisula Road and no new roads will be constructed so site grading and drainage plans are not required for review by the Valley County engineer. Stormwater improvements along Nisula Road, including culverts under driveways, shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. Additional stormwater resulting from site improvements will need to be retained on site and appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Improvements to Nisula Road, a public local road, shall meet the criteria outlined in the Valley County Minimum Standards for Public Road Design and Construction. The roadway shall maintain a 70-ft right-of-way with 35 feet minimum on each side of roadway centerline.

A traffic impact study is not required for this 5-lot subdivision; however, a development agreement identifying public road impacts may be required.

2. SUB 25-010 Starview Estates Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The proposed extension of Johnson Lane, a public local road, shall meet the criteria outlined in the Valley County Minimum Standards for Public Road Design and Construction. The roadway shall maintain a 70-ft right-of-way with 35 feet minimum on each side of roadway centerline and may require a turnaround to accommodate a standard emergency vehicle, as determined by the fire department.

A traffic impact study is not required for this 2-lot subdivision; however, a development agreement identifying public road impacts may be required.



The applicant will need to delineate existing wetlands to confirm that there are no wetland impacts. If wetlands are impacted, the project may require approval of the U.S. Army Corps of Engineers under the federal Clean Water Act.

3. SUB 25-011 North Fork Landing (fka Valley View Landing)– Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Improvements to Loomis Lane, a public major collector road, shall meet the criteria outlined in the Valley County Minimum Standards for Public Road Design and Construction. The roadway shall maintain a 100-ft right-of-way with 50 feet minimum on each side of roadway centerline.

Valley County requires a 100-foot setback from ITD ROW for any permanent structures (as shown on the preliminary plat).

A traffic impact study and a development agreement identifying public road impacts will be required for this subdivision.

4. VAR 26-005 Poulsen Setback Variance

Not reviewed.

5. CUP 26-013 Brown RV Camp

Not reviewed.

6. VAR 26-006 Merrick Setback Variance

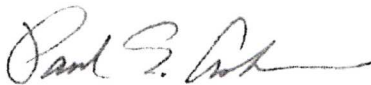
This project is subject to the Riparian Area Overlay (RAO) requirements. If a setback variance is granted to construct the new deck within the footprint of the existing deck, stormwater retention measures and Best Management Practices (BMPs) will be required to protect the lake from stormwater and sediment pollution.

Given the steepness of the slope and the proximity of the work to the lake (encroaches the 25-foot stabilization buffer), an engineered stormwater management plan will be required for this project. The plan should include both temporary and permanent BMPs to be implemented during and after construction to minimize erosion and prevent sediment from entering the lake.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE





June 15, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: Agency Notice - PZ Commission - July 9, 2026

Dear Cynda Herrick:

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 D5

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

AIR QUALITY C1, D1, D2, D3

- 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.

AIR QUALITY C2, D4, D6

- No Comments

2. WASTEWATER AND RECYCLED 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

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- 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.

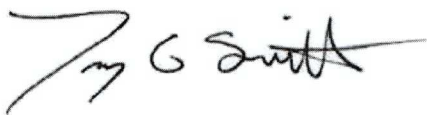
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting 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,



Troy Smith
Regional Administrator



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 26-006 Merrick 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 ☐ 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. CDH has no objection to this proposal.

Reviewed By: B. L. Cooper

Date: 6/14/26

VAR 26-006 Merrick Setback Variance

From Ryan Garber <ryan@mccallfire.com>
Date Tue 6/9/2026 12:39 PM
To Lori Hunter <lhunter@valleycountyid.gov>
Cc Mike Bertrand <mike@mccallfire.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lori,

McCall Fire has no comments on VAR 26-006 Merrick Setback Variance request.

Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
Cell: (208) 469-0135

[Schedule a Short Term Rental Safety Inspection](#)
[Schedule a Phone Call with Ryan](#)
[Schedule a Firewise Safety Inspection](#)
[Schedule another type of inspection](#)



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CONCEPTUAL PERSPECTIVES AND EXISTING DECK

MERRICK DECK — 2090 Payette Drive McCall Idaho



SD11
SCALE: | 202601 | 07/18/25

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Variance Application

See Section 9-5H-10 Valley County Code

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☒ Credit Card ☐ Cash ☐ Check # _____

FILE # **VAR 26-006 Merrick Setback Variance**

FEE \$ **250.00**

ACCEPTED BY *Cherrick Smith*

DATE **5/22/26**

CROSS REFERENCE FILE(S): _____

PROPOSED USE: *Relaxing rear + highway setback for repair of shed*

☐ Shared Driveway

☒ Setback Variance

☐ Other

Applicant Name **JOSEPH LARREA**

Applicant Signature *Joseph Larrea* Date **05.18.2026**

Mailing Address **2506 W REGAN AVE BOISE IDAHO 83702**

Phone **801.652.3880** Email **jlarrea@babcockdesign.com**

Property Parcel Number **See topographic survey**

Subdivision (if applicable) _____

Parcel Physical Address **2090 Payette Drive McCall Idaho**

Required Attachments

1. Proposed Site Plan
2. Narrative statement demonstrating:
 - 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.
 - That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
3. Shared Driveway Variances require a shared driveway maintenance agreement. The shared driveway must be built to the satisfaction of the relevant fire department.

Pursuant to "Idaho Code", Section 67-6516 and Section 9-5H-10 of the Valley County Code, the Planning and Zoning Commission shall be empowered to grant variances relaxing or modifying the requirements of the Valley County Land Use and Development Ordinance with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this Ordinance affecting the size or shape of a structure or the placement of the structure upon lots, and other land use requirements of this ordinance.

A variance may be granted if:

- the applicant can prove undue hardship is a result of characteristics of the site,
- 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, and
- that granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.

In the case of the Planned Unit Development (PUD) involving variations from the requirements of this Ordinance, it shall not be necessary for the applicant to file a separate application for such variances.

Procedure:

- When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.
- The fee set by resolution of the Board of County Commissioners shall accompany the variance application.
- An application for a variance shall be reviewed by the Administrator and the Planning & Zoning Commission in accordance with Valley County Code Section 9-5H-11. The Administrator shall post notice of the public hearing to the applicant, adjoining property owners, and the public in accordance with Section 9-5H-6B.
- A variance may be granted if the Planning & Zoning Commission makes specific findings of fact based directly on the particular evidence in the application which support conclusions that the above conditions have been met by the applicant.
- 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.
- The Planning & Zoning Commission's decision shall be a recommendation to the Board of County Commissioners.
- The County Clerk, upon receipt of a recommendation from the Commission, shall set the item on the agenda of the Board at the earliest possible regular Board meeting.
- The Board shall consider and act upon the Commission's recommendations by following the procedures outlined in Valley County Code Section 9-5H-11.
- A permit for the variance may be issued by the Administrator or staff after approval of the Board of County Commissioners.
- Subject to Idaho Statute 55:22 Underground Facilities Damage Prevention.

To: Valley County Planning and Zoning
PO Box 1350 700 South Main Street
Cascade Idaho 83611

From: Joe Larrea Applicant for the Merrick Family
2506 W Regan Ave
Boise Idah 83702

Atten: Cynda Herrick

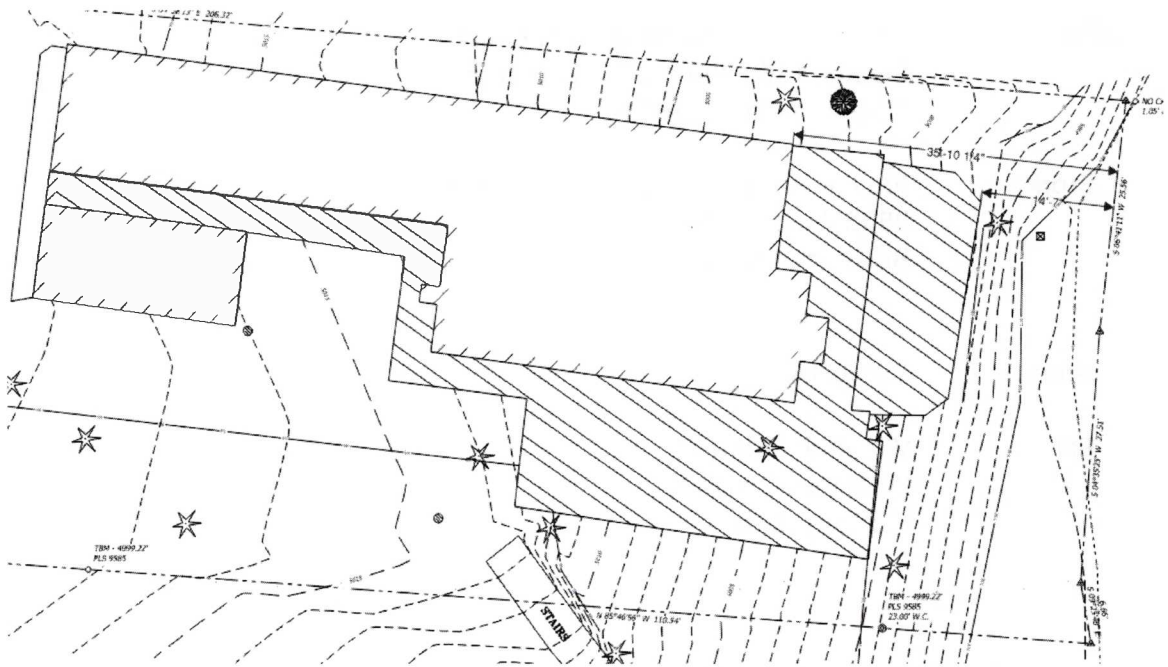
For: Variance Request
2090 Payette Drive
McCall Idaho

