



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

VAR 26-008 Babineau Setback Variance

Applicant/Property Owner: Daniel & Miriam Babineau

Location: 12875 Longhorn Way
M&E Wagon Wheel Subdivision Lot 25
Block 1 in the SWSE Section 28, T.16N
R.3E, Boise Meridian, Valley County, Idaho

Project Description: Daniel and Miriam Babineau are requesting a variance to relax the high-water line setback from 50-ft to 36.5-ft.

The owners wish to replace the existing non-conforming deck due to safety concerns and current building code requirements.

The footprint of the deck would remain the same.

Valley County setbacks for residential uses are 50-feet from the high-water line / base flood elevation of Lake Cascade. A minimum 25-ft 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. Vegetation shall be native. Fertilizer shall not be used in the setback area. (VCC 9-6-6 Riparian Area Overlay)

The lot is 0.30 acres in size. Access is from Longhorn Way, a public road.

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

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

More information, including the application and staff report, will be posted online at:
www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

October 8, 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.

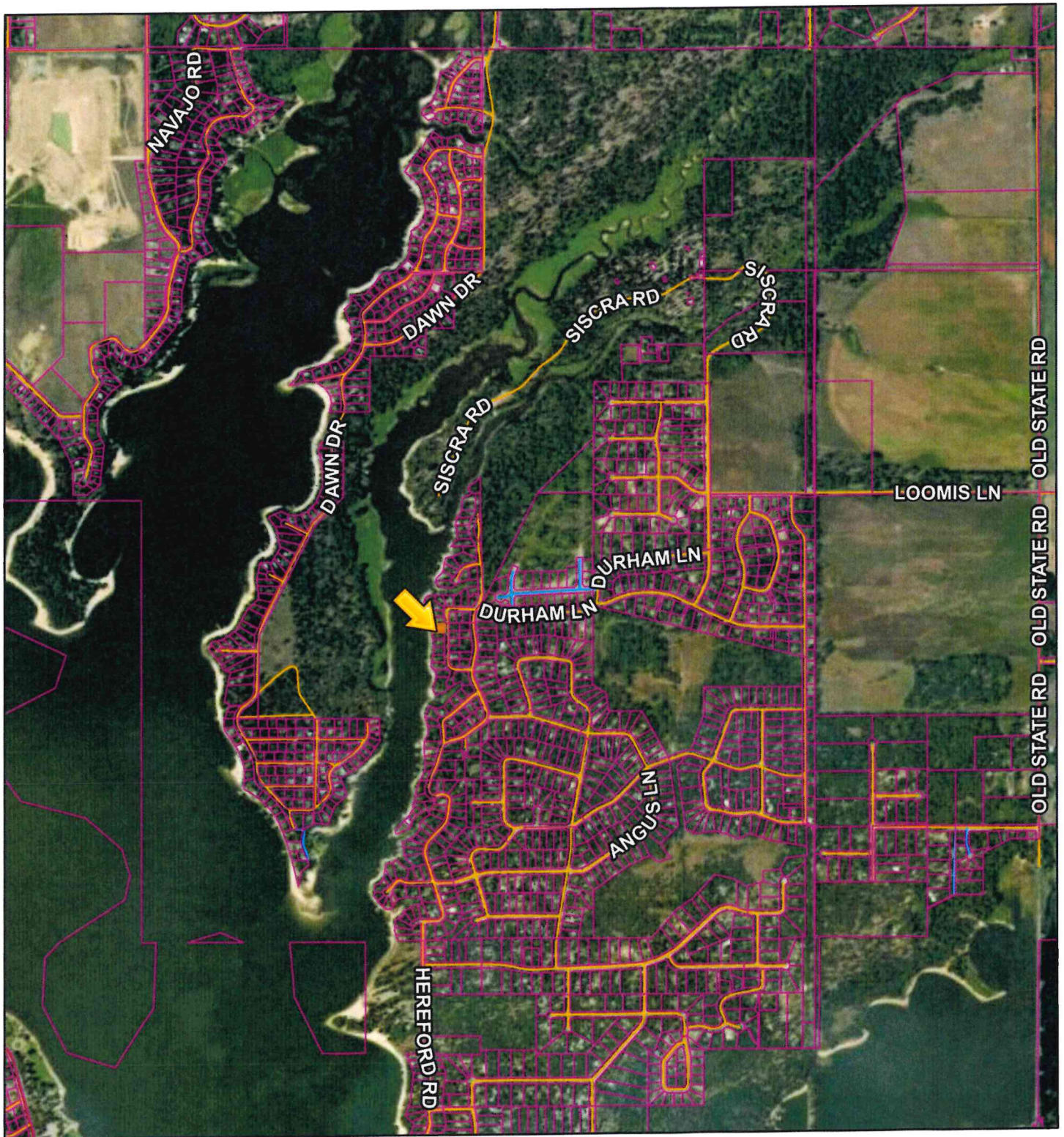
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, September 30, 2026.

