

Valley County Planning and Zoning

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STAFF REPORT: VAR 26-005 Poulsen Setback Variance
MEETING DATE: October 5, 2026
TO: Board of County Commissioners
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Marsha Poulsen
11468 W Tioga CT, Boise, ID 83709
PROPERTY OWNER: Mountain West IRA, FBO Marsha Poulsen
13905 W Wainwright DR, Boise, ID 83713
LOCATION: 1497 Pine Ridge Drive
Pelican Heights Subdivision Lot 5 in the NESW Section 11, T.14N, R.3E,
Boise Meridian, Valley County, Idaho
SIZE: 2.0-Acre Lot
REQUEST: Front Setback Variance from 20 feet to 10 feet
EXISTING LAND USE: Single-Family Residential Lot

On September 17, 2026, the applicant requested that this matter be postponed indefinitely. She also asked that the request be modified to allow for a 5-ft variance to allow for a 15-ft setback.

See attached email dated 9/28/2026.

This is a public hearing.

Marsha Poulsen is requesting a variance to relax the front yard setback from the required Valley County 20' front yard setback to 10'. Pelican Heights subdivision plat requires a 30' front yard setback. Setbacks are measured from the eaves of a structure, not the walls.

	Valley County Setbacks	Plat Setbacks	Requested Setback
Front Property Line	20 feet	30 feet	10 feet
Side Property Line	7.5 feet	30 feet	30+ feet
From Rear Property Line	20 feet	30 feet	30+ feet

The request is due to the steep topography of the lot. The applicant had a surveyor measure the break line in the topography and she can only do a 10' front yard setback without astronomical costs in creating support structure. The structure will be 30' from the travelled surface; the property line is 20' from the travelled surface.

The face of the Pelican Heights Subdivision plat requires a 30' setback. Typically we enforce requirements on the face of the plat; however, in some instances we do not. There are older subdivisions that sometimes require a 50' setback, etc. Approval of the variance would also be due to this standard. We are not aware of a Homeowner's Association. Pelican Heights Subdivision was recorded at Book 8, Page 69, on July 25, 1995 as Instrument # 212254.

The 2-acre site is accessed from Pine Ridge Drive, a public road. The Valley County Road Department stated "No Culvert Required" on approved Approach Permit #1296 (attached).

FINDINGS:

1. The application was submitted on April 29, 2026.
2. The Valley County PZ Commission held a properly noticed public hearing on July 9, 2026.
3. The matter was tabled to August 13, 2026, after 4:00 p.m. for additional information, including a topographic survey of the property.
4. The Valley County PZ Commission held a properly noticed public hearing on August 13, 2026.
5. The Valley County Planning and Zoning Commission unanimously recommended denial of the variance. (Facts and Conclusions are attached.)
6. Legal notice was posted in the *Star News* on September 10, 2026, and September 17, 2026. The applicant was notified by email on August 24, 2026. Potentially affected agencies were notified on September 1, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on September 1, 2026. The notice was posted online at www.co.valley.id.us on September 1, 2026. The site was posted on September 17, 2026.
7. All Agency comment received:

Brent Copes, Central District Health, had no objection. The septic permit was issued for this property on March 16, 2026. The primary and replacement drainfield areas must stay the same as approved on March 13, 2026 by Josh Higgins. (June 14, 2026; September 30, 2026)

Steven Hull, Cascade Fire Chief, had no issues with the variance. (June 15, 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. (June 15, 2026; September 8, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated the Valley County Road & Bridge Department will assess impacts to county public road ROW. (August 5, 2026)

8. Public comment received:
(New comments since PZ Commission hearing are in highlighted yellow)

Moodies Investment LP, Charles Mollerup, and Louann Krueger, owners of 1490 Pine Ridge DR, stated the request does not qualify for a unique hardship. The hardship was created by the applicant. The property is two acres in size; it does not seem reasonable to build within 10-ft of the road. The road is busy and snowplows create large mounds on the side of the road. In addition, the construction of the existing driveway has removed a drainage culvert.

(July 1, 2026; September 22, 2026)

Karla Gearheard, 21 Pelican Place, is opposed. She contradicted the applicant's statement that other homes in the area do not meet the required front setback. Surrounding properties have culverts at driveway entrances. The property appears to contain a substantial area of level or gently sloping ground. She asked the Commission to distinguish between circumstances in which compliance is impractical versus where a different home design, location, engineering, or additional construction expenses are required. Pictures were submitted. (Exhibit 1, August 13, 2026)

9. 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

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.

STAFF COMMENTS / QUESTIONS:

1. This site is within the Cascade Fire 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. The Commission concurred that:
 - 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 approvals and denials of variances. 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.
 - Valley County Code 9-5H-10 states that a variance may be granted to an applicant only upon a showing of undue hardship as a result of characteristics of the site that are not applicable to other similar or adjacent lands, uses or structures.
 - The Commission determined that the topography is not unique to this particular lot. Construction would cost more but that comes with this particular lot and area.
 - That the proposed use is not in harmony with the general purpose of the adopted ordinances and policies.
 - The Commission unanimously recommended denial of the variance request.

ATTACHMENTS:

- PZ Commission Facts and Conclusions
- Relevant Portions of Meeting Minutes
 - July 9, 2026
 - August 13, 2026
- Location Map
- Aerial Map
- Topographical Map
- Google Maps – Aerial View
- Photos Taken June 18, 2026, and September 17, 2026
- Assessor Plat – T.14N R.3E Section 11
- Pelican Heights - Assessors Annotated Plat
- Approach Permit #1296
- Responses
- Submittals from Applicant
 - Application
 - Submittal of August 5, 2026
 - Pictures – Exhibit 2, August 13, 2026
 - Request to Postpone Indefinitely – email received September 17, 2026

END OF STAFF REPORT

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

SUBJECT: VAR 26-005 Poulsen Setback Variance

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on July 9, 2026. The Commission reached a quorum. Commission members in attendance were Carrie Potter, Heidi Schneider, and Ken Roberts. Brad Mabe participated remotely via Microsoft Teams. A public hearing was held. The matter was tabled to August 13, 2026, at 4:00 p.m. for further information.

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. A public hearing was held.

Marsha Poulsen, the applicant, was present and requested a variance to relax the front yard setback from the required Valley County setback of 20 feet and the Pelican Heights subdivision setback of 30 feet as shown on the subdivision plat to 10 feet due to the slope of the property. The 2-acre 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.

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 meetings dated July 9, 2026, and 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 April 29, 2026.
 - Legal notice was posted in the *Star News* on June 18, 2026, and June 25, 2026.
 - The applicant was notified by letter on June 9, 2026.
 - Potentially affected agencies were notified on June 9, 2026.
 - Property owners within 300 feet of the property line were notified by fact sheet sent by mail on June 12, 2026.
 - The notice was posted online at www.co.valley.id.us on June 9, 2026.
 - The site was posted on June 18, 2026.
 - A public hearing was held on July 9, 2026.
 - The matter was tabled to August 13, 2026, at 4:00 p.m., for additional information.

- Since a specific date and time was included in the approved motion to table VAR 26-005, additional notice was not required. However, the applicant was notified by letter sent July 21, 2026. Legal notice was posted in the *Star News* on July 23, 2026, and July 30, 2026.
 - A public hearing was held on August 13, 2026.
2. Written comments were received from agencies and the public. No one commented during public testimony on the proposal. See the staff report and minutes of the meeting.
 3. The variance was requested due to the steep topography of the lot.

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 approvals and denials of variances. 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. Valley County Code 9-5H-10 states that a variance may be granted to an applicant only upon a showing of undue hardship as a result of characteristics of the site that are not applicable to other similar or adjacent lands, uses or structures.
4. The Commission determined that the topography is not unique to this particular lot. Construction would cost more but that comes with this particular lot and area.
5. That the proposed use is not in harmony with the general purpose of the adopted ordinances and policies.
6. The Commission unanimously recommended denial of the variance request.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, recommends that the application of Marsha Poulsen for VAR 26-005 Poulsen Setback Variance, as described in the application, staff report, correspondence, and minutes of the meeting be denied.

**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: 9/3/26

Valley County Planning and Zoning Commission

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



Phone: 208-382-7115
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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 Schneider'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:

- 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 Schneider 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)
- **Exhibit 2** – Marsha Poulsen, the applicant, submitted photographs of the site. (August 13, 2026)

Chairman Roberts asked for the applicant's presentation.

Marsha Poulsen reviewed her additional submittals of the survey and pictures. The pictures include the distances from the property line and roadway and existing topography. Without the variance there would only be 30-ft to build, and the construction would require a lot of structural support. Other existing homes in the area do not meet the required setbacks. Ms. Poulsen referred to Exhibit 1 where the measuring tape starts at the roadway but not the property line. These pictures were taken by trespassing. The Road Department stated a culvert was not necessary at the driveway location.

Ms. Poulsen responded to questions from commissioners. The subdivision plat states a 30-ft setback minimum. There is currently 20 feet of unimproved road right-of-way between the constructed road and the property line. Director Herrick clarified that the road may be constructed off-center of the right-of-way.

Ms. Poulsen stated that the parcel is listed for sale at this time in case a variance is not approved and she is unable to build. Without the variance, the cost nearly doubles to build a modest home to over a million dollars due to the topography.

The submitted topographical survey with 5-ft intervals was reviewed by Commissioners and Staff on the projector screen. The lot is two acres in size.

Chairman Roberts concurred that it would likely be more expensive to construct on this site. The question for the Commission is if there are naturally occurring obstacles that can or cannot be solved.

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.

Commissioner Mabe stated there is not a hardship that cannot be overcome in a reasonable manner. Construction would cost more but that comes with this particular lot and area. Commissioner Oyarzo and Chairman Roberts concurred. Variances are reserved for special cases. This site does not meet the requirements to approve a variance.

Commissioner Mabe moved to recommend denial of VAR 26-005 Poulsen Setback Variance to the Board of County Commissioners. Commissioner Oyarzo seconded the motion. The motion passed unanimously.

