



Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

VAR 26-005 Poulsen Setback Variance

Applicant: Marsha Poulsen

Property Owner: Mountain West IRA
FBO Marsha Poulsen

Location: 1497 Pine Ridge Drive
Pelican Heights Subdivision Lot 5 in the
NESW Section 11, T.14N, R.3E,
Boise Meridian, Valley County, Idaho

Previous written and emailed comments and the meeting minutes are included in the record and will be sent to the Board of County Commissioners.

Project Description:

Marsha Poulsen is requesting a variance to relax the front yard setback from 30 feet as described on the Pelican Heights subdivision plat.

The request is due to the steep topography of the lot.

The 2-acre site is accessed from Pine Ridge Drive, a public road.

The Planning and Zoning recommended denial of the variance request on August 13, 2026.

Maps and the site plan are attached.

Application and the contents of the file can be reviewed at the Planning and Zoning office within the Valley County Cascade Annex at 700 South Main Street, Cascade, Idaho.

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

www.co.valley.id.us

PUBLIC HEARING

(In-Person)

October 5, 2026

1:30 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".

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

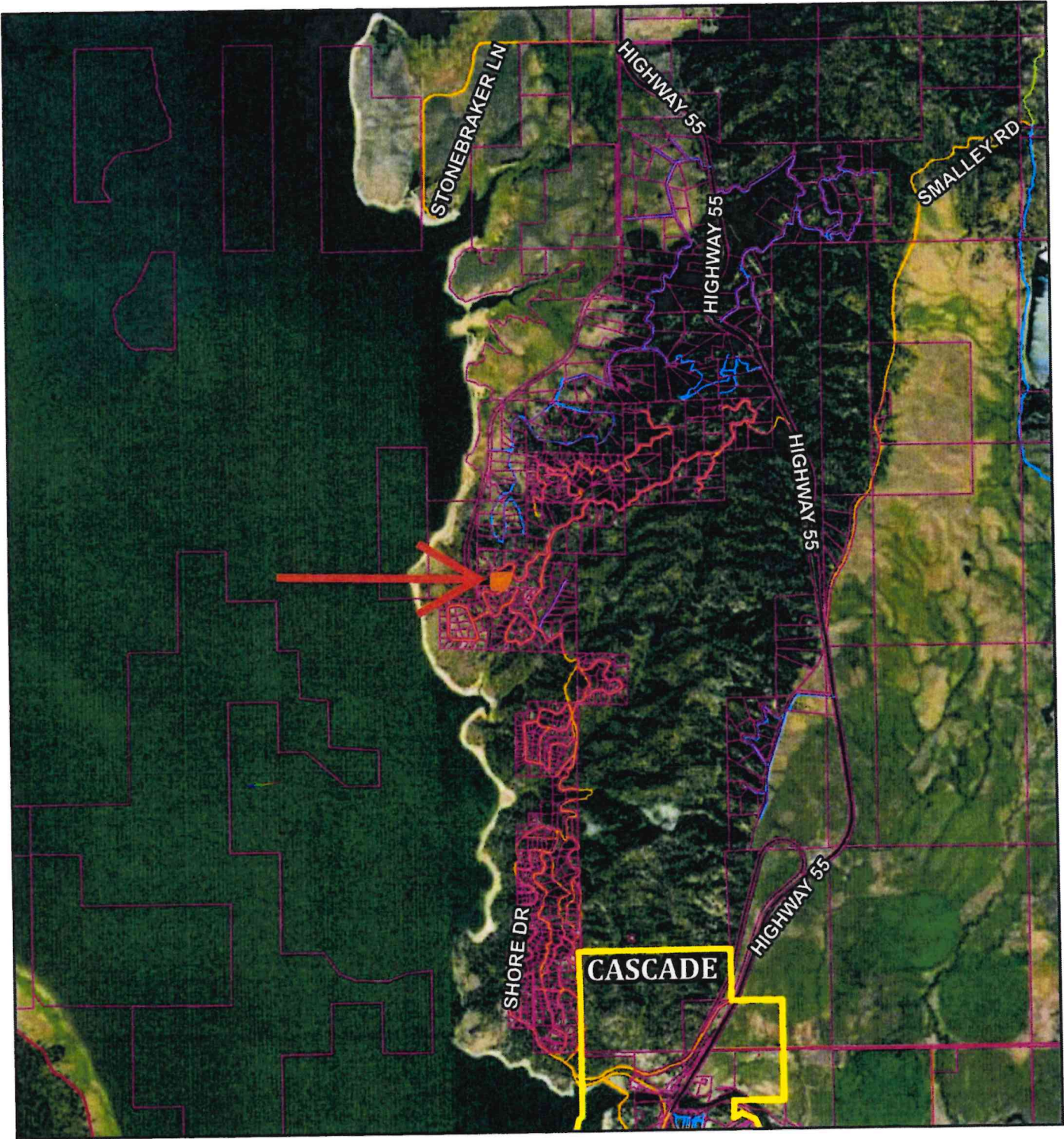
5:00 p.m., Monday,
September 28, 2026.

