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

VAR 26-009
Petersen Lot Coverage

Applicant/Property Owner: James & Kimberlee Peterson

Location: 12924 Norwood Road
Edwards Ranch Subdivision No 1 Lot 55A
NWSW Section 21, T.16N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description: James and Kimberlee Peterson are requesting a variance for lot coverage. The current lot coverage is 58.3%.

The applicants want to tear down an old garage that is not compliant with setbacks and no longer safe and replace it with a smaller garage that will be compliant with setbacks.

They would also remove some hardscaping between the home and the garage, bringing the lot coverage down to 54.42%.

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

The 0.11-acre site is accessed from Norwood Road, a public road.

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This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

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Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted online at:

www.valleycountyid.gov/meetingdashboard

PUBLIC HEARING

December 10, 2026

4:00 p.m.

Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person.

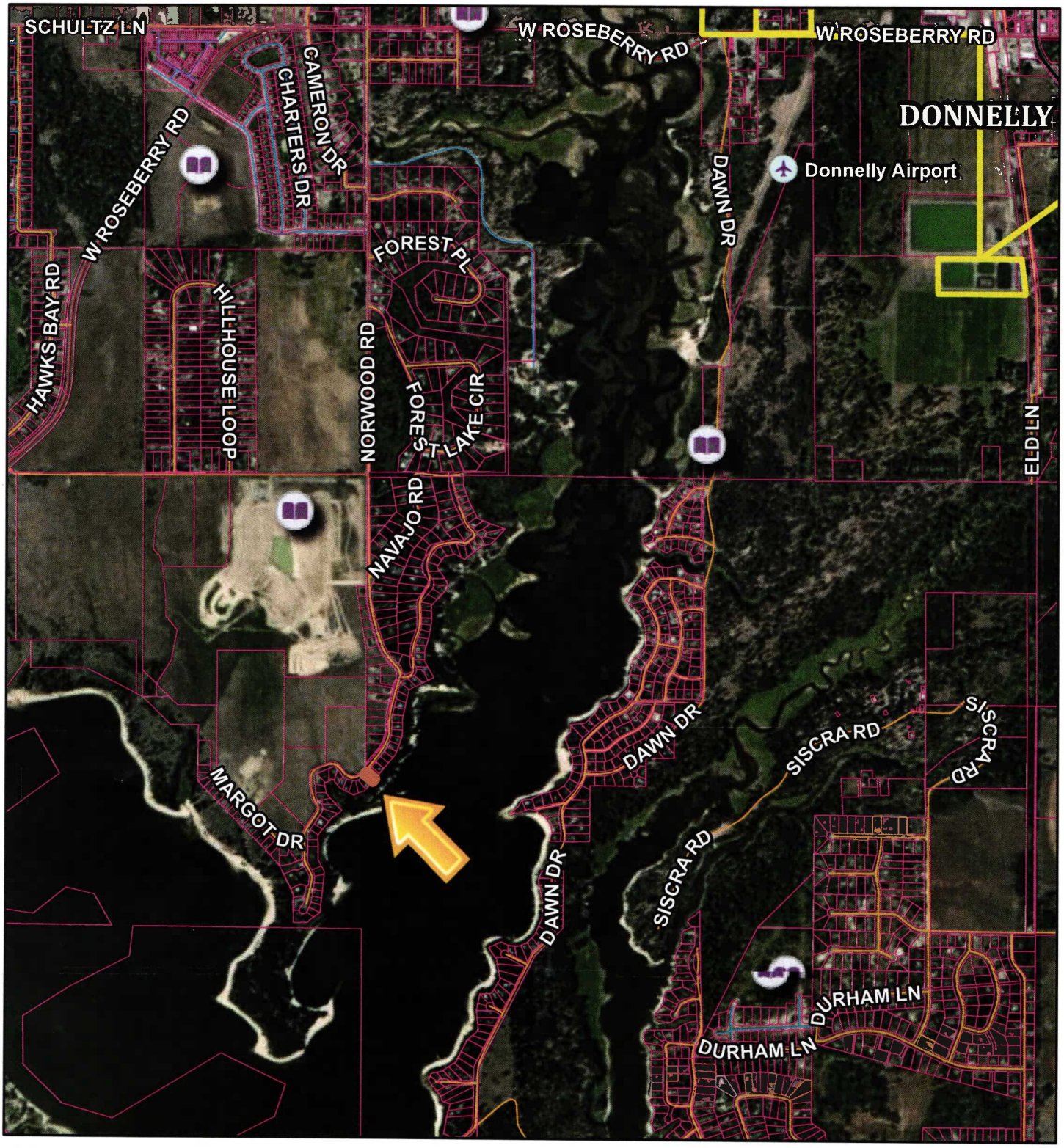
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, December 2, 2026.