Director Herrick stated this item will be scheduled with the Board of County Commissioners. At that time, the applicant can discuss a 20-ft versus a 30-ft setback. The plat requires a 30-ft setback from the front property line; Valley County Code requires a 20-ft setback.

D. NEW BUSINESS:

4:30 p.m.

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.

in compliance with setbacks and that this request is in character with the neighborhood. Commissioner Schneider stated the applicant wishes to remove the building that has no setback and add a building that has a little bit of setback. The construction was wrong from the beginning and cannot be completely solved without removal of all the buildings. Commissioner Oyarzo stated that the lot geometry and restrictions mean that the addition won't fit without making it smaller. Director referred to a picture from previous meeting labeled "View from the South Side" and shows the rear property line; the picture was viewed by the Commissioners. Chairman Roberts stated there might be other options; the topography is not unusual for this area. Excavation and/or fill may be necessary for building in this area.

Commissioners concurred that the request does not meet the hardship requirement of Valley County Code.

Commissioner Potter moved to recommend denial of VAR 26-001 Walcom Setback Variance to the Board of County Commissioners. Commissioner Oyarzo seconded the motion.

Commissioner Potter stated there is no undue hardship. The existing difficulty has been caused by the applicant. Chairman Roberts stated there are other options available including a change in square footage or orientation or altering the terrain. Commissioner Mabe added that he did review **Exhibit 2** and understands the previous discussion.

Motion to recommend denial of VAR 26-001 Walcom Setback Variance passed unanimously.

The matter will be a public hearing with the Board of County Commissioners for their decision.

8:03 p.m.

4. **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.

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.

Staff and Commissioners reviewed the pictures included within the staff report; these were taken from the roadway looking toward the building site. The topography of the area was discussed.

Chairman Roberts asked for the applicant's presentation.

Marsha Poulsen, Boise, requested a 10-ft setback from the road due to topography. She previously obtained a building permit and the bids for the support structure doubled the price of the house. Therefore, she changed the building plans and proposed building location but requires a variance. The site has septic, well, and power but no construction has occurred. The Applicant stated there are five existing buildings with less than required front setback within a mile of the site. Her property starts 20 feet from the traveled way. The home would be constructed 30 feet from traveled way. There is no homeowner association for this property. The variance is requested due to the topography; the property drops into a draw.

In response to comments regarding the culvert and drainage, the Valley County Road Department determined a culvert was not needed for the driveway approach permit. The culvert was removed when driveway was constructed.

Ms. Poulsen stated she hired a survey to complete a topographic map; however, she has not yet received the results. Chairman Roberts and Commissioner Mabe would like to view this map prior to making a recommendation.

Commissioner Mabe moved to table VAR 26-005 Poulsen Setback Variance to August 13, 2026, after 4:00 p.m. Commissioner Schneider seconded the motion.

Chairman Roberts asked if there was anyone who wished to testify on this matter. There was no one in the audience who replied.

The motion to table VAR 26-005 passed unanimously.

The applicant also stated that earlier today she received an email stating that she owed additional money. She did contact PZ Staff and was informed that this was a spam email.

8:23 p.m.

- 5. CUP 26-013 Brown RV Camp:** Ben Brown is requesting a conditional use permit to have four or five RVs on his property. The RVs sties will be temporary, used by friends and family, and not rented. One RV uses a septic system hookup; the rest would be self-contained. The 0.69-acre site is Fox Subdivision Lot 2, addressed at 1201 Mount Vista Drive in the SWSE Section 23, T.14N, 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.

These RVs and the use have been present for some time, predating this owner. The adjacent use is single-family residential and U.S. Bureau of Reclamation managed lands. The excavation on the site was not permitted. There is no site grading or stormwater management plan. The approved Recreational Vehicle Camp (RVC) permit limited the use to three RVs; other existing pads were being used by boats, etc., and occasional RV use.

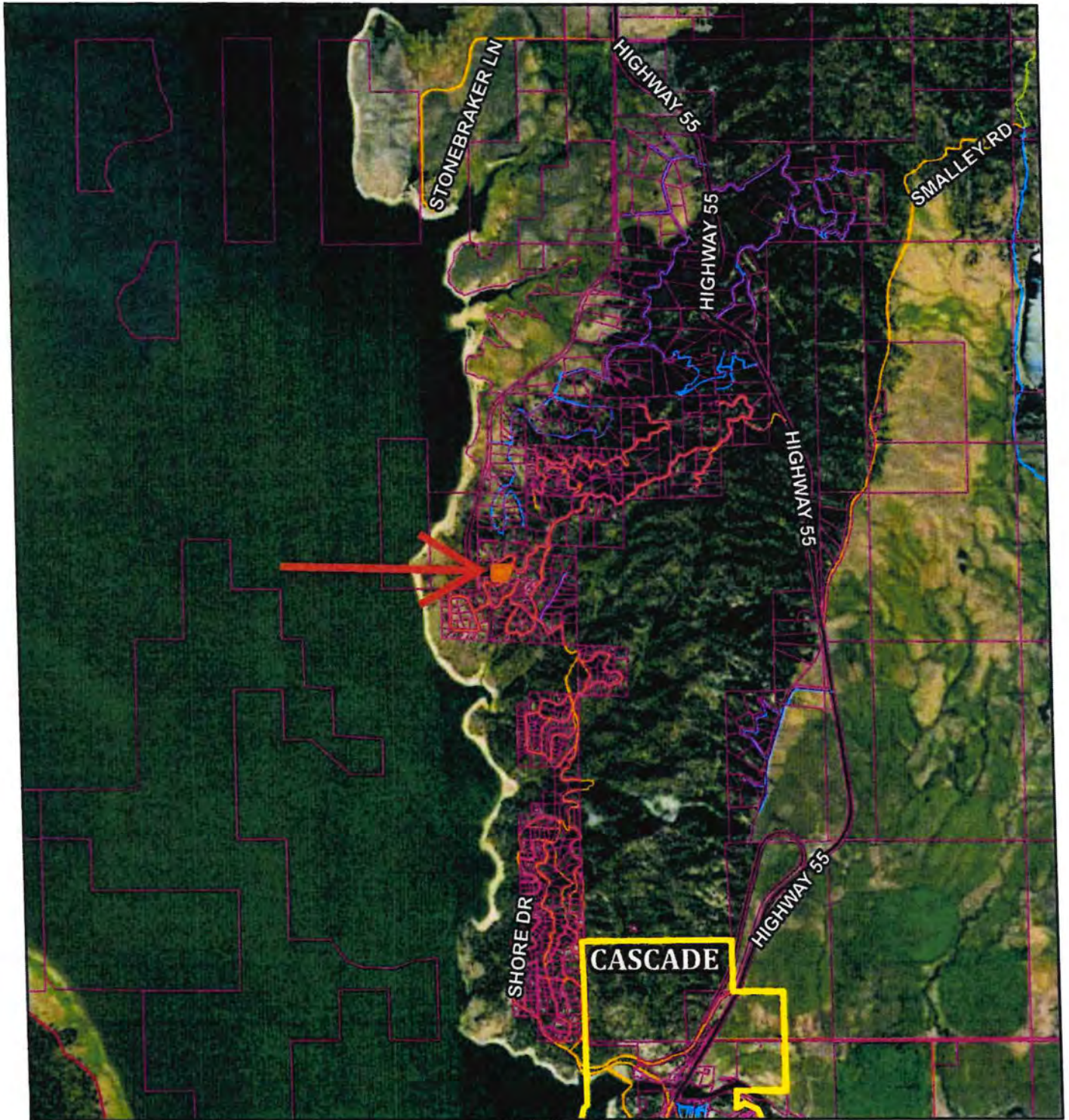
The shared septic system and bathhouse was discussed. Staff did not know how Central District Health determines usage for a single facility serving a group or gathering.

Chairman Roberts asked for the applicant's presentation.

Ben Brown, Eagle, Idaho, applied for the conditional use permit. They currently have an RVC permit for three RVs and occasionally additional use as long as the additional RV(s) do not stay unattended. He has a large family with lots of grandchildren and has been coming to Cascade since he was a young child. This is a recreational area. He wants his family to enjoy the area. They are not trashy people and respect the land. His son has a disability that makes pulling an RV on Highway 55 difficult. The highway has become dangerous and the family wants the ability to leave additional RVs on the site. He was surprised by the comments received and misinformation given. He does not rent the site to others. Most neighbors are seasonal use only and many short-term rent their homes. This is request is not for a commercial rental; he has a large family who like to recreate in the Cascade area.

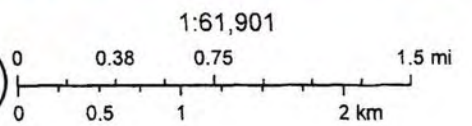
Mr. Brown responded to questions from Commissioners. He did not excavate the sites. He has built a small retaining wall and has done some fill to level out the previously existing RV pad sites. In reference to pictures submitted by one of the neighbors, a gray water pipe was installed by the previous owner of the property. Mr. Brown extended the pipe. It is for snow