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

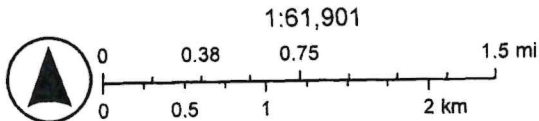
Contact Gabby Knapp,
Valley County Clerk, at 208-382-7100,
if you need special accommodations.

VAR 26-005 Location Map



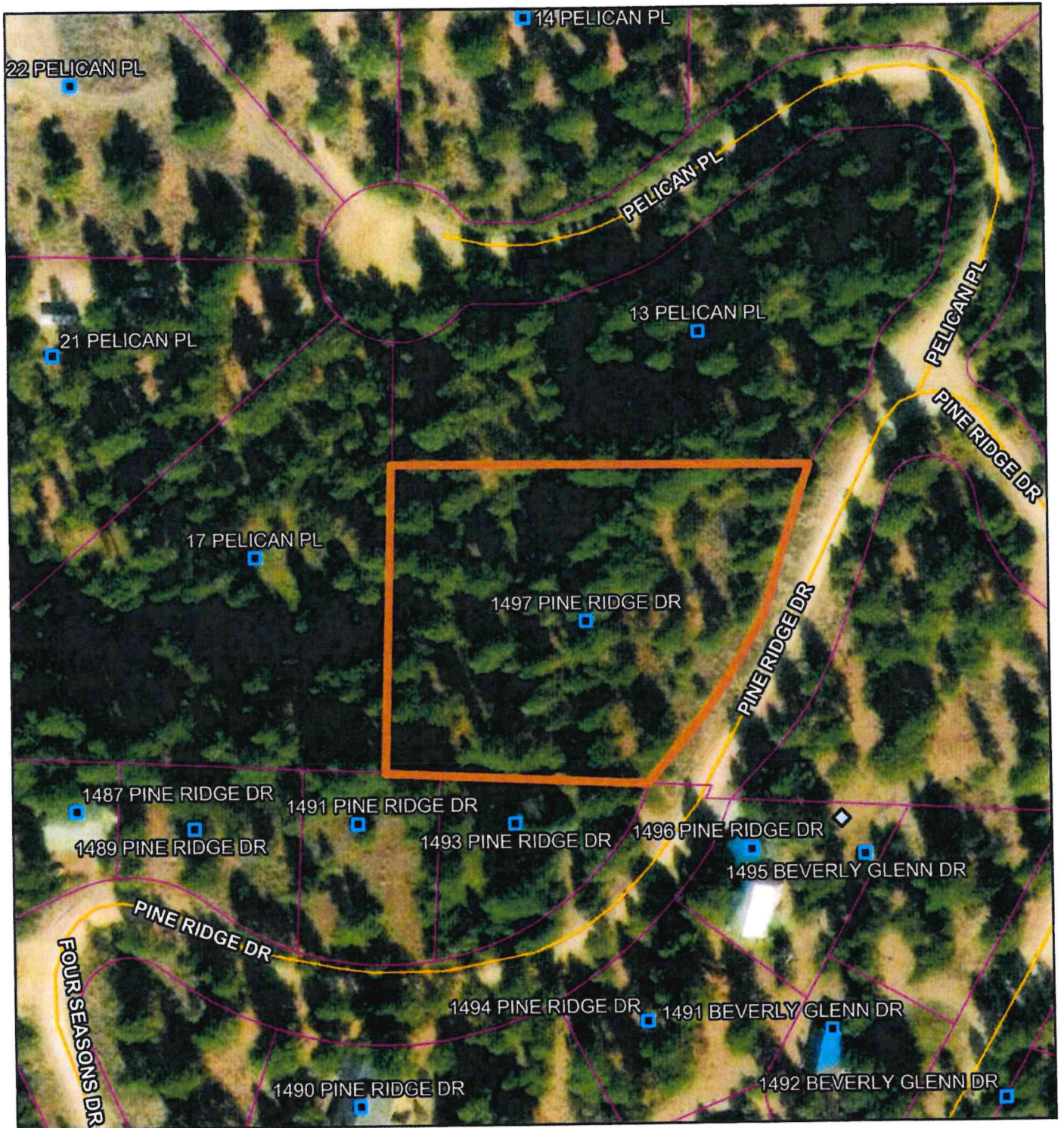
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- | | |
|----------------------|-------------|
| Airstrips | COLLECTOR |
| Municipal Boundaries | URBAN/RURAL |
| Parcel Boundaries | USFS |
| Roads | PRIVATE |
| MAJOR | OTHER |
| MINOR COLLECTOR | Other |