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

Direct questions and written comments to:

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

VAR 26-009 Location Map



10/27/2026, 10:58:47 AM

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0 0.15 0.3 0.6 mi

0 0.28 0.55 1.1 km

- Airstrips
- Municipal Boundaries
- Parcel Boundaries

Roads

- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

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

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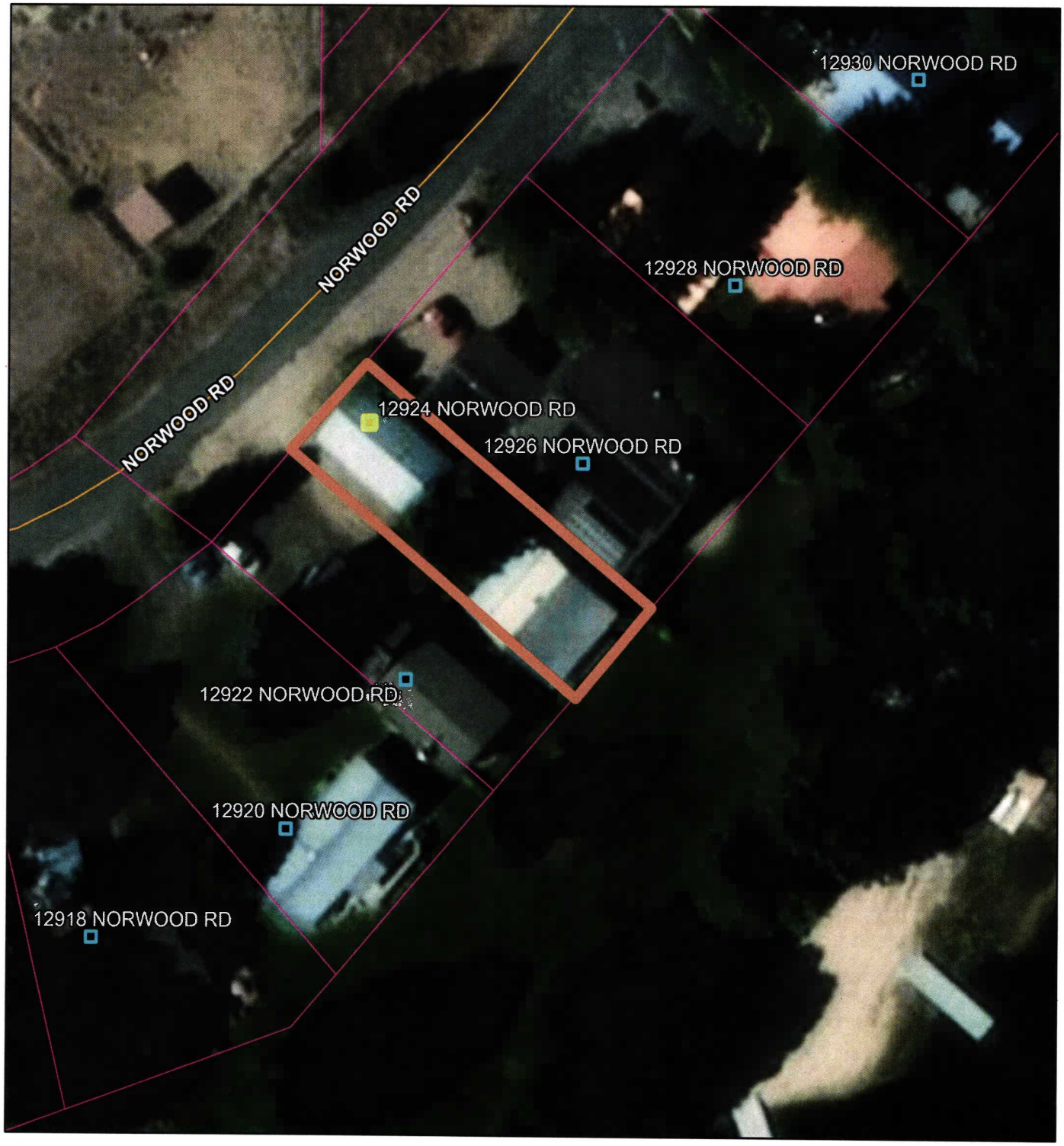
VAR 26-009 Aerial Map



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Permits
- CUP
- ADU
- FP
- GF
- EXC
- Privy
- RES
- RVC
- STR
- STS
- VAC
- VAR
- PSP
- HBB
- Undefined