VAR 26-005 Location Map



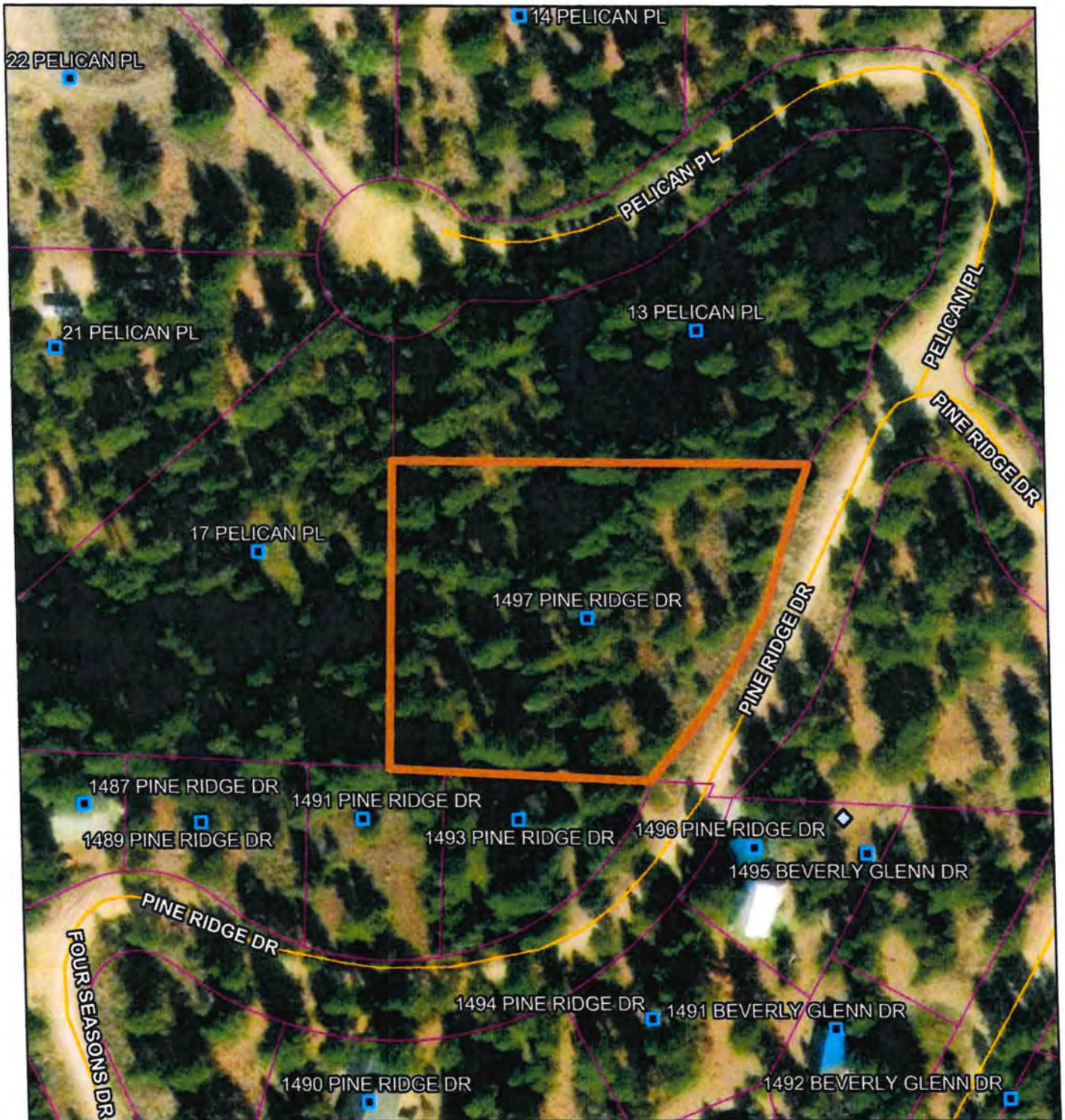
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- | | |
|--|---|
|  Airstrips |  COLLECTOR |
|  Municipal Boundaries |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads |  PRIVATE |
|  MAJOR |  OTHER |
|  MINOR COLLECTOR |  Other |



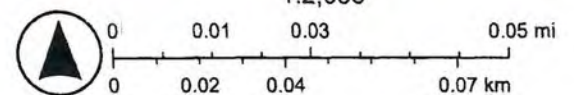
Earthstar Geographics

VAR 26-005 Aerial Map



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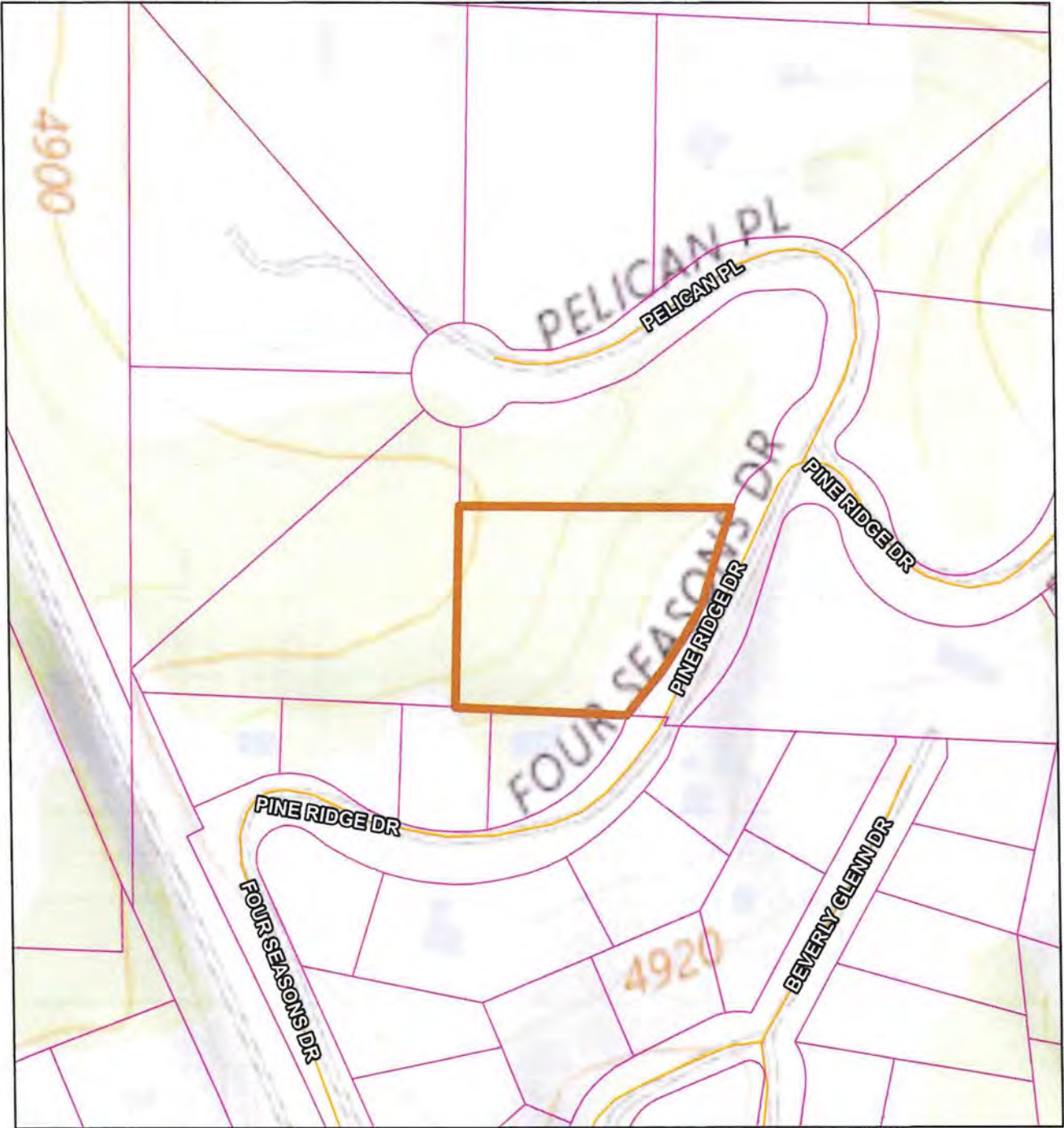
Permits			
CUP	RVC	Undefined	COLLECTOR
ADU	STR	Airstrips	URBAN/RURAL
FP	STS	Address Points	USFS
GF	VAC	Municipal Boundaries	PRIVATE
EXC	VAR	Parcel Boundaries	OTHER
Privy	PSP	Roads	Other
RES	HBB	MAJOR	
		MINOR COLLECTOR	



Microsoft, Vantor

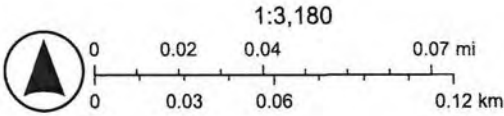
Created by Valley County

VAR 26-005 Topo Map



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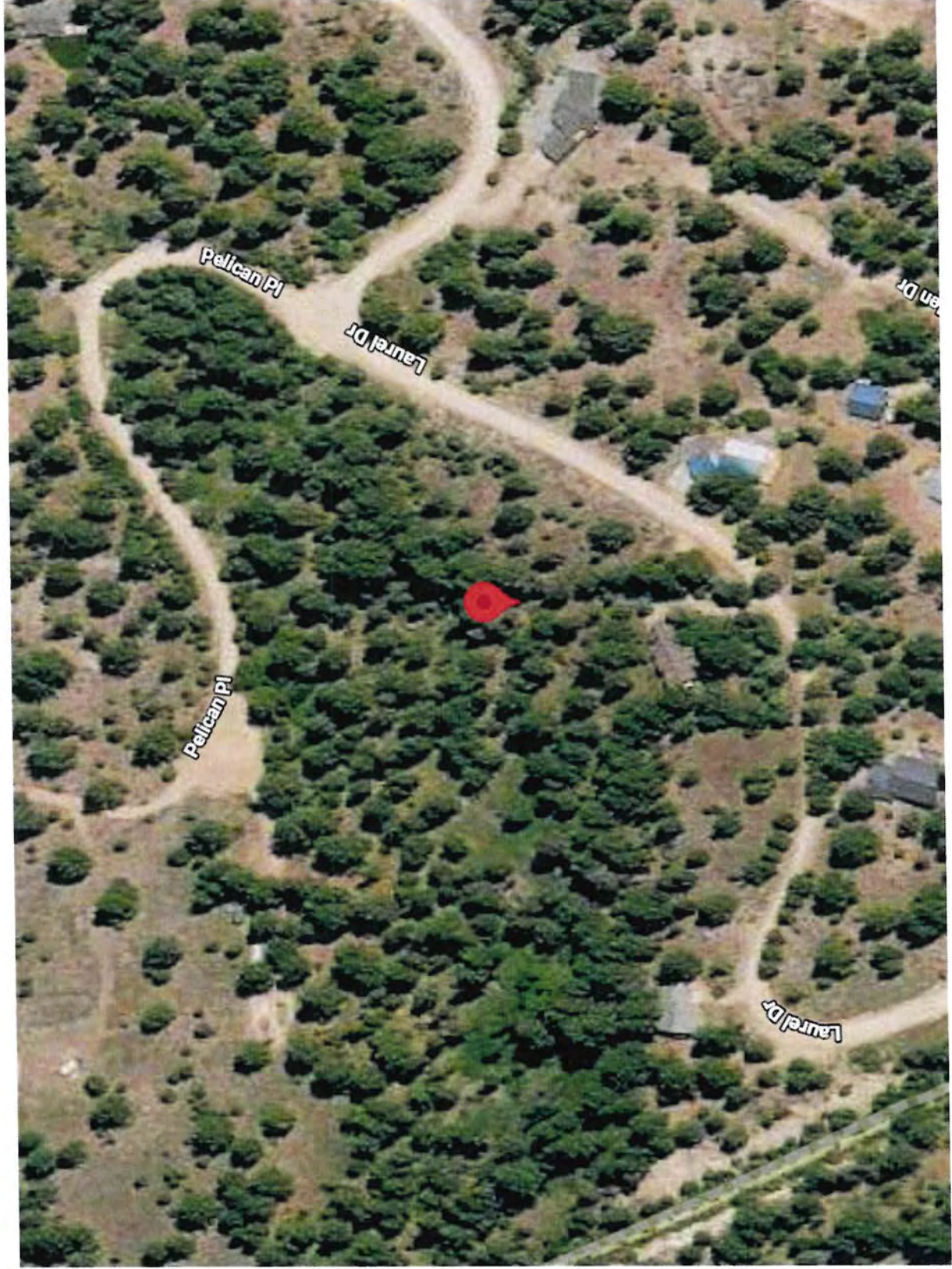
- | | |
|--|---|
|  Airstrips |  COLLECTOR |
|  Municipal Boundaries |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads | |
|  MAJOR |  PRIVATE |
|  MINOR COLLECTOR |  OTHER |
| |  Other |