The Merrick Family respectfully requests approval of a variance for the existing front setback encroachment associated with the lake cabin located at 2090 Payette Drive, McCall, Idaho.

The Merrick family has owned and maintained this property continuously for more than 50 years. The existing deck has been in its current location for many years and is situated within the required 50-foot setback. Due to age and deterioration, the deck now requires replacement to ensure safety and compliance with current building standards.

The proposed work is limited to rebuilding the existing deck in kind and in the same location. The request does not seek to expand the footprint, increase the encroachment, or intensify the existing use of the property. The intent is solely to replace the aging structure and bring it into compliance with current building code requirements while maintaining the established character of the cabin and site.

A topographical survey has been provided identifying the existing deck location and documenting the current setback conditions. The replacement deck is currently being engineered, and complete construction documents will be submitted separately through the Building Department for permit review and approval.



Granting this variance would allow the Merrick Family to preserve the longstanding character and functionality of the property while improving safety and structural integrity. The request is minimal in nature, consistent with the existing development pattern, and does not adversely impact neighboring properties or the surrounding area.

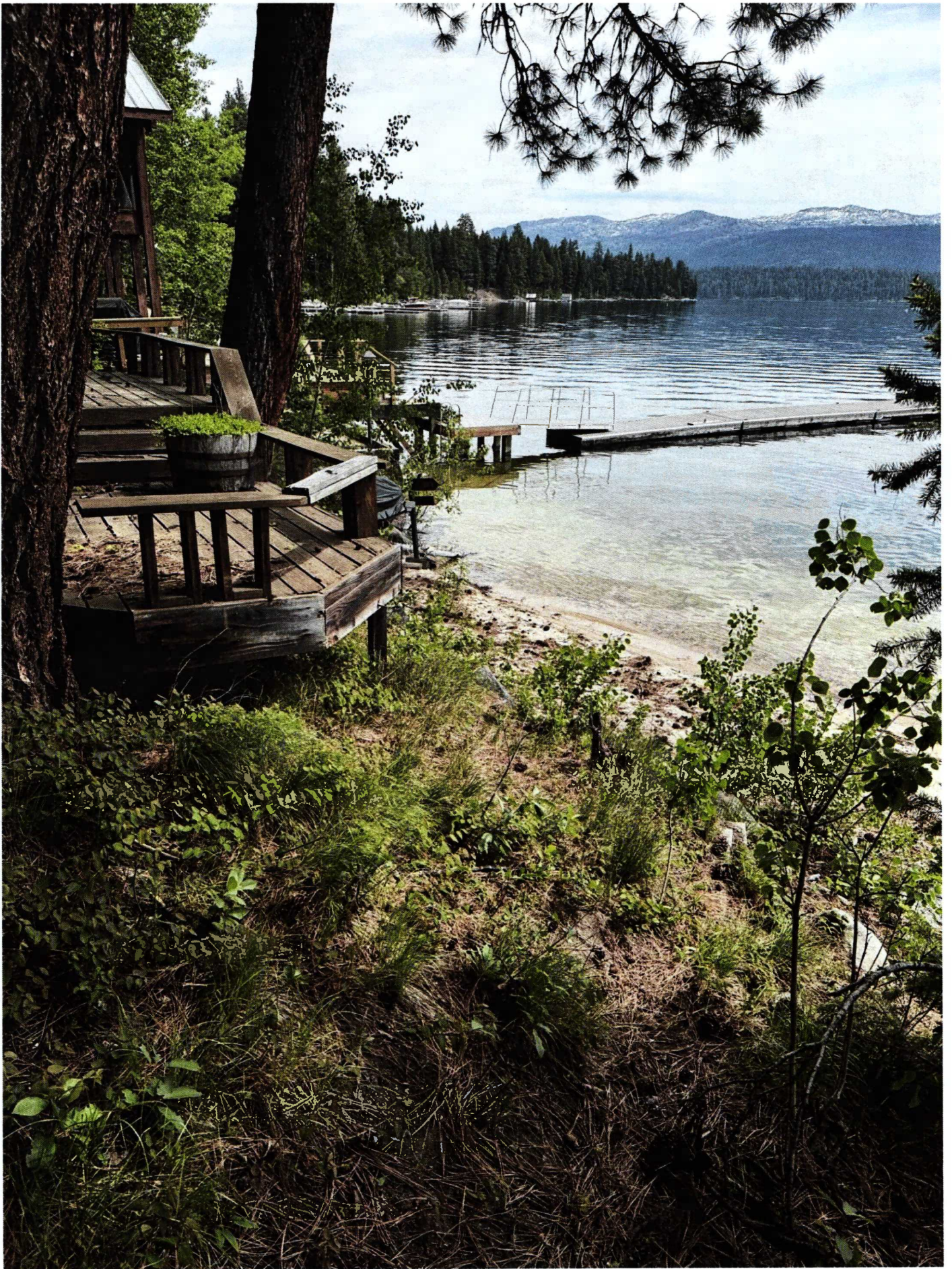
We respectfully request approval of the variance to allow the deck to remain in its existing location and be reconstructed in kind.