Earthstar Geographics

VAR 26-005 Aerial Map



6/2/2026, 10:58:35 AM

Permits	RVC	Undefined	COLLECTOR
CUP	STR	Airstrips	URBAN/RURAL
ADU	STS	Address Points	USFS
FP	VAC	Municipal Boundaries	PRIVATE
GF	VAR	Parcel Boundaries	OTHER
EXC	PSP	Roads	Other
Privy	HBB	MAJOR	
RES		MINOR COLLECTOR	



1:2,055

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.07 km

Microsoft, Vantor

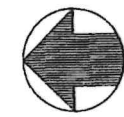
Created by Valley County

Pelican Heights

Subdivision

Located in Section 11
T. 14 N., R. 3 E., B.M., Valley County, Idaho
including a replat of Lots 1 and 2 of Osprey Heights.

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C-1	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
2	C-2	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
3	C-3	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
4	C-4	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
5	C-5	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
6	C-6	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
7	C-7	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
8	C-8	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
9	C-9	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
10	C-10	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
11	C-11	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
12	C-12	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
13	C-13	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
14	C-14	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
15	C-15	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"
16	C-16	246.67	81.31	48.93	67.85	S 28°55'51" W	29°57'44"



Scale 1 inch = 100 feet

Legend

- Set 5/8 inch rebar

- Found property corners see Record of Survey Bk. 5, page 273.

Basis of bearings, see Record of Survey Bk. 5, page 273.