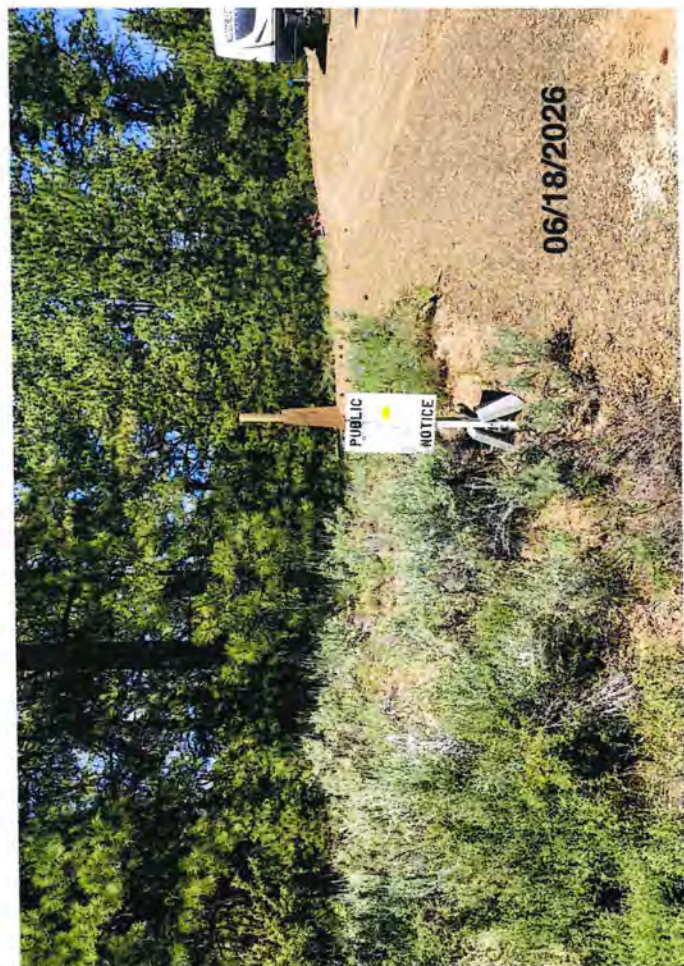


USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S.

Created by Valley County

Google Maps – Aerial View







09/17/2026

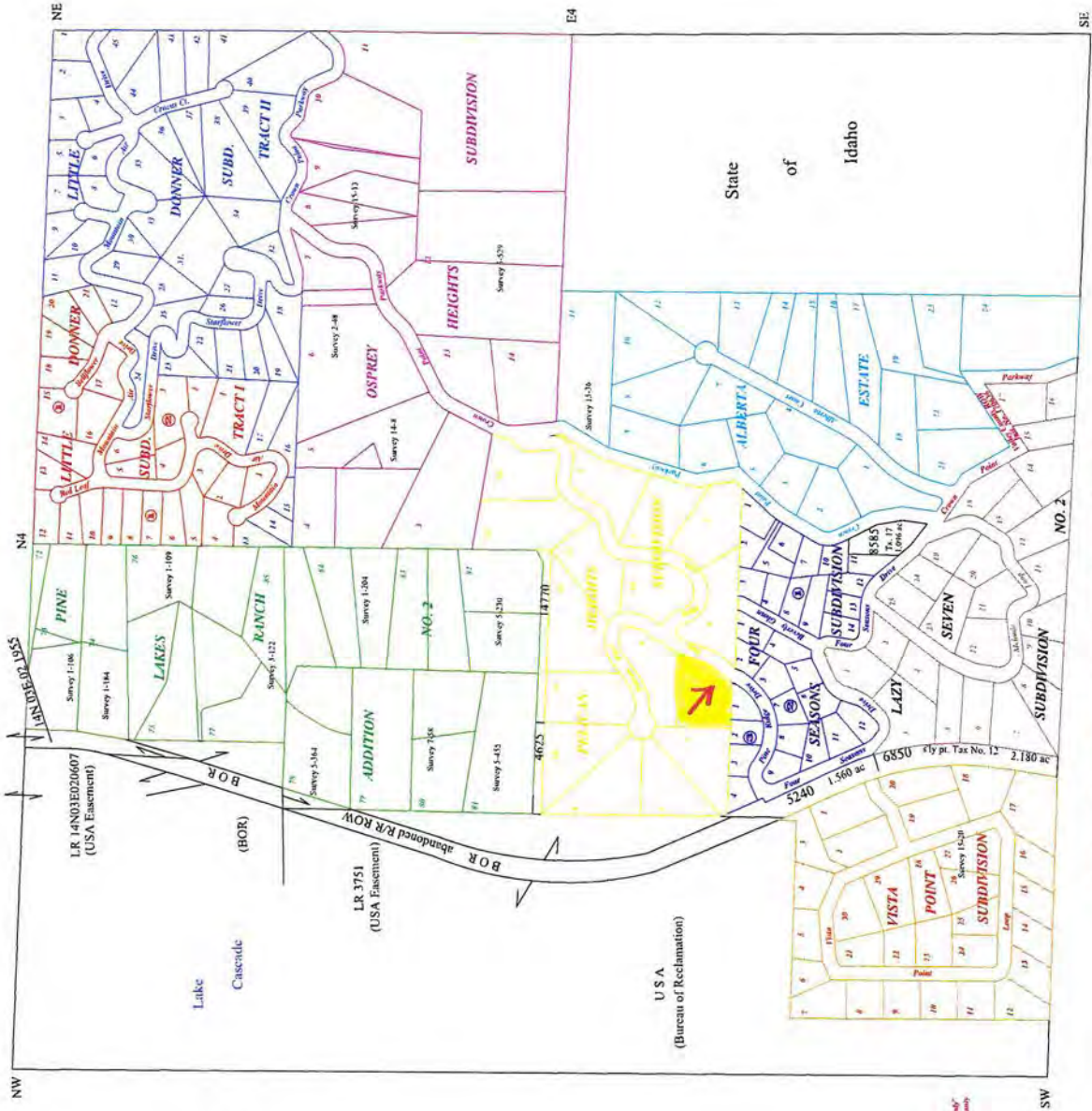


PLAT TITLE

T W P . 1 4 N R O S E S E C . 1 1

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

Filename:
Valley County Base Map
Scale: 1" = 400' ft.
Date: 12/12/2024
Drawn by: L. Frederick



This drawing is to be used for reference purposes ONLY. The County is NOT responsible for any inaccuracies contained herein.

See "Reference Only" for detailed county record data.

Book 2, page 69 of Plats. Pelican HeightsSubdivision 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	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
2	C-2	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
3	C-3	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
4	C-4	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
5	C-5	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
6	C-6	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
7	C-7	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
8	C-8	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
9	C-9	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
10	C-10	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
11	C-11	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
12	C-12	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
13	C-13	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
14	C-14	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
15	C-15	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
16	C-16	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"