- Airstrips
- Address Points
- Municipal Boundaries
- City Impact Areas
- Parcel Boundaries

Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

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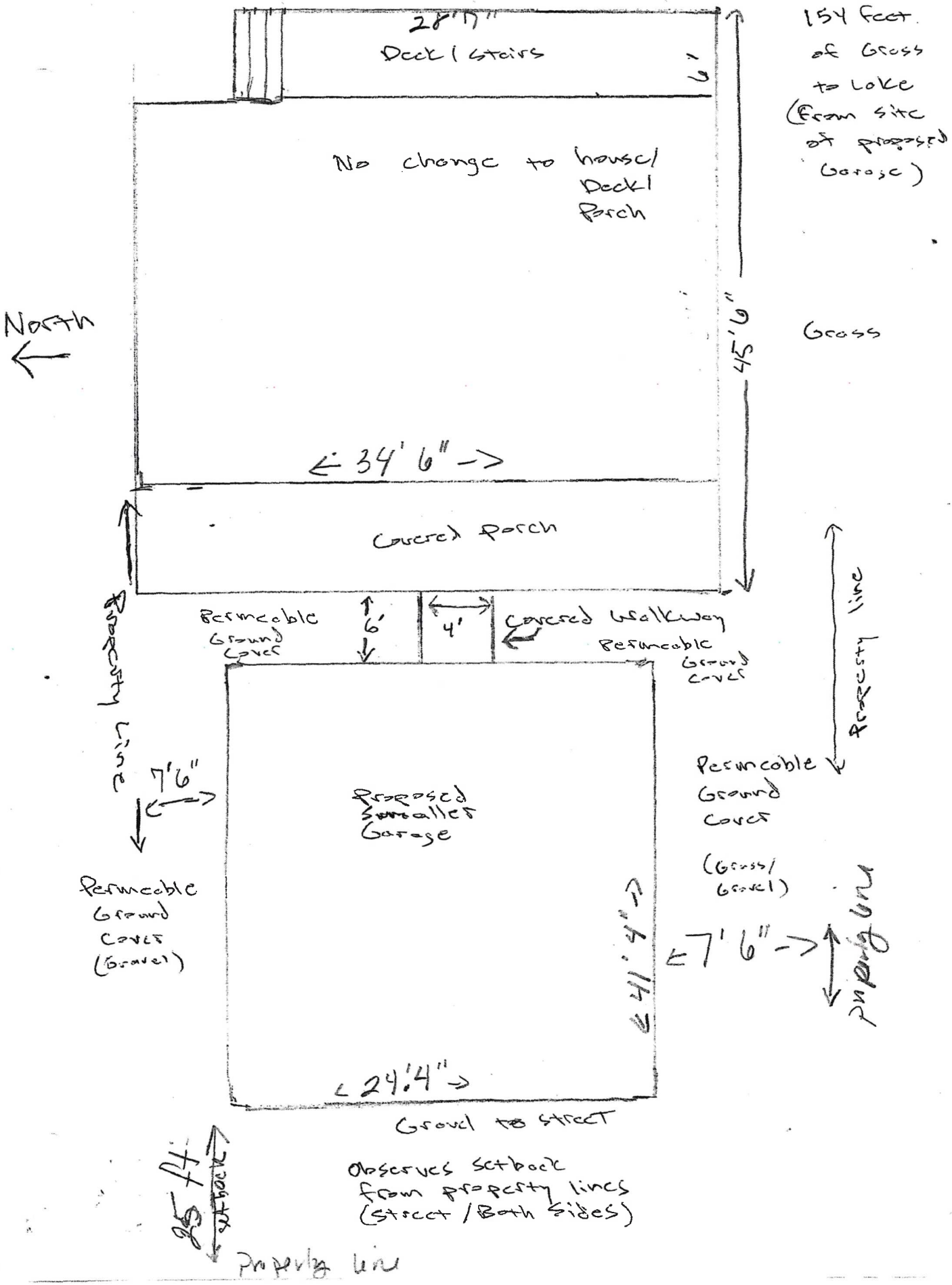
28'7"
Deck / Stairs
6'
154 feet of Grass to Lake (From site of proposed Garage)
No change to house / Deck / Porch
North
45'6"
Grass
34'6"
Covered Porch
Property Line
Permeable Ground Cover
6'
4'
Covered Walkway
Permeable Ground Cover
Property Line
7'6"
Proposed Smaller Garage
Permeable Ground Cover (Gravel)
Permeable Ground Cover (Grass / Gravel)
24'4"
7'6"
Property Line
Gravel to street
Observes setback from property lines (Street / Both sides)
25 ft
Setback
Property Line