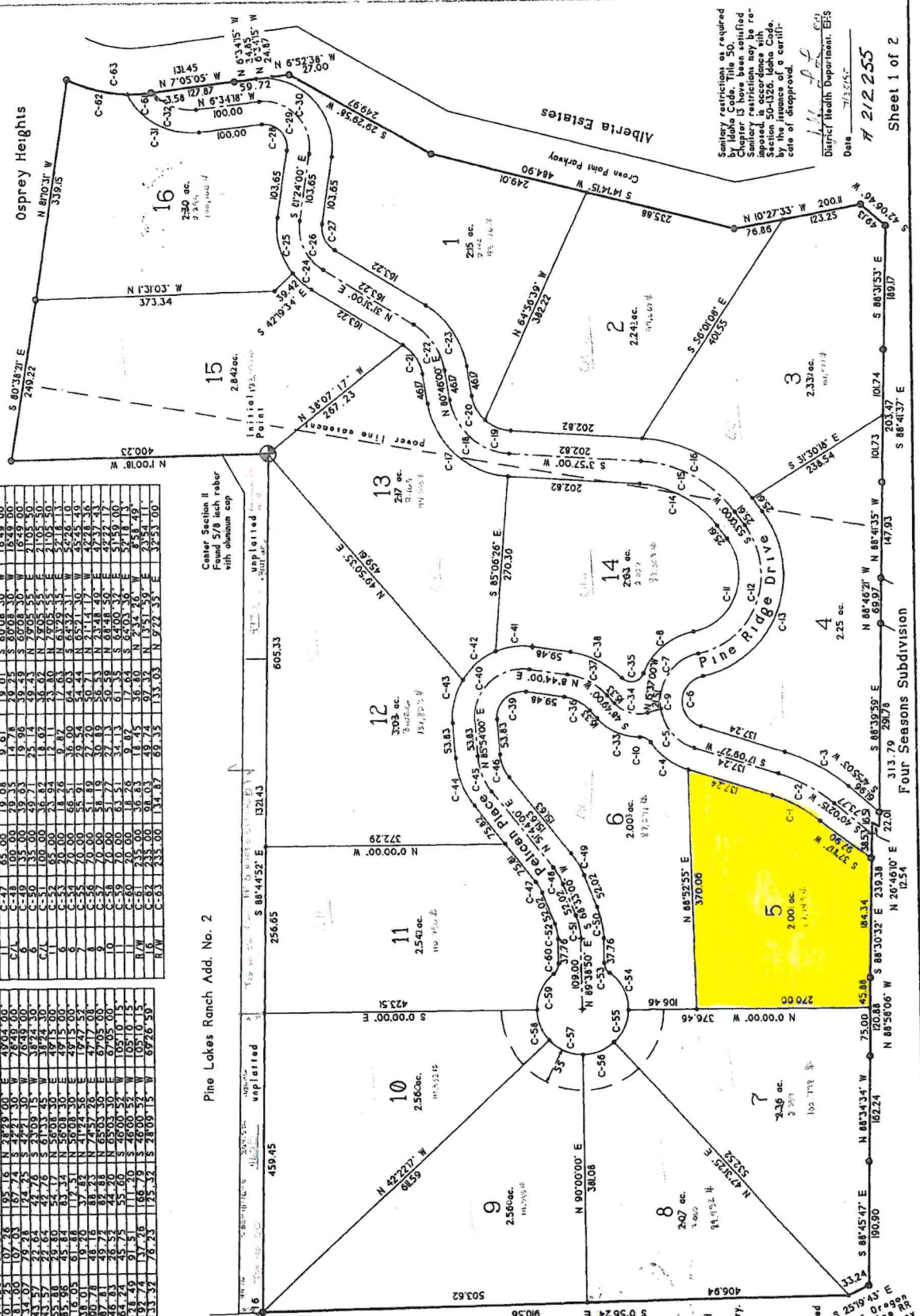
Lots shall not be divided.

Building setbacks shall be 30 ft. from all property lines and 10 ft. from all interior lot lines and 10 ft. from the right-of-way of Pelican Road.

Utility and drainage easements shall be 10 feet wide and shall be located on the interior side of the subdivision boundary.

Protective Covenants
Int. # 212256
This plat is subject to Idaho Cession Act 3-3605, no irrigation water shall be supplied to any lot herein.

Record of Survey Bk. 5, page 273
Date 10-10-66



Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed by the health department by the issuance of a certificate of disapproval.

District Health Department, EHS
Date 7/13/66