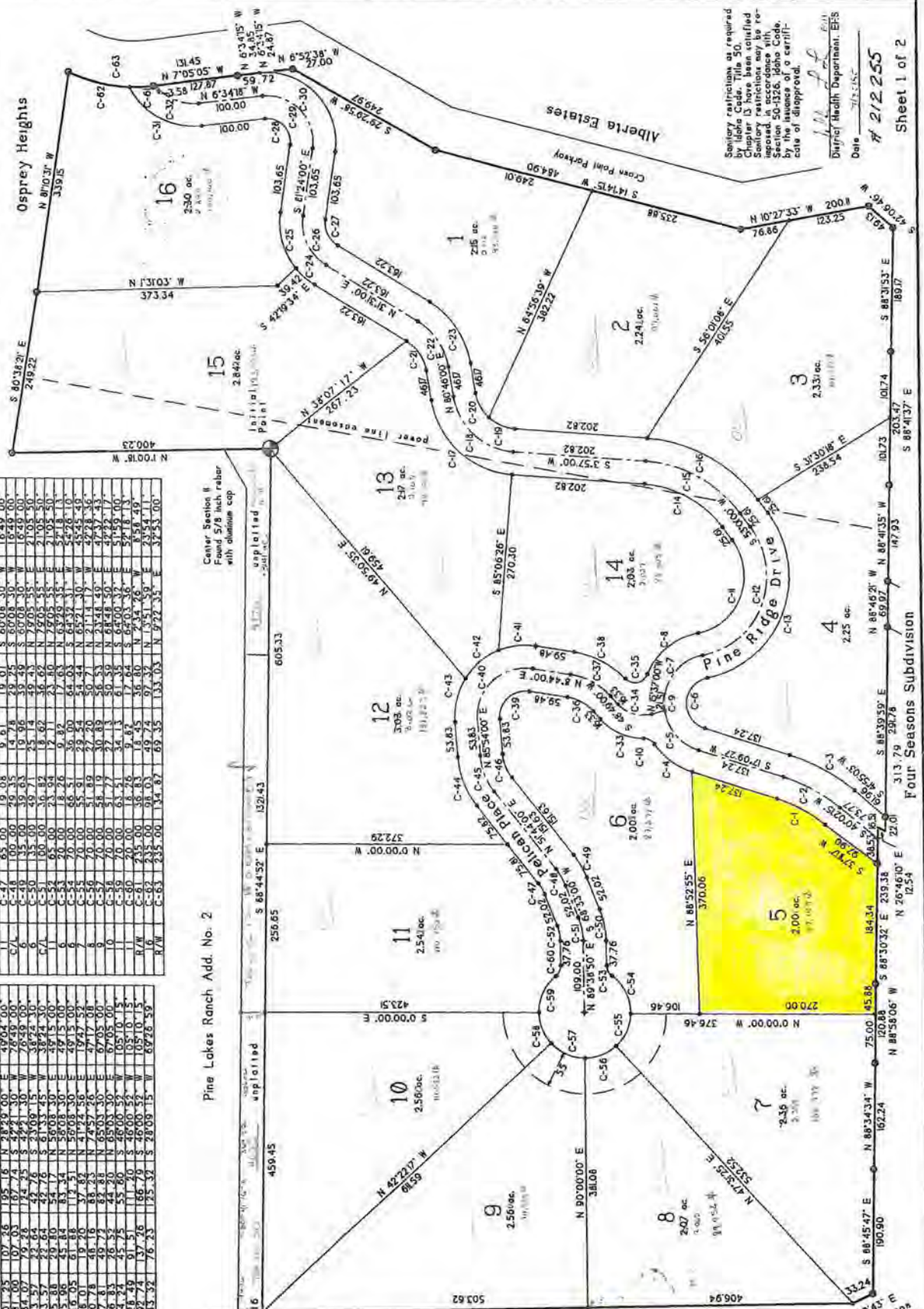
LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C-1	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
2	C-2	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
3	C-3	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
4	C-4	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
5	C-5	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
6	C-6	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
7	C-7	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
8	C-8	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
9	C-9	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
10	C-10	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
11	C-11	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
12	C-12	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
13	C-13	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
14	C-14	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
15	C-15	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"
16	C-16	211.67	64.51	43.83	83.97	S 88°44'52" E	50°00'00"



Scale 1 inch = 100 feet

Legend

- Set 5/8 inch rebar
- o Found property corners see Record of Survey Blk. 5, page 273.
- o Basis of bearing, see Record of Survey Blk. 5, page 273.
- o Lots shall not be divided.
- o Building setbacks shall be 30 ft. from all property lines excepting lots 7, 8, 9 and 10, which shall have a front setback of 25 feet from the centerline of any of Pelican Road.
- o Utility and drainage easements shall be 10 feet wide and shall be located on the interior side of the subdivision boundary.
- o Protective Covenants: Int. # 212256. This plat is subject to Idaho Code Section 31-3605, as amended, which requires that irrigation water shall be supplied to any lot therein.
- o Former Oregon Shortline RR right-of-way.



Survey restrictions as required by Idaho Code, Title 50, Section 50-1206, shall apply. Survey restrictions may be imposed in accordance with Section 50-1206, Idaho Code, by the issuance of a certificate of approval.

Director Health Department, EPS

Date: 7/25/25

212255

Sheet 1 of 2

Valley County Road Department

520 S Front Street
P.O. Box 672
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7195
Fax 208-382-7198



Approach in County Right-of-Way Permit

Fee ** \$50.00	Date Paid 03/11/2026	Permit No. 1296
**CHECK OR MONEY ORDER ONLY		

Property Owner: MARSHA POULSEN

Applicant: MARSHA POULSEN Signature: [Signature]

Mailing Address: 114168 W. TROGACT, BOISE, ID 83709

Phone numbers: [Redacted]

Physical Address of site: 1497 PINE RIDGE, CASCADE, ID 83611

Access is located off county road named: PINE RIDGE

Approach used to access parcel #: RP004390000050
CROWN ROAD TO PINE RIDGE

*** Attach a site plan & vicinity map. Stake the location on-site. ***

The Valley County Road Superintendent hereby grants permission to place, construct, and thereafter maintain an approved access road at the above location.

1. Driveway/approaches must be built per attached figure (# 200).
2. Driveways should not exceed eight percent (8%) grade and have a minimum of a fifty foot (50') plus/minus four percent (+/-4%) runout. Per Valley County Ordinance 6-1-9.
3. Above ground fixtures shall be located off the road right-of-way or on the right-of-way line.
4. All trenches and other excavations shall be carefully backfilled in such a manner as to eliminate settlement, and the surface of the ground shall be returned to its original condition.
5. It is understood and agreed that Valley County will not be liable for any costs in connection with the future required relocation of the road improvement.
6. All abandoned approaches/driveways shall be reclaimed to their original state at the cost of the applicant and/or its successors.

7. Installation, maintenance, relocation, and removal of said approach on county right-of-way shall be done in a manner satisfactory to, and subject to supervision by, the Valley County Road Superintendent.
8. Valley County shall not be liable for damage to said approach resulting from reconstruction or maintenance of the right-of-way. Applicant and/or its successors shall hold the County harmless for injury to persons or damage to property resulting from the location of said approach on county right-of-way. Applicant and/or its successors are responsible for any and all claims of damage, personal injury, or bodily injury that might result from their activities on any existing road in Valley County. Furthermore, the applicant and/or its successors agree to indemnify and hold harmless Valley County for any and all claims of damage, either personal injury or property or any type of claim for damages of any nature whatsoever, whether valid or invalid, that is made against Valley County on account of the activities conducted by the applying company and/or its successors on the construction of said approach.
9. Applicant and/or its successors shall promptly remove said approach from county right-of-way or shall relocated or adjust said approach, at its sole cost and expense when requested to do so by the county. The applicant and/or its successors shall be responsible to pay for all costs of moving, relocation, or reconstruction of the said approach, should Valley County deem it necessary or advisable, in its sole discretion, to repair or reconstruct the existing road. Should the applicant and/or its successors fail to take necessary steps to relocated or reconstruct its approach, the County may take steps to have the same accomplished, and the applicant agrees to reimburse the County for all expenses incurred in moving, relocating, or reconstruction of the approach so the existing roads may be repaired or reconstructed.
10. If at any time Valley County wants to excavate in this area and if it should require the said approach to be moved, it will be at the expense of the applicant and/or its successors.
11. Applicant and/or its successors shall repair or replace public road structures and appurtenances, and any existing facilities located on, over, or under public right-of-way which may be damaged as a result of the installation and maintenance of said approach.
12. Any other road construction activity beyond a driveway (e.g. utility work, trenching) must have a "Construction in County Right-of-Way" permit.

Contractor Name Printed

Contractor Signature

Date

Contractor Phone #



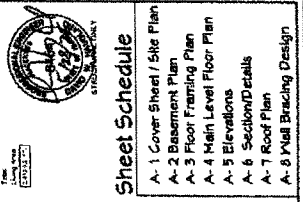
Valley County Road Superintendent Signature

3-18-20

Date

No Culvert Required

called
3-18-20

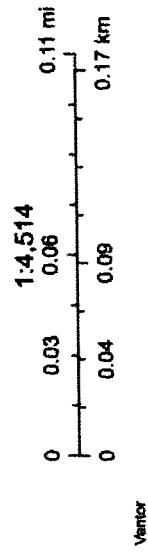
[illegible]

Assessor's Map & Parcel Viewer



3/11/2026, 12:07:12 PM

☐ Parcel Summary & Improvement Report





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 26-005 Pooler 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. There is a septic permit issued for this property on 3/16/26, the primary and replacement drain field areas must stay the same as approved on 3/13/26 by Josh Higgs.
- Reviewed By: Bruce Cope
- Date: 6/14/26



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 26-005 Poulsen 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 the setback variance.

Reviewed By: Brian Cooper

Date: 9/30/26

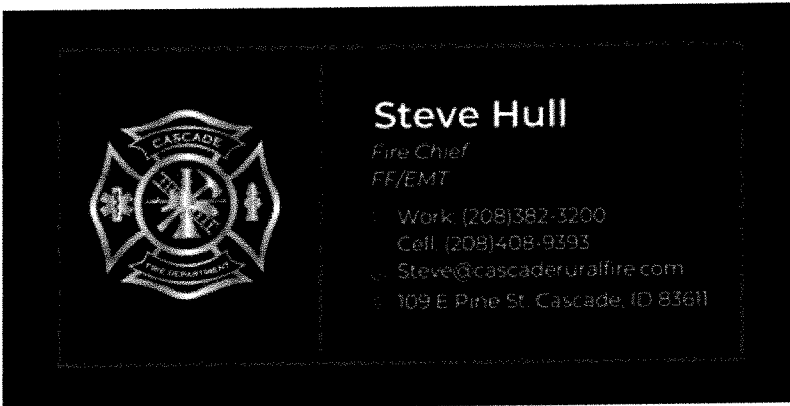
From: Steven Hull <steve@cascaderuralfire.com>

Sent: Monday, June 15, 2026 11:12 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: CUP 26-013 Brown RV Camp, VAR 26-005 Poulsen Setback

I have reviewed CUP 26-013 and VAR 26-005. I have attached a letter of recommendation for CUP 26-013 and we don't have any issues with the Variance 26-005 request.





