

Valley County Planning and Zoning

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Cascade, ID 83611-1350



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STAFF REPORT: VAR 26-007 Kowalczyk Lot Coverage Variance
MEETING DATE: August 24, 2026
TO: Board of County Commissioners
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Schroeder Enterprises INC, Margie Schroeder
2684 N Pescara LN, Eagle ID 83616
PROPERTY OWNER: Joseph and Rachel Kowalczyk, 8990 S Fuego Ave, Kuna ID 83634
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
SIZE: 0.44-Acre Lot
REQUEST: Variance From 35% Maximum Lot Coverage
EXISTING LAND USE: Single-Family Residential Lot

Margie Schroeder 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 limit development to a maximum 35% lot coverage of structures and impervious surfaces such as driveways and patios. The definition of lot coverage changed January, 2026.

Crane Shores Subdivision was recorded at Book 10, Page 34 on January 11, 2006, prior to adoption of the definition of Lot Coverage.

FINDINGS:

1. The application was submitted on June 29, 2026.
2. Legal notice was posted in the *Star News* on July 23, 2026, and July 30, 2026. The applicant was notified by letter on July 13, 2026. Potentially affected agencies were notified on July 14, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on July 14, 2026. The notice was posted online at www.co.valley.id.us on July 14, 2026. The site was posted on July 30, 2026.

3. The Valley County Planning and Zoning Commission held a properly noticed public hearing on August 13, 2026.
4. The Commission unanimously recommended approval of VAR 26-007 on a 5-0 vote.
5. Agency comment received:

Annette Derrick stated a building permit will be required. (July 16, 2026)

Jerry Holenbeck, Donnelly Fire Marshal, listed requirements for driveways and the location of LP-Gas Containers. (July 30, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated the Applicant shall provide landscaping, grading, and drainage measures for review. Additional stormwater resulting from site improvements will need to be retained on site. Submitted measures shall include appropriate temporary and permanent BMPs and erosion control measures to protect adjacent properties. (August 5, 2026)

Emily Hart, McCall Airport Manager, had no comments. (July 20, 2026)

Brent Copes, Central District Health, has no objection to proposal. (July 31, 2026)

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. (July 20, 2026)

Kendra Conder, Idaho Transportation Department, had no comments. (August 4, 2026)

6. Public comment received:

Rod Bradley, 10 Golden Eagle CT, states the variance should be approved due to the long flag lot. (July 27, 2026)

James Lambert & Debbie Heist Lambert, owner of Lot 32, Block 2, immediately east of the Kowalczyk lot, are opposed. The increase from 35% to 50.9% is huge. The size of roof area, patio, and driveway surfaces will increase runoff and flooding issues to the area. Spring runoff already fills the drainage ditch. The size may cause a crowded feel to all immediate neighbors. (August 5, 2026)

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.

- 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.

9-1-10 DEFINITIONS

LOT COVERAGE: That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

9-4 PERMITTED USES

TABLE 4-A STANDARDS FOR PERMITTED USES

Use Description	Building Setbacks (feet)				Maximum % Lot Coverage	Minimum Street Frontage	Maximum Building Height
	Front	Side	Side Street	Rear			
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.
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STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Fire District, North Lake Recreational Sewer and Water District, Water District 65, and a herd district. It is not within an irrigation district.
2. The Planning and Zoning Commission was tasked with determining if the 1) future development of the neighborhood would be inhibited by the variance and 2) identify the topographic reason for the variance.
3. A storm water management plan with landscaping, grading, and drainage would be required.

RECOMMENDED MOTION:

If you choose to approve the variance:

I move to approve VAR 26-007 to allow 50.9% lot coverage, with an approved stormwater management showing water retention on-site per Valley County Code.

ATTACHMENTS:

- Planning and Zoning Facts and Conclusions
- Relevant Portion of Planning and Zoning Meeting Minutes
- Location Map
- Aerial Map
- Google Maps – Aerial View
- Photos Taken July 30, 2026
- Assessor Plat – T.16N R.3E Section 17
- Crane Shores Subdivision - Assessors Annotated Plat – Sheets 1 and 4
- Site Plan
- Responses
- Application

END OF STAFF REPORT

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

SUBJECT: VAR 26-007 Kowalczyk Lot Coverage Variance

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on August 13, 2026. The Commission reached a quorum. Commission members in attendance were Brad Mabe, Ben Oyarzo, Carrie Potter, Heidi Schneider, and Chairman Ken Roberts.

Margie Schroeder of Schroeder Enterprises INC, the applicant, and Joseph Kowalczyk, the property owner, were present and requested a variance to increase the maximum lot coverage from 35% to 50.9%. The 0.44-acre site is Crane Shores Subdivision Lot 31 Block 2, addressed at 16 Golden Eagle Court, in the NW ¼ Section 17, T.16N R.3E, Boise Meridian, Valley County, Idaho, Boise Meridian, Valley County, Idaho.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meeting dated August 13, 2026, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code, and by the Laws of the State of Idaho.
 - The application was received on June 29, 2026.
 - Legal notice was posted in the Star News on July 23, 2026, and July 30, 2026.
 - The applicant was notified by letter on July 13, 2026.
 - Potentially affected agencies were notified on July 14, 2026.
 - Property owners within 300 feet of the property line were notified by fact sheet sent by mail on July 14, 2026.
 - The notice was posted online at www.co.valley.id.us on July 14, 2026.
 - The site was posted on July 30, 2026.
 - A public hearing was held on August 13, 2026.
2. No one commented during public testimony on the proposal. Written comments were received from agencies and the public. See the staff report and minutes of the meeting.
3. The variance is requested due to a long narrow access driveway on a flag lot. The homeowner association requires an asphalt or concrete driveway.

CONCLUSIONS

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

1. 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.
2. 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.
3. 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.
4. Future development of the neighborhood would not be inhibited by the variance approval.
5. Approval will not have an undue adverse impact on the environment.
6. Approval will not have an undue adverse impact on adjoining private property.
7. Approval will not have an undue adverse impact on government services.
8. Approval is consistent with the Valley County Comprehensive Plan.
9. Commissioners concurred that this is a unique issue due to the long flag lot. The lot was platted prior to approval of the ordinance changing the lot coverage definition. The variance request was not due to action by the property owner.
10. As part of the building permit, a stormwater management plan with landscaping, grading, and drainage shall be approved by the Valley County Engineer. This requirement will protect the area and water quality.
11. The Commission unanimously recommended approval of the variance request.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, recommends that the application of Margie Schroeder of Schroeder Enterprises INC for VAR 26-007 Kowalczyk Lot Coverage Variance, as described in the application, staff report, correspondence, and minutes of the meeting be approved.

Condition of Approval:

- Prior to approval of a building permit, a stormwater management plan with landscaping, grading, and drainage shall be approved by the Valley County Engineer.

**NOTICE OF FINAL ACTION AND
RIGHT TO REGULATORY TAKING ANALYSIS**

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such requests must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

Please take notice that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code, after seeking reconsideration within 14 days in accordance with Valley County Code 9-5H-13 and Idaho Code §67-6535 .

END FACTS AND CONCLUSIONS

Valley County Planning and Zoning Commission Chairman

Date: _____

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
August 13, 2026
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 4:00 p.m.

A. OPEN: Meeting called to order at 4:10 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Schneider moved to approve the minutes of July 9, 2026. Commissioner Potter seconded the motion. Motion passed unanimously.

Chairman Roberts announced that tonight is Commissioner Shneider's last day on the Commission and presented her with a plaque of appreciation. Commissioners stated they appreciate Commissioner Schneider's commitment, preparedness, insightfulness, and fairness.