Best Regards,

Joseph Larrea
Babcock Design Group
Boise Idaho



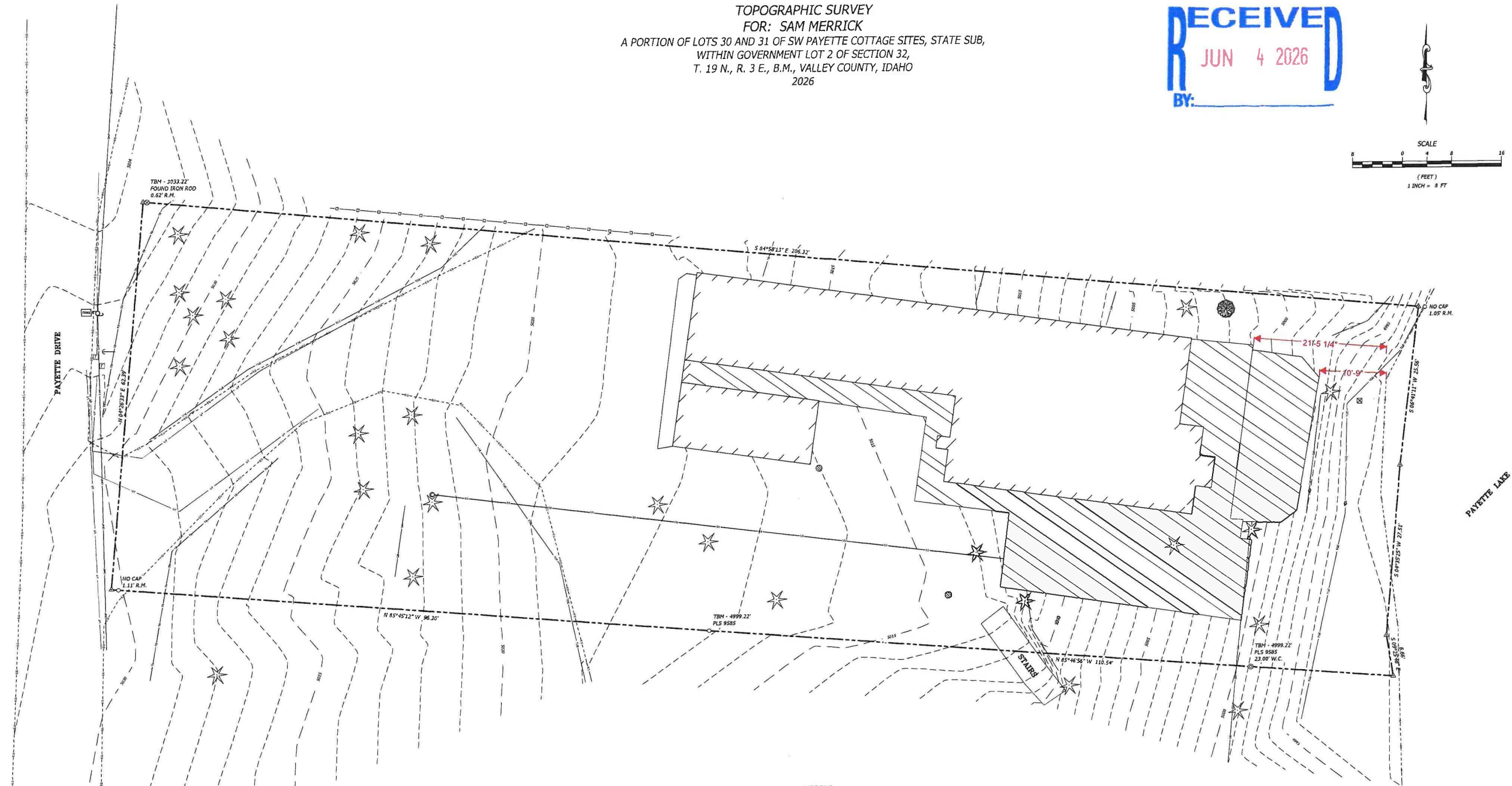
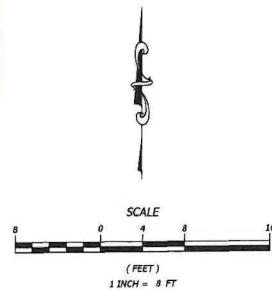