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

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Tuesday, September 8, 2026 11:39 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: VAR 26-005 Poulsen Setback Variance

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,

?



Carlene Oberg

Administrative Assistant I

Idaho Department of Environmental Quality

1445 North Orchard Street Boise, Idaho 83706

P: (208) 373-0550 | www.deq.idaho.gov

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.



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 extending to the right.

Paul Ashton, PE



To: Valley County Planning & Zoning Commission: This communication is to register our concern and objection to VAR 26-005 Poulsen Setback Variance for the following reasons.

This hardship is not unique. Several homes in the Four Seasons subdivision have been built successfully in forested areas with steep slopes and anyone buying in the area is able to see setbacks have been achieved and lend to the higher end nature of the neighborhood.

This hardship was created by the applicant at the time of purchase after a visual inspection of the property and with we assume, the help and assistance of a licensed realtor.

The property is two acres in size. Therefore, it does not seem reasonable, nor the absolute minimum required to make the property usable, to build 10 feet from Pine Ridge Road.

The public good is not being maintained here. Pine Ridge road is busy, often with large commercial vehicles. This change in variance leaves less room to safely navigate. In the winter, snowplows create large berms on each side of the road, and parking must be on the owner's property. Parking on the road is at your own risk and adds to the confusion and difficulty of those using the roadway with recreational vehicles, RVs, 4wheelers, kids on bikes and pedestrians.

One final and separate concern is that during the construction of the driveway, the applicant has removed a 15-to-20-foot drainage culvert. This will lead to melting snow and storm water run-off problems and should be remedied as soon as possible before damaging the roadway and adjacent properties on either side of Pine Ridge Road.

Thank you for your attention and consideration,

Moodies Investment LP
Charles Mollerup
Louann Krueger
1490 Pine Ridge Road, Cascade, Idaho 83611



September 22, 2026

TO: Valley County Planning & Zoning Commission

RE: VAR 26-005 Poulsen Setback Variance



We understand that VAR 26-005 will be addressed at the BOCC meeting on October 5, 2026. This communication is to register our continued concern and objections outlined in our previous statement (see attached) submitted prior to the July 9, 2026, public hearing.

Moodies Investment LP, Dennis & Pam Moodie
Charles Mollerup
Louann Krueger
1490 Pine Ridge Drive, Cascade, Idaho 83611

by Pamela Moodie

Charles Mollerup
Louann Krueger

July 9, 2026

To: Valley County Planning & Zoning Commission: This communication is to register our concern and objection to VAR 26-005 Poulsen Setback Variance for the following reasons.

This hardship is not unique. Several homes in the Four Seasons subdivision have been built successfully in forested areas with steep slopes and anyone buying in the area is able to see setbacks have been achieved and lend to the higher end nature of the neighborhood.

This hardship was created by the applicant at the time of purchase after a visual inspection of the property and with we assume, the help and assistance of a licensed realtor.

The property is two acres in size. Therefore, it does not seem reasonable, nor the absolute minimum required to make the property usable, to build 10 feet from Pine Ridge Road.

The public good is not being maintained here. Pine Ridge road is busy, often with large commercial vehicles. This change in variance leaves less room to safely navigate. In the winter, snowplows create large berms on each side of the road, and parking must be on the owner's property. Parking on the road is at your own risk and adds to the confusion and difficulty of those using the roadway with recreational vehicles, RVs, 4wheelers, kids on bikes and pedestrians.

One final but, separate concern is that during the construction of the driveway, the applicant has removed a 15-to-20-foot drainage culvert. This will lead to melting snow and storm water run-off problems and should be remedied as soon as possible before damaging the roadway and adjacent properties on either side of Pine Ridge Road. *DM PM CM JK*

Thank you for your attention and consideration,

Moodies Investment LP
Charles Mollerup
Louann Krueger
1490 Pine Ridge Road, Cascade, Idaho 83611

From: Karla Gearheard <karlagearheard@gmail.com>
Sent: Sunday, August 9, 2026 5:00 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: VAR 26-005

August 7, 2026

Valley County Planning and Zoning Commission

Re: VAR 26-005 – Front Setback Variance Request

Dear Commissioners,

I am writing to provide additional factual information regarding VAR 26-005 for your consideration. I understand I missed the formal deadline for public comment, and I recognize the Commission may be limited in how it can consider information submitted after the hearing. Nevertheless, as a neighboring property owner, I respectfully submit the following observations and attached photographs in the hope they may assist in your review. My intent is not to oppose the applicant personally, but to encourage independent verification of several factual issues that I believe are relevant to the findings required to approve a variance.

Comparable setbacks

During the public hearing, the applicant stated that at least five homes within approximately one mile of the property do not meet the required front setback. Although we did not survey every home within that distance, we did examine the homes closest to the property along Crown Point Parkway, Four Seasons Dr, and Pelican Place. The closest setback we observed was approximately 22 feet to the edge of a garage eave. Photographs are attached as **Exhibit A**. The County staff report also identifies two setback standards applicable to this request. It states that the current Valley County front setback is 20 feet, while the recorded Pelican Heights Subdivision plat provides: "Building setback lines are 30 feet from front and rear lot lines and 20 feet from side lot lines." I respectfully request that any comparable properties relied upon in support of this variance be specifically identified and that their applicable subdivision setback requirements be verified.

Drainage

I understand the Valley County Road Department approved the driveway approach and indicated that a culvert was not required. I do not dispute that determination. My concern relates instead to the practical drainage impacts at this location. Throughout the Crown Point Parkway area, including the properties surrounding this lot, culverts are commonly installed beneath driveways to convey runoff beneath the roadway. Because Crown Point Parkway and surrounding roads are unpaved gravel, these culverts help reduce erosion, rutting, washboarding, and damage caused by concentrated snowmelt and stormwater. An existing culvert at this property has been removed. Photographs of the location are included as **Exhibit B**. All of the surrounding properties have culverts under the driveways. I respectfully ask whether the roadway drainage impacts associated with removing the culvert have been fully evaluated and whether the proposed drainage configuration will adequately protect the roadway and adjoining properties over time.

Topography

During the hearing, the applicant described the property as essentially "dropping off," suggesting that the terrain substantially limits the available building area. While portions of Crown Point Parkway and surrounding streets do contain steep terrain, my observations of this parcel differ. The property appears to contain a substantial area of relatively level or gently sloping ground before the terrain transitions to a steeper grade. Attached as **Exhibit C** is a photograph showing a person standing on relatively level ground approximately 67 feet from the front property line marker. Although a photograph is not a substitute for an engineering analysis, I respectfully suggest that the available building envelope be independently evaluated when determining whether a reduction to a 10-foot front setback is necessary.

Variance findings

My understanding is that a variance may be granted only when the required findings are supported by evidence demonstrating an undue hardship arising from characteristics unique to the property. For that reason, I respectfully ask the Commission to distinguish between circumstances in which compliance with the required setback is genuinely impracticable because of the property's physical characteristics and circumstances in which compliance may instead require a different home design, building location, engineering solution, or additional construction expense. If engineering reports, alternative site plans, or cost analyses were submitted in support of the hardship claim, I respectfully ask that those materials be carefully considered in determining whether the required findings have been satisfied.

Conclusion

I respectfully ask the Commission to independently verify:

- the setbacks of comparable properties relied upon in support of the application;
- the applicable setback established by the recorded Pelican Heights Subdivision plat;
- the property's topography and available building envelope;
- the evidence supporting the required finding of undue hardship; and
- whether roadway drainage has been adequately evaluated following removal of the existing culvert.

Thank you for your time and your careful consideration of this application.

Respectfully,

Karla Gearheard

21 Pelican Place

Cascade, Idaho 83611

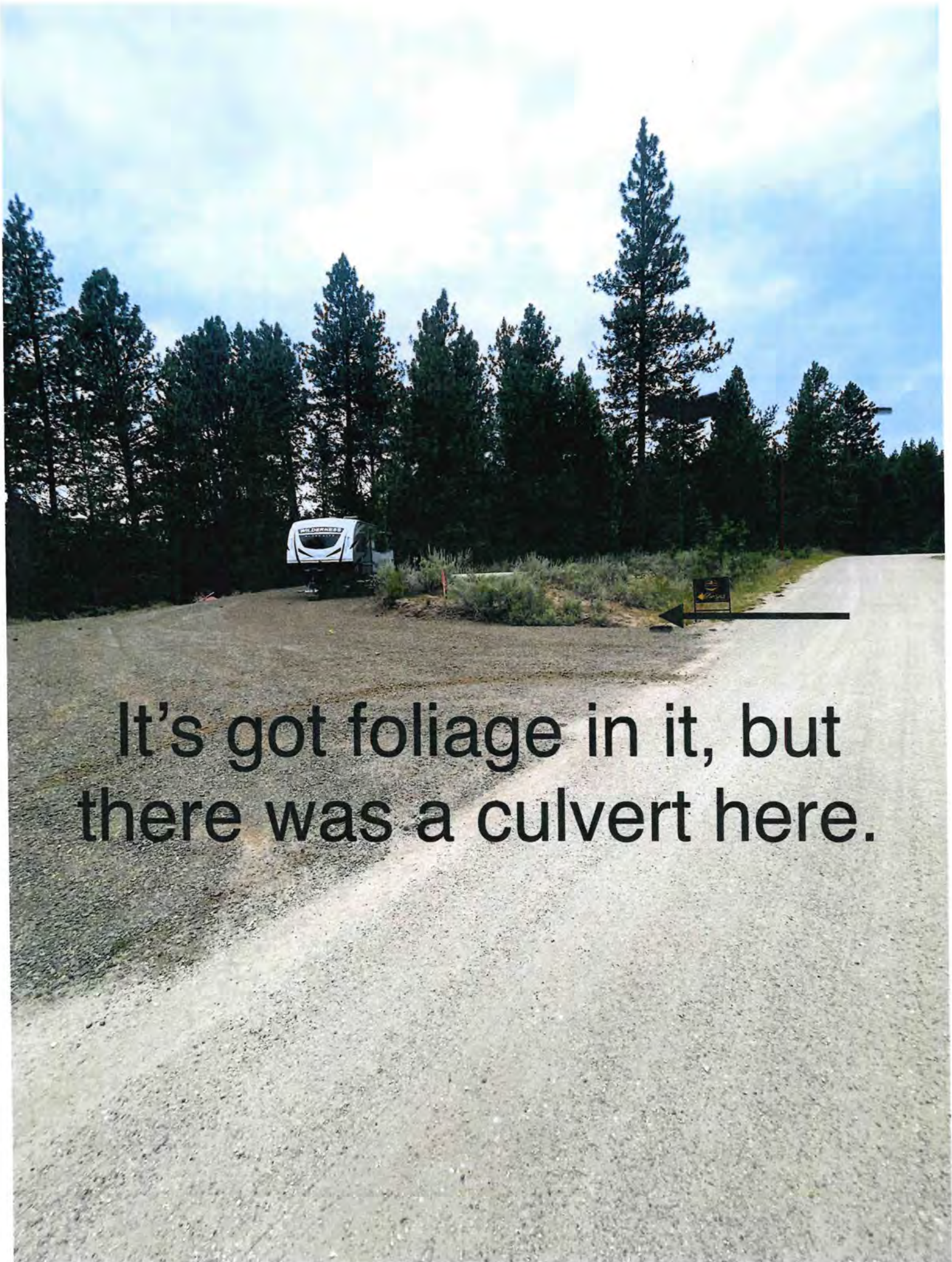








Culvert pipe removed at
driveway.