C. OLD BUSINESS:

- 1. VAR 26-005 Poulsen Setback Variance:** Marsha Poulsen is requesting a variance to relax the front yard setback from 30 feet as described on the Pelican Heights subdivision plat to 10 feet due to the slope of the property. The 2-acres site is Pelican Heights Subdivision Lot 5, addressed at 1497 Pine Ridge Drive, in the NESW Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from July 9, 2026.**

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Commissioner Mabe moved to remove VAR 26-005 Poulsen Setback Variance from the table. Commissioner Schneide seconded. Motion passed unanimously.

Director Herrick presented the staff report, displayed survey on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Karla Gearheard, 21 Pelican Place, is opposed. (August 7, 2026)

- 3. CUP 26-016 Lafon Solar Panels:** Stephen Lafon is requesting a conditional use permit to place eight 45-inch x 68-inch solar panels on the roof of 200-sqft shed. The panels would provide power for an existing workshop. The 80-acre parcel RP11N04E047205, addressed at 280 Bacon Creek Rd, is in the SE ¼ Section 4, T.11N, R.4E, 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 GIS map and site on the projector screen.

Chairman Roberts asked for the applicant's presentation.

Stephen Lafon, Magnolia, Texas, stated the original intent was to connect the workshop to Idaho Power. However, this would have been cost prohibitive due to a needed easement across private property plus 300-ft of power line. The solar panels would be approximately one-third the cost. The existing workshop has high walls and is not oriented for solar efficiently. The shed will have a lower roof line, be safer and easier to maintain, and oriented for solar efficiency. The 10-ft x 20-ft shed is partially constructed; however, the solar panels have not yet been added. Tod Costello, Code Compliance, confirmed setbacks were met. The solar panels will be southerly facing to allow better capturing of evening sun. The panels will be on top of roof with about a 3-in gap. They will not be tilted but will follow the contour of the roof line.

Chairman Roberts opened the public hearing and asked for proponents, undecided, and opponent. No one chose to testify.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners concurred that this is a good site for solar with no visibility issues for neighbors. There were no issues or concerns.

Commissioner Schneider moved to approve C.U.P. 26-016 Lafon Solar Panels with the stated conditions. Commissioner Potter 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.

5:10 p.m.

- 4. VAR 26-007 Kowalczyk Lot Coverage Variance:** Margie Schroeder is requesting a variance to increase the maximum lot coverage from 35% to 50.9%. The 0.44-acre site is Crane Shores Subdivision Lot 31 Block 2, addressed at 16 Golden Eagle Court, in the NW ¼ Section 17, T.16N 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 GIS map and site on the projector screen.

The lot coverage definition was changed to control runoff from the site on January 1, 2026. The definition previously did not include patios, asphalt, concrete, and other non-permeable surfaces.

Chairman Roberts asked for the applicant's presentation.

Margie Schroeder of Schroeder Enterprises INC and Joseph Kowalczyk, the property owner, presented the request and responded to questions from Commissioners.

The variance is requested due to the long flag lot and the HOA requirement that all driveways be paved or concrete, not because the home is too large. The history and timing was presented. The property owners spent more than a year planning and developing the plans for the home. They were not aware of lot coverage change until completed building permit plans were submitted in June 2026. The proposed home, including the roof eaves, represents a 28% lot coverage. Adding the covered porches and patios would increase lot coverage to approximately 31%. The 3.594-ft long paved driveway would increase lot coverage to approximately 50%. The driveway is necessary.

Mr. Kowalczyk is a professional landscaper in the Boise Valley with over 25 years of experience in landscaping, grading, drainage, and storm water management. He understands firsthand the importance of properly managing water on a property and preventing runoff from negatively affecting neighboring properties. He has prepared a landscape and drainage plan for the lot. Director Herrick stated that if the variance is approved, such a plan would be approved by the Valley County Engineer prior to construction.

Chairman Roberts opened the public hearing and asked for proponents, undecided, and opponent. No one chose to testify.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners concurred that this is a unique issue due to the long flag lot. The lot was platted prior to approval of the ordinance changing the lot coverage definition.

Commissioner Schneider moved to recommend approval of VAR 26-007 Kowalczyk Lot Coverage Variance to the Board of County Commissioners. Commissioner Mabe seconded the motion. Motion passed unanimously.

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.

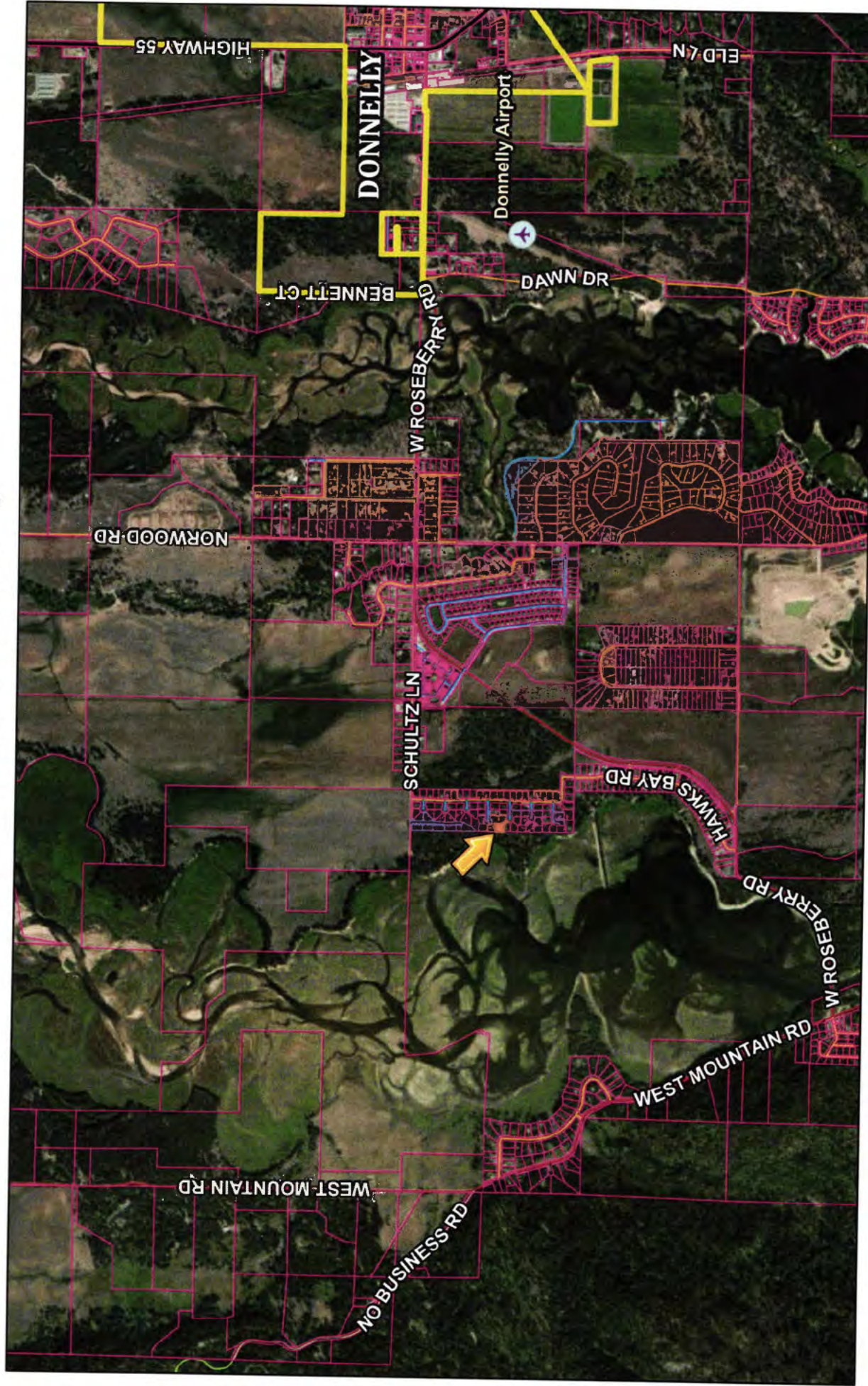
5:30 p.m.