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

**Direct questions and
written comments to:**

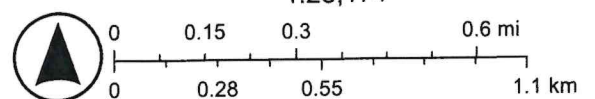
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

VAR 26-008 Location Map



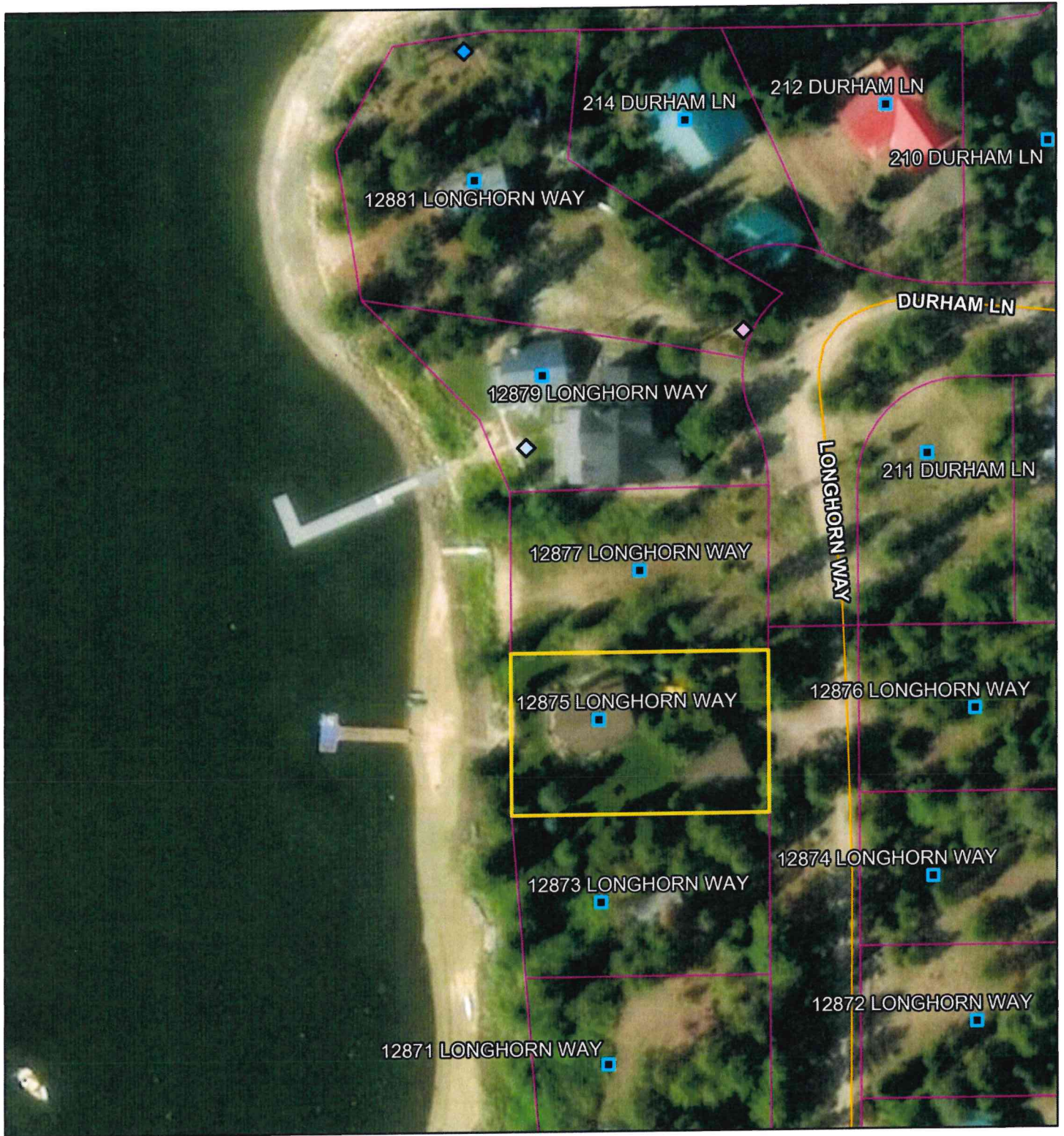
8/26/2026, 1:25:08 PM

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



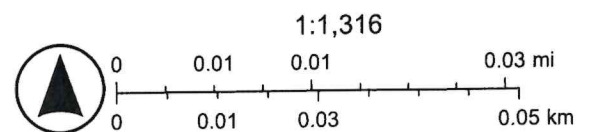
Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Vanlor

VAR 26-008 Aerial Map



8/26/2026, 1:20:58 PM

Permits	RVC	Undefined
CUP	STR	Airports
ADU	STS	Address Points
FP	VAC	Municipal Boundaries
GF	VAR	Parcel Boundaries
EXC	PSP	Roads
Privy	HBB	MAJOR
RES		



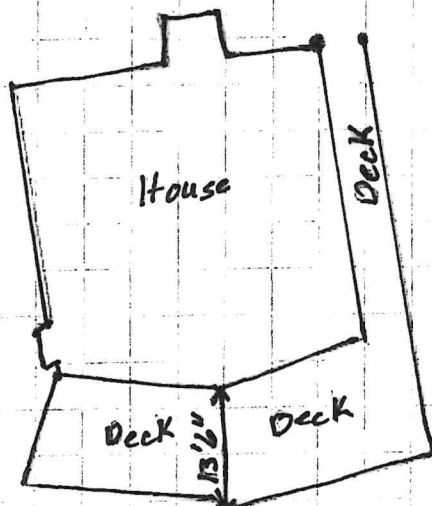
Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Microsoft, Vantor

12175 Longhorn way
 Morrisville, NC 27560

143.48'

143.48'

Wood
 Shed



90'



High water Line

Lake Cascade