It's got foliage in it, but
there was a culvert here.

A photograph showing a person in the background holding a long yellow measuring tape that extends across a gravel driveway towards the foreground. The tape is marked with numbers, and the text '67' from property line marker at driveway to flat ground' is overlaid on the image. The background features some greenery and a fence.

67' from property line
marker at driveway to flat
ground

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 26-005

FEE \$ 250

ACCEPTED BY [Signature]

DATE 4/29/2016

CROSS REFERENCE FILE(S): _____

PROPOSED USE: Relax front setback from 30' to 20'

☐ Shared Driveway

☒ Setback Variance

☐ Other

Applicant Name MARSHA POULSE

Applicant Signature [Signature] Date 4-29-2016

Mailing Address 11468 W. TROGA CT
BOISE, ID 83709

Phone [Redacted] Email [Redacted]

Property Parcel Number PARCEL # 5

Subdivision (if applicable) PELICAN HEIGHTS

Parcel Physical Address 1497 RIVE RIDGE, CASCADE ID 83611

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.

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	TANGENT	CHORD	BEARING	OPEN TA.
1	1	25.00	2.46	2.46	274.76	364.73
2	1	35.00	3.91	3.91	240.04	492.81
3	1	50.00	5.36	5.36	216.36	642.81
4	1	75.00	7.79	7.79	191.50	814.70
5	1	100.00	9.95	9.95	174.48	1005.00
6	1	125.00	11.93	11.93	162.77	1212.00
7	1	150.00	13.74	13.74	153.07	1435.00
8	1	175.00	15.41	15.41	144.47	1673.00
9	1	200.00	16.95	16.95	136.80	1925.00
10	1	225.00	18.38	18.38	130.00	2190.00
11	1	250.00	19.71	19.71	124.00	2467.00
12	1	275.00	20.95	20.95	118.60	2756.00
13	1	300.00	22.11	22.11	113.70	3056.00
14	1	325.00	23.19	23.19	109.20	3367.00
15	1	350.00	24.20	24.20	105.00	3689.00
16	1	375.00	25.14	25.14	101.00	4021.00
17	1	400.00	26.02	26.02	97.20	4363.00
18	1	425.00	26.84	26.84	93.60	4715.00
19	1	450.00	27.61	27.61	90.10	5077.00
20	1	475.00	28.33	28.33	86.70	5449.00
21	1	500.00	29.00	29.00	83.40	5830.00
22	1	525.00	29.62	29.62	80.20	6220.00
23	1	550.00	30.19	30.19	77.10	6619.00
24	1	575.00	30.72	30.72	74.10	7027.00
25	1	600.00	31.20	31.20	71.20	7444.00
26	1	625.00	31.64	31.64	68.40	7869.00
27	1	650.00	32.04	32.04	65.70	8302.00
28	1	675.00	32.40	32.40	63.10	8743.00
29	1	700.00	32.73	32.73	60.60	9192.00
30	1	725.00	33.02	33.02	58.20	9649.00
31	1	750.00	33.28	33.28	55.90	10113.00
32	1	775.00	33.51	33.51	53.60	10584.00
33	1	800.00	33.71	33.71	51.40	11062.00
34	1	825.00	33.88	33.88	49.30	11547.00
35	1	850.00	34.03	34.03	47.20	12039.00
36	1	875.00	34.15	34.15	45.20	12537.00
37	1	900.00	34.25	34.25	43.20	13042.00
38	1	925.00	34.33	34.33	41.30	13553.00
39	1	950.00	34.39	34.39	39.40	14070.00
40	1	975.00	34.43	34.43	37.60	14593.00
41	1	1000.00	34.46	34.46	35.80	15122.00
42	1	1025.00	34.47	34.47	34.10	15657.00
43	1	1050.00	34.47	34.47	32.50	16198.00
44	1	1075.00	34.46	34.46	31.00	16744.00
45	1	1100.00	34.44	34.44	29.50	17296.00
46	1	1125.00	34.41	34.41	28.10	17853.00
47	1	1150.00	34.37	34.37	26.70	18415.00
48	1	1175.00	34.32	34.32	25.40	18982.00
49	1	1200.00	34.26	34.26	24.10	19554.00
50	1	1225.00	34.19	34.19	22.90	20131.00
51	1	1250.00	34.11	34.11	21.70	20713.00
52	1	1275.00	34.02	34.02	20.60	21300.00
53	1	1300.00	33.93	33.93	19.50	21892.00
54	1	1325.00	33.83	33.83	18.50	22489.00
55	1	1350.00	33.72	33.72	17.50	23091.00
56	1	1375.00	33.61	33.61	16.50	23698.00
57	1	1400.00	33.50	33.50	15.50	24310.00
58	1	1425.00	33.38	33.38	14.50	24927.00
59	1	1450.00	33.26	33.26	13.50	25549.00
60	1	1475.00	33.13	33.13	12.50	26176.00
61	1	1500.00	33.00	33.00	11.50	26808.00
62	1	1525.00	32.87	32.87	10.50	27444.00
63	1	1550.00	32.73	32.73	9.50	28085.00
64	1	1575.00	32.59	32.59	8.50	28731.00
65	1	1600.00	32.45	32.45	7.50	29382.00
66	1	1625.00	32.31	32.31	6.50	30038.00
67	1	1650.00	32.17	32.17	5.50	30699.00
68	1	1675.00	32.02	32.02	4.50	31365.00
69	1	1700.00	31.88	31.88	3.50	32036.00
70	1	1725.00	31.73	31.73	2.50	32712.00
71	1	1750.00	31.58	31.58	1.50	33393.00
72	1	1775.00	31.43	31.43	0.50	34079.00
73	1	1800.00	31.28	31.28	0.00	34770.00
74	1	1825.00	31.13	31.13	0.00	35466.00
75	1	1850.00	30.98	30.98	0.00	36167.00
76	1	1875.00	30.83	30.83	0.00	36873.00
77	1	1900.00	30.68	30.68	0.00	37584.00
78	1	1925.00	30.53	30.53	0.00	38299.00
79	1	1950.00	30.38	30.38	0.00	39019.00
80	1	1975.00	30.23	30.23	0.00	39744.00
81	1	2000.00	30.08	30.08	0.00	40474.00
82	1	2025.00	29.93	29.93	0.00	41209.00
83	1	2050.00	29.78	29.78	0.00	41949.00
84	1	2075.00	29.63	29.63	0.00	42694.00
85	1	2100.00	29.48	29.48	0.00	43444.00
86	1	2125.00	29.33	29.33	0.00	44199.00
87	1	2150.00	29.18	29.18	0.00	44959.00
88	1	2175.00	29.03	29.03	0.00	45724.00
89	1	2200.00	28.88	28.88	0.00	46494.00
90	1	2225.00	28.73	28.73	0.00	47269.00
91	1	2250.00	28.58	28.58	0.00	48049.00
92	1	2275.00	28.43	28.43	0.00	48834.00
93	1	2300.00	28.28	28.28	0.00	49624.00
94	1	2325.00	28.13	28.13	0.00	50419.00
95	1	2350.00	27.98	27.98	0.00	51219.00
96	1	2375.00	27.83	27.83	0.00	52024.00
97	1	2400.00	27.68	27.68	0.00	52834.00
98	1	2425.00	27.53	27.53	0.00	53649.00
99	1	2450.00	27.38	27.38	0.00	54469.00
100	1	2475.00	27.23	27.23	0.00	55294.00