- 5. CUP 26-015 Resolution Minerals RV Site:** Resolution Minerals Limited is requesting a conditional use permit to place RVs for use as employee housing. A total of six RVs would be connected to an existing septic system and public water and utilities. The 0.34-acre lot, addressed at 250 Westside Ave, is School Addition Subdivision Lot 7 Block 1 in the SWSW Section 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho. Action Item.

The Commission discussed CUP 26-015. Neither the applicant nor a representative had arrived by 5:30 p.m. However, Chairman Roberts wished to accommodate those who have made the effort to come to the meeting and put their testimony on record. The applicant would be able to listen to the meeting recording.

Nikki Saleen, 555 Orchard Street, Yellow Pine, also submitted a letter in opposition. There is a lot of emotion of residents regarding the character of Yellow Pine. If approved, where would this type of use stop. There are multiple lots in Yellow Pine that have multiple RVs. This is not what she wants to see and appears to be a money grab at the expense of other residents. She questioned if the new water system will be able to support these additional people. Many septic tanks in Yellow Pine are old and not well maintained; Ms. Saleen has personal knowledge of the inadequacy of the septic system on the proposed site.

VAR 26-007 Location Map



7/6/2026, 10:19:29 AM

Airstrips

Municipal Boundaries

Parcel Boundaries

MAJOR

MINOR COLLECTOR

COLLECTOR

URBAN/RURAL

USFS

PRIVATE

OTHER

0 0.23 0.35 0.45 0.7 0.9 mi

0 0.35 0.7 1.4 km

1:37,261

Valley County, Valley County GIS
support@co.valley.id.us

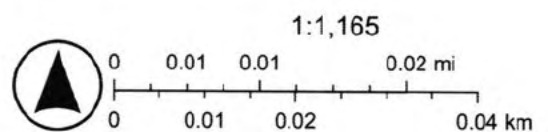
Created by Valley County

VAR 26-007 Aerial Map



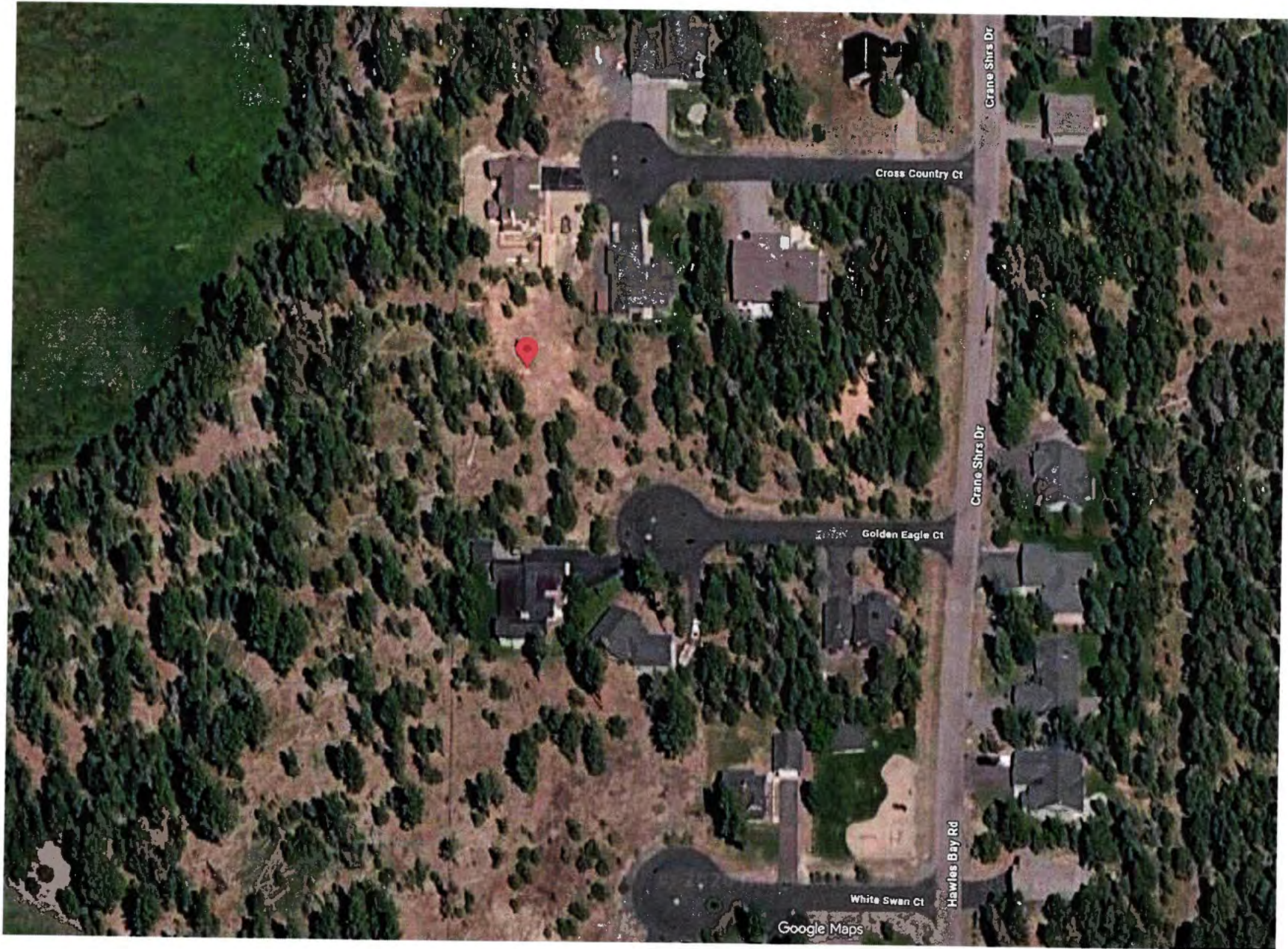
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- | | |
|----------------------|-----------------|
| Airstrips | MINOR COLLECTOR |
| Address Points | COLLECTOR |
| Municipal Boundaries | URBAN/RURAL |
| Parcel Boundaries | USFS |
| Roads | PRIVATE |
| MAJOR | OTHER |
| | Other |