TOPOGRAPHIC SURVEY
FOR: SAM MERRICK
A PORTION OF LOTS 30 AND 31 OF SW PAYETTE COTTAGE SITES, STATE SUB,
WITHIN GOVERNMENT LOT 2 OF SECTION 32,
T. 19 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO
2026

RECEIVED
JUN 4 2026
BY: _____



LEGEND

	PROPERTY BOUNDARY LINE		EXISTING CLEANOUT
	EXISTING BUILDING		EXISTING SPRINKLER HEAD
	EXISTING EDGE OF CONCRETE		EXISTING UTILITY POLE
	EXISTING EDGE OF GRAVEL		EXISTING POLE ANCHOR
	EXISTING MEAN HIGH WATER		EXISTING ELECTRIC TRANSFORMER
	EXISTING SEWER LINE		EXISTING TELEPHONE RISER
	EXISTING OVERHEAD POWER		EXISTING SATELLITE
	EXISTING UNDERGROUND TELEPHONE		FOUND 5/8" REBAR AS NOTED
	EXISTING TOP OF BANK		FOUND 1/2" REBAR AS NOTED
	EXISTING GRADE BREAK		FOUND IRON PIPE
	EXISTING TOE OF SLOPE		CALCULATED POINT
	EXISTING WOOD FENCE		EXISTING DECK
	EXISTING 1' CONTOUR		EXISTING DECIDUOUS TREE
	EXISTING 5' CONTOUR		EXISTING CONIFER TREE

FEMA NOTE:

THIS PARCEL LIES WITHIN ZONE X:
PER MAP NO. 16085C0700C, EFFECTIVE DATE 2/1/2019.
ZONE X: AREA OF MINIMAL FLOOD HAZARD.

NOTES:

1. VERTICAL DATUM IS BASED ON GPS STATIC SURVEY AND AN OPUS SOLUTION TO ESTABLISH NAVD 88 ELEVATIONS.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

TITLE:		OWNER/DEVELOPER:		REVISIONS	
TOPOGRAPHIC SURVEY GOVT LOT 2, SEC. 32 VALLEY COUNTY IDAHO		SAM MERRICK			
DATE: 5/2026		2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104 FAX (208) 398-8105 WWW.SAWTOOTHLS.COM			
DESIGNED BY: _____					
DRAWN BY: LH					
CHECKED BY: AR					
PROJECT # 126045					
DRAWING # 126045-TOPO					
SHEET 1 OF 1					