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

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. 16N R3E SEC. 17

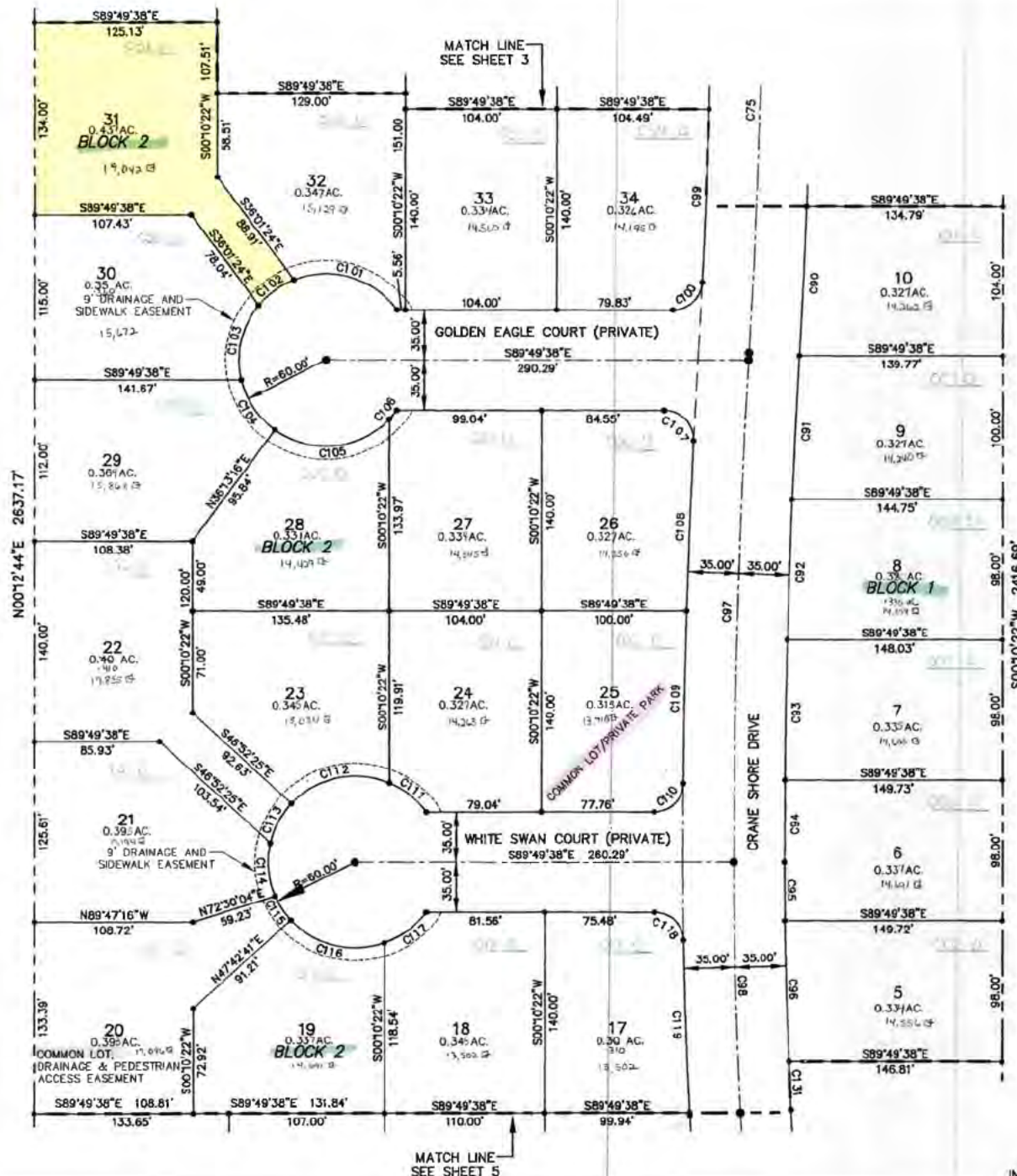
VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:
Valley County Base Map
Scale: ~~1"=400'~~
Date: 1/29/2025
Drawn by: L. Frederick



FLAT SHOWING
CRANE SHORES SUBDIVISION
 A PORTION OF THE NORTHWEST 1/4 OF
 SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST,
 BOISE MERIDIAN, VALLEY COUNTY, IDAHO
 2005
 FOX LAND SURVEYS, INC.

SCALE: 1"=50'



CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C90	6165.00	0°58'03"	104.10	52.06	N02°54'56"E	104.10
C91	6095.00	0°56'28"	100.11	50.06	S03°01'20"W	100.11
C92	6095.00	0°55'16"	98.04	49.03	S02°05'27"W	98.04
C93	6095.00	0°55'17"	98.02	49.01	S01°10'09"W	98.01
C94	6095.00	0°52'05"	57.00	28.50	S00°26'26"W	57.00
C95	3030.00	0°46'31"	41.00	20.50	S00°12'54"E	41.00
C96	3030.00	1°11'15"	98.05	49.03	S01°31'47"E	98.04
C97	6130.00	3°19'12"	355.20	177.65	S01°49'38"E	355.15
C98	3065.00	3°16'23"	175.10	87.57	S01°27'50"E	175.07
C99	6095.00	1°08'17"	121.06	60.53	N02°23'13"E	121.06
C100	20.00	87°12'48"	30.44	19.05	N46°33'58"E	27.59
C101	60.00	76°01'59"	79.62	46.91	N73°31'45"W	73.91
C102	60.00	28°57'18"	30.32	15.49	S53°58'36"W	30.00
C103	60.00	52°48'12"	55.31	29.80	S13°05'21"W	53.37
C104	60.00	40°27'29"	42.37	22.11	S33°32'59"E	41.49
C105	60.00	82°54'08"	86.82	52.99	N84°46'12"E	79.44
C106	60.00	7°27'36"	7.81	3.91	N39°35'18"E	7.81
C107	20.00	92°44'01"	32.37	20.98	N43°27'37"W	28.95
C108	6165.00	1°06'26"	119.13	59.57	S02°21'10"W	119.13
C109	6165.00	1°07'01"	120.18	60.10	S01°14'27"W	120.18
C110	20.00	89°28'26"	31.24	19.82	N45°25'39"E	28.16
C111	60.00	30°58'08"	32.43	16.62	N50°59'30"W	32.04
C112	60.00	79°23'31"	73.71	42.32	S78°19'21"W	69.17
C113	60.00	30°00'00"	31.42	16.08	S28°07'35"W	31.06
C114	60.00	36°13'37"	37.94	19.83	S04°59'14"E	37.31
C115	60.00	19°11'17"	20.09	10.14	S32°41'41"E	20.00
C116	60.00	67°16'23"	70.48	39.94	S75°56'31"E	66.50
C117	60.00	34°32'49"	36.18	18.66	N53°07'53"E	35.63
C118	20.00	88°59'24"	31.06	19.65	N45°19'56"W	28.03
C119	3100.00	2°13'34"	120.44	60.23	S01°57'02"E	120.44

LEGEND

- PROPERTY BOUNDARY LINE
- LOT LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 7612"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 7612"
- FOUND 5/8" REBAR, CAP TYPE NOTED (SET PLASTIC CAP STAMPED "FLSI PLS 7612" ON ALL MARKED AS "NO CAP")



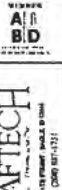
PREPARED BY
FOX LAND SURVEYS, INC.
 4696 OVERLAND ROAD SUITE 162 BOISE ID 83705
 208-342-7957 - FAX 208-342-7437

INDEX# 1631-17-4-0-0-00-00

ACAD DWG. FILE 414-FP

SHEET 4 OF 7

DONNELLY, IDAHO



DRAFTTECH
 1250 S. 17th Street, Suite 100
 Phoenix, AZ 85034
 (602) 944-1234

Dragonfly, LLC
retains all rights
and ownership
of design, plans and
specifications

SCHROEDER

**LOT 31 BLOCK 2
CRANE SHORES**

KOWALCZYK
RESIDENCE

SPECIAL
SHOWTELEMARK
FULL FUNCTIONAL
STATION AND BROADCAST CONTROL SYSTEM

4025 THEFT - 1ST	
TOTAL ARRESTS - 1994	
RAY 1	20 20 12
RAY 2	27 20 25
RAY 3	20 12 10
RAY 4	20 25 30

FINANCIAL HIGHLIGHTS	
REVENUE	\$1.75 B
NET INCOME	\$100.0 M

[illegible]COVER
1

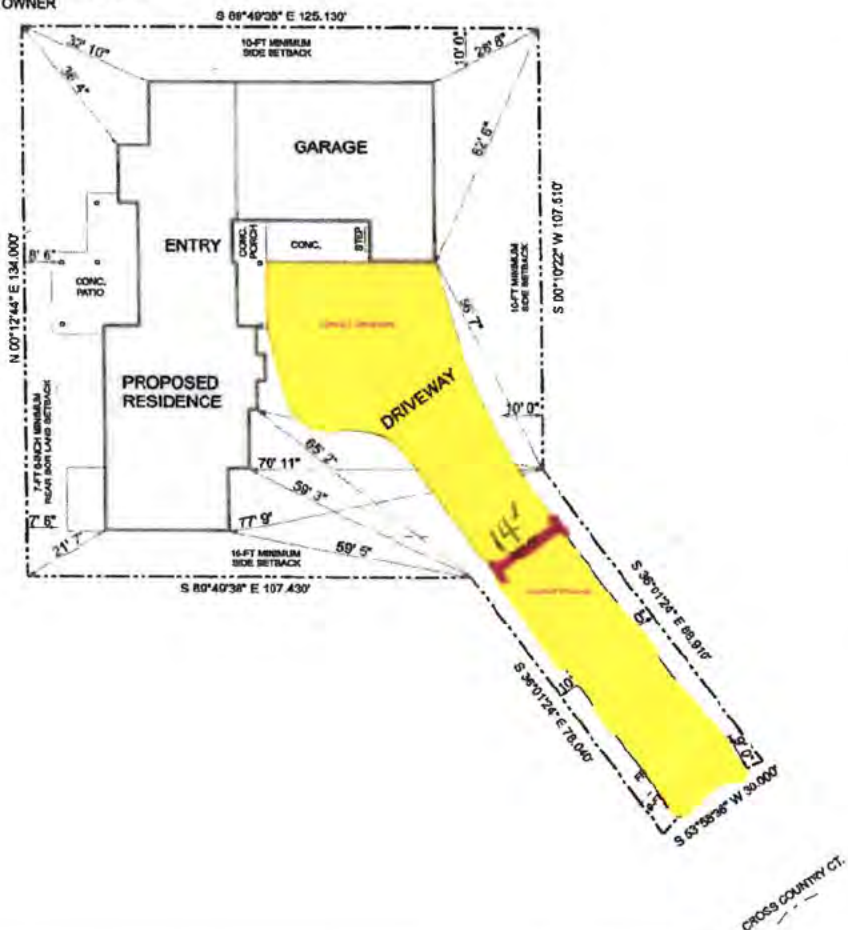
APPLICANT:
SCHROEDER ENTERPRISES

ALL SITE/SETBACK INFO.
WAS PROVIDED BY
SCHROEDER ENTERPRISES
VIA OWNER

1. CONTRACTOR TO VERIFY ALL OUTCROPPING, LIFT AND REMOVE ALL RUBBER TIES, REINFORCING AND SPALLS, BARRISTERS, BRACES WITH A LIFTING CRANE, BRIDGE OR SLURRYWALL JACKING LOCK, CLAMP OR PILE RIG WITH SUITABLE ANCHOR OR BRACE PRIOR TO CONSTRUCTION.
2. BEFORE ANY PILE DRIVING BEGINS, PILE NO. 10 IN BACK EXCAVATION AND 20 IN FORWARD, TOWARD LIFT LINE, MUST BE IN PL. DRIVING OF BRASS SHALL BE CONSTRUCTED TO BRASS COULDED WITH PILE STRUCTURE (SEE PLAN 2).
3. MUST COME WITH 15' ANCHOR PILE.
4. 2" SCH-40 PIPE UNDER DRIVEWAY 4' OFF OF STREET.
5. BUILDING TO VERIFY EXISTING SUE AND LOCATION IN REFERENCE TO THE PROPERTY PMS IF APPLICABLE.

S 90° 00' 00" E
PROPERTY LINE
SETBACK
BUILDING OUTLINE
FENCE
STREET CENTER

BCAAB: 1° + 10°

[illegible]

1. Which of the following is not a function of the cell membrane?
a. To separate the cell from its environment
b. To regulate the movement of substances in and out of the cell
c. To provide structural support to the cell
d. To store genetic information
2. Which of the following is not a characteristic of a prokaryotic cell?
a. It has a cell wall.
b. It has a single circular chromosome.
c. It has a nucleus.
d. It has a cell membrane.
3. Which of the following is not a function of the nucleus?
a. To store genetic information
b. To control the cell's metabolism
c. To produce ribosomes
d. To regulate the cell's growth
4. Which of the following is not a function of the cytoplasm?
a. To provide structural support to the cell
b. To regulate the movement of substances in and out of the cell
c. To store genetic information
d. To provide a medium for chemical reactions
5. Which of the following is not a function of the cell wall?
a. To provide structural support to the cell
b. To regulate the movement of substances in and out of the cell
c. To store genetic information
d. To provide a medium for chemical reactions
6. Which of the following is not a function of the cell membrane?
a. To separate the cell from its environment
b. To regulate the movement of substances in and out of the cell
c. To provide structural support to the cell
d. To store genetic information
7. Which of the following is not a characteristic of a prokaryotic cell?
a. It has a cell wall.
b. It has a single circular chromosome.
c. It has a nucleus.
d. It has a cell membrane.
8. Which of the following is not a function of the nucleus?
a. To store genetic information
b. To control the cell's metabolism
c. To produce ribosomes
d. To regulate the cell's growth
9. Which of the following is not a function of the cytoplasm?
a. To provide structural support to the cell
b. To regulate the movement of substances in and out of the cell
c. To store genetic information
d. To provide a medium for chemical reactions
10. Which of the following is not a function of the cell wall?
a. To provide structural support to the cell
b. To regulate the movement of substances in and out of the cell
c. To store genetic information
d. To provide a medium for chemical reactions

[illegible][illegible]

1. The defendant released the victim of her physical and sexual abuse (1997/1998).
2. The defendant was the victim of sexual abuse by her father (1997/1998).
3. The defendant has been convicted of criminal sexual abuse (1998/1999).
4. The defendant's current residence was not a US government-owned or -leased property.
5. The defendant lived in the US at the time of the offense.
6. The defendant's conviction was for sexual abuse, sexual harassment, or sexual offense.
7. The defendant is a US citizen or permanent resident.
8. The defendant is a US citizen or permanent resident.
9. The defendant is a US citizen or permanent resident.
10. The defendant is a US citizen or permanent resident.

FRONT GROUND: 34
 REAR GROUND: 8
 CH. WINDS: 2000'S
 10-15 MPH WINDS: 100 MPH
 100% RECOVERY CAPACITY: 100000
 GROUND BLOW LOAD: 100 MP
 ROOF LOADS: 100000
 DEAD LOAD: 100000
 WIND LOAD: 100000
 TOTAL LOAD: 100000
 FLOOR LOADS: 100000
 DEAD LOAD: 100000
 WIND LOAD: 100000

From: Annette Derrick <aderrick@valleycountyid.gov>
Sent: Thursday, July 16, 2026 9:41 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: 26-007

CD *VAR*
~~CUP~~ 26-007 will need a building permit

Thanks ,



Annette Derrick
Valley County Building Official
Building Department
Office: (208) 382-7114
700 South Main St | PO Box 1350
Cascade, ID 83611

SERVICE
TRANSPARENCY
ACCOUNTABILITY
RESPONSIVE



Donnelly Fire Department
Fire Marshals Office
P.O. Box 1178 Donnelly, Idaho 83615
Office: 208-325-8619

July 30, 2026

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: VAR 26-007 Kowalczyk Lot Coverage Variance

After review, the Donnelly Rural Fire Protection District has the following comments:

Access

- **Section 503.7 IFC 2018** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities
- All roads shall be inspected and approved by the DRFPD prior to building permits being issued.

Location of LP-Gas Containers

- **NFPA 6.4.1 & Table 6.4.1.1** All parts of LP-gas container shall be not less than 10 feet from a building or lot line of adjoining property than can be built upon.

Sincerely,
Jerry

Jerry Holenbeck
Deputy Chief - Fire Marshal
Donnelly Fire Department
firemarshal@donnellyfire.net
Cell: 208-325-5081

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: August 13, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

I have reviewed the items you requested us to review as listed on the August 13, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. VAR 26-005 Poulsen Setback Variance

Valley County Road & Bridge Department will assess impacts to county public road ROW as applicable.

New Business:

1. CUP 26-014 Ore and Husk Office & Warehouse

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.

All proposed driveway connections to public roads within the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction and applicable ITD setback requirements. Driveways shall be offset a minimum distance of fifty feet (50') from intersections with collector or external streets.

Valley County requires a 100-foot setback from ITD ROW (SH-55) for any permanent structures (as shown on the sketch provided in the application).

The Applicant did not provide Anticipated Trip Generation estimates but based on the described business operation provided in the application and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Valley County Road & Bridge Department will assess county public road ROW requirements as applicable.

2. CUP 26-015 Resolution Minerals RV Site

Site grading and drainage plans will not be required.



The Applicant did not provide Anticipated Trip Generation estimates but based on the described use provided in the application and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Proposed water and wastewater site improvements shall be reviewed and approved by the applicable agencies.

3. Cup 26-016 Lafon Solar Panels

Not reviewed per P&Z request.

4. VAR 26-007 Kowalczyk Lot Coverage Variance:

The Applicant will provide the Valley County engineer with landscaping, grading, and drainage measures for review. Additional stormwater resulting from site improvements will need to be retained on site. Submitted measures shall include appropriate temporary and permanent best management practices (BMPs) and erosion control measures to protect adjacent properties.

5. CUP 26-017 West Mountain Aggregates Rock Pit

Based on the Applicant's projection of 20 haul trips per day and ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study may not be required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Any offsite improvements to public roads will require the Applicant to work with the Valley County Road & Bridge Department.

6. CUP 26-018 Nokes Elo RD Solar Panels

Not reviewed per P&Z request.

7. CUP 26-019 Wipf Solar Panels

Not reviewed per P&Z request.

8. CUP 26-020 Nokes Ilka LN Solar Panels

Not reviewed per P&Z request.

9. CUP 26-021 Gold Fork River Ranch Pond Borrow and Reclamation

Driveways over one hundred fifty (150) feet long shall be provided with turnarounds.

All proposed driveway connections to public roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction and meet ITD setback requirements.

Valley County Road & Bridge Department will assess county public road ROW requirements as applicable.

The Applicant shall provide Anticipated Trip-Generation estimates and coordinate with the Valley County Road & Bridge Department to develop a proportionate-share agreement for impacts associated with additional haul traffic. A traffic impact study may be required if warranted by the projected trip generation.



ParametriX

Cynda Herrick, AICP, CFM
August 5, 2026
Page 3

Please contact me if you have any questions.

Sincerely,

ParametriX

A handwritten signature in black ink, appearing to read "Paul S. Ashton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Paul Ashton, PE



From: Emily Hart <ehart@mccall.id.us>

Sent: Monday, July 20, 2026 12:44 PM

To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Re: VC PZ - Public Hearing Notice for August 13, 2026

Lori and Cynda,

C.U.P. 26-014 Ore and Husk Office and Warehouse - 1.25 miles from end of Runway 34. In Horizontal Surface. Select Commercial Building, enter lat/long, building height and site elevation into <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required.

C.U.P. 26-015 Resolution Minerals RV Site - NO AIRPORT COMMENT

C.U.P. 26-016 Lafon Solar Panels - NO AIRPORT COMMENT

VAR 26-007 Kowalczyk Lot Coverage Variance - NO AIRPORT COMMENT

C.U.P. 26-017 West Mountain Aggregates Rock Pit - NO AIRPORT COMMENT

C.U.P. 26-018 Nokes Elo Rd Solar Panels 2.14 miles from end of Runway 34. In Conical Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. 26-019 Wipf Solar Panels 3,733' from end of Runway 34. In Transitional Surface and possibly Approach Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. 26-020 Nokes Ilka Ln Solar Panels 1.12 miles from end of Runway 34. In Horizontal Surface. Select Solar Panel in <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> and file FAA Form 7460-1 if required. Airport will recommend denial if FAA issues a Determination of Hazard to Air Navigation.

C.U.P. Gold Fork River Ranch Pond and Borrow Reclamation - NO AIRPORT COMMENT

Have a great week!
Emily

Emily Hart, ACE/GA, C.M.
Manager | McCall Municipal Airport
208.630.3441 (cell) | 208.634.1448 (office)
<https://www.mccall.id.us/160/McCall-Municipal-Airport>



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 26-007 Kowalczyk Lot Coverage

- ☐ 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: Brian W. Cooper

Date: 7/31/26



July 20, 2026

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

Subject: VC PZ - Public Hearing Notice for August 13, 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

- 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.

26-017

- 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 questions, contact David Luft, Air Quality Manager, at 373-0550.
- 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.

- Rock crushers, concrete batch plants, and hot mix asphalt plants are subject to DEQ air quality permitting requirements. Please see the following web site for additional information:
- <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/5204>
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan to the city/county for incorporation into the conditional use permit. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

2. WASTEWATER AND RECYLED WATER

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or

- construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- 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.

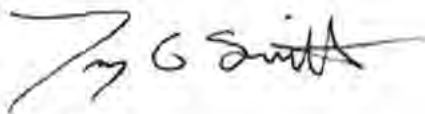
5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **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

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Tuesday, August 4, 2026 10:02 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: VC PZ - Public Hearing Notice for August 13, 2026

Hi Cynda,

I just wanted to let you know that I do not have any comments for the August 13th P&Z applications.

Let me know if there are any questions. Thank you!

Kendra Conder | Senior Planner
Idaho Transportation Department | Development Services
Office: 208-334-8377
Cell: 208-972-3190



YOUR Safety * YOUR Mobility *** YOUR Economic Opportunity**

From: Rod Bradley <rbradley@majestic-flooring.com>
Sent: Monday, July 27, 2026 12:43 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: VAR 26-007 Kowalczyk

The variance should be approved! This is a flag lot, which requires a longer driveway to access the buildable area.

No objections from 10 Golden Eagle Ct.

--

Rod Bradley
President/CEO



4501 W. Chinden Blvd.
Boise, ID 83714
208-378-9190
RCE-1007
majestic-flooring.com

From: [REDACTED]
To: cherrick@valleycountyid.gov <cherick@valleycountyid.gov>
Sent: Wednesday, August 5, 2026 at 03:52:45 PM MDT
Subject: VAR 26-007 Kowalczyk Lot Coverage Variance

Cynda,

I am James C Lambert, along with my wife Debbie Heist Lambert, we own the lot (Lot 32, Block 2, Crane Shores Subdivision) immediately east of the Kowalczyk lot requesting a Lot Coverage Variance.

We are objecting to approval of this request based on a several items we feel can impact our lot both environmentally and potential property value.

* **SIZE IMPACT:** Increase of maximum lot coverage from 35% to 50.9% is huge. They must have known the home they were gonna build might not be the best fit on their lot.

* **INCREASED FLOODING RISK:** The size of roof area, patio and driveway surfaces will only force greater run off and possible flooding issues to our lot and the Golden Eagle Court area. Spring runoff already fills the drainage ditch in that circle and I assume the present bare lot absorbs much moisture. A rain downpour like the one that hit the Treasure Valley recently would probably cause flooding unto my lot.

* **AESTHETIC and SPATIAL IMPACT:** The pure size might well cause a crowded feel for both us and immediate neighbors destroying the open character of this neighborhood and eliminate views of mountain and lake.

Please consider our objection to approving a significant variance request (35% to 50.9%) for this project that is requesting a variance to established Valley County norms for Lot Coverage.

Thank you,

Jim & Debb Lambert
[REDACTED]

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 <u>26-007</u>		FEE \$ <u>250</u>
ACCEPTED BY <u>[Signature]</u>		DATE <u>6/29/2026</u>
CROSS REFERENCE FILE(S): _____		
PROPOSED USE: <u>Variance of 35% lot coverage to 50.9%</u>		
☐ Shared Driveway	☐ Setback Variance	☒ Other

Applicant Name Margie Schroeder, Schroeder Enterprises, Inc
Applicant Signature [Signature] Date 6/29/2026
Mailing Address 2684 N. Pescara Lane
Eagle, ID 83616
Phone 208-941-3060 Email sei@heritagewifi.com
Property Parcel Number RP005500020310
Subdivision (if applicable) Crane Shores
Parcel Physical Address 116 Golden Eagle Ct., Donnelly, ID 83615

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.



SCHROEDER ENTERPRISES, INC.
2684 N PESCARA LANE
EAGLE, ID 83616

June 29, 2026

TO: Valley County Planning and Zoning Commission

RE: Request for Variance – Maximum Lot Coverage
16 Golden Eagle Court
Donnelly, ID 83615

Dear Members of the Planning & Zoning Commission,

On behalf of our homeowners, Schroeder Enterprises, Inc. respectfully requests approval of a variance from the maximum 35% lot coverage requirement for the above-referenced property.

As the builder, we appreciate the intent of Valley County's revised lot coverage standards, which became effective in January 2026. We understand the purpose of the ordinance is to limit excessive impervious surfaces, preserve open space, and reduce stormwater runoff that could adversely affect neighboring properties. This request is not intended to circumvent those objectives. Rather, it is requested because the unique characteristics of this flag lot creates an unintended hardship that does not exist on a conventional residential parcel.

From the beginning of the design process, the homeowners were mindful of the County's 35% maximum lot coverage requirement. Over the course of nearly a year, they worked closely with their design team to create a home specifically tailored to this unique homesite, while considering the property's configuration, the surrounding neighborhood, the HOA's architectural standards, and preservation of the site's existing trees and natural vegetation. Every effort was made to design a home that remained well within the intent of the ordinance.

The home itself, including the roof eaves, represents only **28% lot coverage**. Even after including the covered porches and patio areas, the total lot coverage is only **31%**, remaining below the maximum 35% permitted by the ordinance. This demonstrates that the proposed residence was not designed to maximize impervious surface coverage.

The need for this variance is instead driven by the property's unique physical characteristics. On a conventional residential lot, this same home—with its covered porches, patios, and a standard 20-foot-deep asphalt or concrete driveway necessary to satisfy typical setback requirements—would remain just under the County's 35% maximum impervious surface coverage. The required access driveway for this flag lot contributes an additional **3,594 square feet of impervious surface**, making it the primary factor necessitating this variance. The requested relief is therefore directly related to the property's unique configuration rather than the scale of the proposed residence.

Compounding this circumstance, the Homeowners Association approved the home with an asphalt or concrete driveway, as required by its Architectural Control Committee guidelines. Consequently, the homeowners have no practical alternative that would satisfy both the HOA requirements and the recently adopted County ordinance.

When the completed plans were submitted for building permit in June 2026, we became aware that the January 2026 amendments to the lot coverage ordinance affected this project. By that time, the homeowners had already invested significant time and expense designing a home specifically suited to this property while remaining well within the intended building coverage limitations that existed throughout the design process.

TEL (208) 941-3060 ~ EMAIL sei@heritagewifi.com
Contractor Registration: RCE-1023

The homeowners are not requesting additional lot coverage to construct a larger home or intensify development of the property. The homeowner is a longtime professional landscaper in the Boise Valley with extensive knowledge of drainage design, stormwater management, and landscape preservation. He fully understands and supports the purpose of the recent code amendments and shares the County's goal of preventing runoff from impacting neighboring properties. He will be present at the hearing to discuss the landscaping, grading, and drainage measures that will be incorporated into the project to retain stormwater on-site, mitigate runoff from the required asphalt driveway, and preserve the existing natural features of the property wherever practical.

Granting this variance would not increase residential density, alter the character of the neighborhood, or adversely affect adjacent properties. The proposed home is consistent with the quality, scale, and appearance of surrounding residences and has received approval from the Homeowners Association. The requested variance simply recognizes the unique physical constraints of a flag lot and the disproportionate impact that a required access driveway has on the impervious surface calculation.

We respectfully submit that this request satisfies the criteria for a variance. The hardship is unique to this property and is not self-created. The homeowners intentionally designed a residence that remains below the allowable building coverage, and the need for relief results from the mandatory access driveway required to serve this uniquely configured parcel. Approval of this variance represents the minimum relief necessary to allow reasonable use of the property while preserving the intent of the Development Code and protecting neighboring properties and the public interest.

We appreciate the Commission's time and thoughtful consideration of this request and respectfully request approval of the variance.

Respectfully submitted,

Schroeder Enterprises, Inc.



Margie Schroeder
Builder

DONNELLY, IDAHO

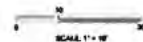


APPLICANT:
SCHROEDER ENTERPRISES

ALL SITE/SETBACK INFO.
WAS PROVIDED BY
SCHROEDER ENTERPRISES
VIA OWNER

1. CONTRACTOR/OWNER TO VERIFY ALL DIMENSIONS, LOT BOUNDARIES AND EASEMENTS, SETBACKS AND DRIVEWAY LOCATIONS, EASEMENTS WITH A LICENSED CIVIL ENGINEER OR SURVEYOR AND/OR LOCAL CODE OFFICE. REFLECT ALL DIMENSIONS AND EASEMENTS TO BE CONSTRUCTED.
2. SURVEY SHALL BE DONE WITHIN 90 DAYS OF LOT BOUNDARIES AND 2% TOLERANCE WHERE LOT LINE PRECEDENT IS IN EFFECT. DIMENSIONS SHALL BE CONSTRUCTED TO ENSURE SETBACKS MEET FROM STRUTTING PER PLAN 3.
3. SURVEY CODE, MIN. 3% SETBACK FROM LOT LINE
4. 2" SCH-40 PIPE UNDER DRIVEWAY 4' OFF OF STREET
5. SURVEY TO VERIFY SETBACKS WITH LOCALITY IN REFERENCE TO THE PROPERTY PERM IS APPLICABLE

S 90°00'00" E
PROPERTY LINE
SETBACK
BUILDING OUTLINE
POUCH
STREET CENTER



THE PROCEEDINGS OF THE BOARD OF DIRECTORS OF THE UNIVERSITY OF CALIFORNIA, 1990-1991

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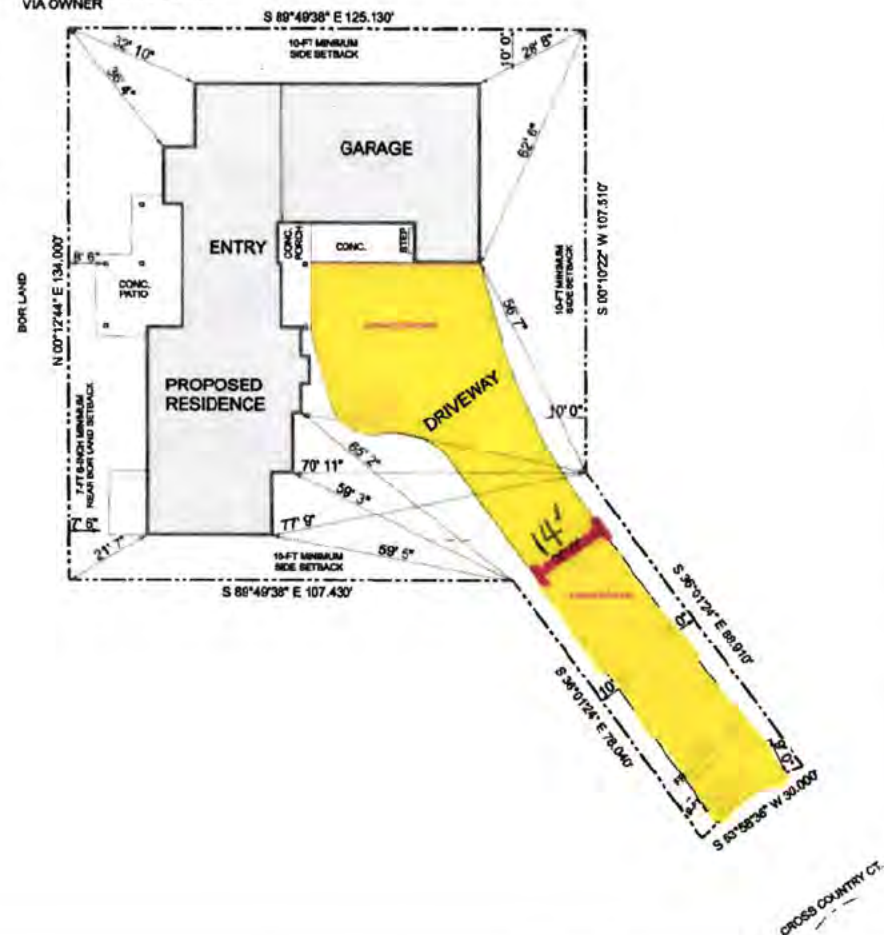
1. What is the main purpose of the book? (The book is intended to provide the reader with the information needed to understand the concept of the business plan and its importance in the success of a business.)
 2. What are the main components of a business plan? (The main components of a business plan are: Executive Summary, Business Description, Market Analysis, Financial Projections, and Conclusion.)
 3. What is the importance of a business plan? (A business plan is important because it provides a clear picture of the business and its future, and it helps to attract investors and lenders.)
 4. What are the benefits of a business plan? (The benefits of a business plan are: it provides a clear picture of the business, it helps to attract investors and lenders, and it provides a roadmap for the business.)
 5. What are the challenges of a business plan? (The challenges of a business plan are: it is difficult to write, it is difficult to update, and it is difficult to keep it confidential.)
 6. What are the key factors to consider when writing a business plan? (The key factors to consider when writing a business plan are: the business description, the market analysis, the financial projections, and the conclusion.)
 7. What are the key factors to consider when updating a business plan? (The key factors to consider when updating a business plan are: the business description, the market analysis, the financial projections, and the conclusion.)
 8. What are the key factors to consider when keeping a business plan confidential? (The key factors to consider when keeping a business plan confidential are: the business description, the market analysis, the financial projections, and the conclusion.)

1. determine if your organization has a written anti-harassment policy and procedure, and if not, develop one
2. determine if your company has a written sexual harassment policy and procedure, and if not, develop one
3. determine if your company has a written policy and procedure regarding discrimination on the basis of race, ethnicity, age, sex, religion, disability, and sexual orientation, and if not, develop one
4. determine if your company has a written policy and procedure regarding discrimination on the basis of marital status, and if not, develop one
5. determine if your company has a written policy and procedure regarding discrimination on the basis of national origin, and if not, develop one
6. determine if your company has a written policy and procedure regarding discrimination on the basis of genetic information, and if not, develop one
7. determine if your company has a written policy and procedure regarding discrimination on the basis of pregnancy, and if not, develop one
8. determine if your company has a written policy and procedure regarding discrimination on the basis of family status, and if not, develop one
9. determine if your company has a written policy and procedure regarding discrimination on the basis of military status, and if not, develop one
10. determine if your company has a written policy and procedure regarding discrimination on the basis of veteran status, and if not, develop one

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FINGER BDEPTH 1.34"
 REINFORC JOINTS 8
 C3 MIX (P. 2042-2)
 MAXIMUM YIELD STRESS 112 MPa
 SOL. BEARING CAPACITY 188 MPa
 STRENGTH REDUCED 135 MPa
 PDGF LOADS SNOW LOAD 130 PSF
 DEAD LOAD 12 PSF
 TOTAL LOAD 142 PSF
 FLOOR LOADS LIVE LOAD 40 PSF
 DEAD LOAD 12 PSF
 TOTAL LOAD 52 PSF



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SCHROEDER

**LOT 31 BLOCK 2
CRANE SHORES**

KOWALCZYK
RESIDENCE[illegible]



Outlook

RE: Variance Application - Parcel RP005500020310 - 16 Golden Eagle Court, Donnelly, Idaho

From sei@heritagewifi.com <sei@heritagewifi.com>

Date Mon 6/29/2026 1:35 PM

To Hannah Smith <hsmith@valleycountyid.gov>

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.

Thank you for your email.

The proposed lot coverage is approximately 50.9% (9,692 square feet of coverage on a 19,036-square-foot lot).

House including eaves – 5,393 SF

Front and back patio concrete – 705 SF

Driveway (highlighted in yellow on the submitted variance application) – 3,594 SF

We respectfully request approval of that percentage because this property is an unusually configured flag lot. A substantial portion of the calculated lot area consists of the long, narrow access driveway required to reach the buildable portion of the property. While this access corridor is included in the overall lot area calculation, it is not usable building area and necessarily requires paved access. As a result, the required driveway alone contributes significantly to the calculated lot coverage percentage in a way that would not occur on a conventionally shaped lot.

The requested variance is therefore driven primarily by the unique physical characteristics of the property rather than an attempt to overdevelop the site. The proposed home has been designed specifically for this lot, and the homeowners remain committed to meeting the intent of the recently adopted lot coverage ordinance by incorporating drainage and landscaping measures that retain and manage stormwater on-site without adversely impacting neighboring properties.

We appreciate the Commission's consideration and are happy to provide any additional information that would assist in its review.



From: Hannah Smith <hsmith@valleycountyid.gov>

Sent: Monday, June 29, 2026 1:07 PM

To: sei@heritagewifi.com

Subject: Re: Variance Application - Parcel RP005500020310 - 16 Golden Eagle Court, Donnelly, Idaho

Good afternoon,

What percentage of lot coverage is your client hoping to get?

Hannah Smith
Valley County
Planning and Zoning Permit Technician
PO Box 1350
Cascade, ID 83611

From: sei@heritagewifi.com <sei@heritagewifi.com>

Sent: Monday, June 29, 2026 12:55 PM

To: Hannah Smith <hsmith@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Variance Application - Parcel RP005500020310 - 16 Golden Eagle Court, Donnelly, Idaho

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.

Good afternoon,

Please find the attached Variance Application and supporting documents to be heard by the Planning & Zoning Commission at the August 13, 2026 meeting.

Let me know if you need additional information and the \$250 fee will be paid shortly through your website for this Variance application.

Margie Schroeder
Phil Schroeder

☎ 208-941-3060 (Margie)
☎ 208-941-3061 (Phil)
🌐 CustomHomesBoise.com