QI	CURVE	FLATNESS	RAUSCH	SWORTH	TANGENT	CHORD	HEARING	DELF (A)
1	C/1	21.67	84.55	42.84	43.87	63.87	76.53	22.55
2	C/1	246.67	91.51	49.02	67.85	67.85	70.35	22.55
3	C/1	286.67	102.48	57.00	71.74	71.74	70.35	22.55
4	C/1	326.67	113.45	64.18	75.62	75.62	70.35	22.55
5	C/1	366.67	124.42	71.36	79.50	79.50	70.35	22.55
6	C/1	406.67	135.39	78.54	83.38	83.38	70.35	22.55
7	C/1	446.67	146.36	85.72	87.26	87.26	70.35	22.55
8	C/1	486.67	157.33	92.89	91.14	91.14	70.35	22.55
9	C/1	526.67	168.30	100.00	95.00	95.00	70.35	22.55
10	C/1	566.67	179.27	106.88	98.88	98.88	70.35	22.55
11	C/1	606.67	190.24	113.75	102.75	102.75	70.35	22.55
12	C/1	646.67	201.21	120.63	106.63	106.63	70.35	22.55
13	C/1	686.67	212.18	127.50	110.50	110.50	70.35	22.55
14	C/1	726.67	223.15	134.38	114.38	114.38	70.35	22.55
15	C/1	766.67	234.12	141.25	118.25	118.25	70.35	22.55
16	C/1	806.67	245.09	148.13	122.13	122.13	70.35	22.55
17	C/1	846.67	256.06	155.00	126.00	126.00	70.35	22.55
18	C/1	886.67	267.03	161.88	129.88	129.88	70.35	22.55
19	C/1	926.67	278.00	168.75	133.75	133.75	70.35	22.55
20	C/1	966.67	288.97	175.63	137.63	137.63	70.35	22.55
21	C/1	1006.67	299.94	182.50	141.50	141.50	70.35	22.55
22	C/1	1046.67	310.91	189.38	145.38	145.38	70.35	22.55
23	C/1	1086.67	321.88	196.25	149.25	149.25	70.35	22.55
24	C/1	1126.67	332.85	203.13	153.13	153.13	70.35	22.55
25	C/1	1166.67	343.82	210.00	157.00	157.00	70.35	22.55
26	C/1	1206.67	354.79	216.88	160.88	160.88	70.35	22.55
27	C/1	1246.67	365.76	223.75	164.75	164.75	70.35	22.55
28	C/1	1286.67	376.73	230.63	168.63	168.63	70.35	22.55
29	C/1	1326.67	387.70	237.50	172.50	172.50	70.35	22.55
30	C/1	1366.67	398.67	244.38	176.38	176.38	70.35	22.55
31	C/1	1406.67	409.64	251.25	180.25	180.25	70.35	22.55
32	C/1	1446.67	420.61	258.13	184.13	184.13	70.35	22.55
33	C/1	1486.67	431.58	265.00	188.00	188.00	70.35	22.55
34	C/1	1526.67	442.55	271.88	191.88	191.88	70.35	22.55
35	C/1	1566.67	453.52	278.75	195.75	195.75	70.35	22.55
36	C/1	1606.67	464.49	285.63	199.63	199.63	70.35	22.55
37	C/1	1646.67	475.46	292.50	203.50	203.50	70.35	22.55
38	C/1	1686.67	486.43	299.38	207.38	207.38	70.35	22.55
39	C/1	1726.67	497.40	306.25	211.25	211.25	70.35	22.55
40	C/1	1766.67	508.37	313.13	215.13	215.13	70.35	22.55
41	C/1	1806.67	519.34	320.00	219.00	219.00	70.35	22.55
42	C/1	1846.67	530.31	326.88	222.88	222.88	70.35	22.55
43	C/1	1886.67	541.28	333.75	226.75	226.75	70.35	22.55
44	C/1	1926.67	552.25	340.63	230.63	230.63	70.35	22.55
45	C/1	1966.67	563.22	347.50	234.50	234.50	70.35	22.55
46	C/1	2006.67	574.19	354.38	238.38	238.38	70.35	22.55
47	C/1	2046.67	585.16	361.25	242.25	242.25	70.35	22.55
48	C/1	2086.67	596.13	368.13	246.13	246.13	70.35	22.55
49	C/1	2126.67	607.10	375.00	250.00	250.00	70.35	22.55
50	C/1	2166.67	618.07	381.88	253.88	253.88	70.35	22.55
51	C/1	2206.67	629.04	388.75	257.75	257.75	70.35	22.55
52	C/1	2246.67	640.01	395.63	261.63	261.63	70.35	22.55
53	C/1	2286.67	650.98	402.50	265.50	265.50	70.35	22.55
54	C/1	2326.67	661.95	409.38	269.38	269.38	70.35	22.55
55	C/1	2366.67	672.92	416.25	273.25	273.25	70.35	22.55
56	C/1	2406.67	683.89	423.13	277.13	277.13	70.35	22.55
57	C/1	2446.67	694.86	430.00	281.00	281.00	70.35	22.55
58	C/1	2486.67	705.83	436.88	284.88	284.88	70.35	22.55
59	C/1	2526.67	716.80	443.75	288.75	288.75	70.35	22.55
60	C/1	2566.67	727.77	450.63	292.63	292.63	70.35	22.55
61	C/1	2606.67	738.74	457.50	296.50	296.50	70.35	22.55
62	C/1	2646.67	749.71	464.38	300.38	300.38	70.35	22.55
63	C/1	2686.67	760.68	471.25	304.25	304.25	70.35	22.55
64	C/1	2726.67	771.65	478.13	308.13	308.13	70.35	22.55
65	C/1	2766.67	782.62	485.00	312.00	312.00	70.35	22.55
66	C/1	2806.67	793.59	491.88	315.88	315.88	70.35	22.55
67	C/1	2846.67	804.56	498.75	319.75	319.75	70.35	22.55
68	C/1	2886.67	815.53	505.63	323.63	323.63	70.35	22.55
69	C/1	2926.67	826.50	512.50	327.50	327.50	70.35	22.55
70	C/1	2966.67	837.47	519.38	331.38	331.38	70.35	22.55
71	C/1	3006.67	848.44	526.25	335.25	335.25	70.35	22.55
72	C/1	3046.67	859.41	533.13	339.13	339.13	70.35	22.55
73	C/1	3086.67	870.38	540.00	343.00	343.00	70.35	22.55
74	C/1	3126.67	881.35	546.88	346.88	346.88	70.35	22.55
75	C/1	3166.67	892.32	553.75	350.75	350.75	70.35	22.55
76	C/1	3206.67	903.29	560.63	354.63	354.63	70.35	22.55
77	C/1	3246.67	914.26	567.50	358.50	358.50	70.35	22.55
78	C/1	3286.67	925.23	574.38	362.38	362.38	70.35	22.55
79	C/1	3326.67	936.20	581.25	366.25	366.25	70.35	22.55
80	C/1	3366.67	947.17	588.13	370.13	370.13	70.35	22.55
81	C/1	3406.67	958.14	595.00	374.00	374.00	70.35	22.55
82	C/1	3446.67	969.11	601.88	377.88	377.88	70.35	22.55
83	C/1	3486.67	980.08	608.75	381.75	381.75	70.35	22.55
84	C/1	3526.67	991.05	615.63	385.63	385.63	70.35	22.55
85	C/1	3566.67	1002.02	622.50	389.50	389.50	70.35	22.55
86	C/1	3606.67	1012.99	629.38	393.38	393.38	70.35	22.55
87	C/1	3646.67	1023.96	636.25	397.25	397.25	70.35	22.55
88	C/1	3686.67	1034.93	643.13	401.13	401.13	70.35	22.55
89	C/1	3726.67	1045.90	650.00	405.00	405.00	70.35	22.55
90	C/1	3766.67	1056.87	656.88	408.88	408.88	70.35	22.55
91	C/1	3806.67	1067.84	663.75	412.75	412.75	70.35	22.55
92	C/1	3846.67	1078.81	670.63	416.63	416.63	70.35	22.55
93	C/1	3886.67	1089.78	677.50	420.50	420.50	70.35	22.55
94	C/1	3926.67	1100.75	684.38	424.38	424.38	70.35	22.55
95	C/1	3966.67	1111.72	691.25	428.25	428.25	70.35	22.55
96	C/1	4006.67	1122.69	698.13	432.13	432.13	70.35	22.55
97	C/1	4046.67	1133.66	705.00	436.00	436.00	70.35	22.55
98	C/1	4086.67	1144.63	711.88	439.88	439.88	70.35	22.55
99	C/1	4126.67	1155.60	718.75	443.75	443.75	70.35	22.55
100	C/1	4166.67	1166.57	725.63	447.63	447.63	70.35	22.55
101	C/1	4206.67	1177.54	732.50	451.50	451.50	70.35	22.55
102	C/1	4246.67	1188.51	739.38	455.38	455.38	70.35	22.55
103	C/1	4286.67	1199.48	746.25	459.25	459.25	70.35	22.55
104	C/1	4326.67	1210.45	753.13	463.13	463.13	70.35	22.55
105	C/1	4366.67	1221.42	760.00	467.00	467.00	70.35	22.55
106	C/1	4406.67	1232.39	766.88	470.88	470.88	70.35	22.55
107	C/1	4446.67	1243.36	773.75	474.75	474.75	70.35	22.55
108	C/1	4486.67	1254.33	780.63	478.63	478.63	70.35	22.55
109	C/1	4526.67	1265.30	787.50	482.50	482.50	70.35	22.55
110	C/1	4566.67	1276.27	794.38	486.38	486.38	70.35	22.55
111	C/1	4606.67	1287.24	801.25	490.25	490.25	70.35	22.55
112	C/1	4646.67	1298.21	808.13	494.13	494.13	70.35	22.55
113	C/1	4686.67	1309.18	815.00	498.00	498.00	70.35	22.55
114	C/1	4726.67	1320.15	821.88	501.88	501.88	70.35	22.55
115	C/1	4766.67	1331.12	828.75	505.75	505.75	70.35	22.55
116	C/1	4806.67	1342.09	835.63	509.63	509.63	70.35	22.55
117	C/1	4846.67	1353.06	842.50	513.50	513.50	70.35	22.55
118	C/1	4886.67	1364.03	849.38	517.38	517.38	70.35	22.55
119	C/1	4926.67	1375.00	856.25	521.25	521.25	70.35	22.55
120	C/1	4966.67	1385.97	863.13	525.13	525.13	70.35	22.55
121	C/1	5006.67	1396.94	870.00	529.00	529.00	70.35	22.55
122	C/1	5046.67	1407.91	876.88	532.88	532.88	70.35	22.55
123	C/1	5086.67	1418.88	883.75	536.75	536.75	70.35	22.55
124	C/1	5126.67	1429.85	890.63	540.63	540.63	70.35	22.55
125	C/1	5166.67	1440.82	897.50	544.50	544.50	70.35	22.55
126	C/1	5206.67	1451.79	904.38	548.38	548.38	70.35	22.55
127	C/1	5246.67	1462.76	911.25	552.25	552.25	70.35	22.55
128	C/1	5286.67	1473.73	918.13	556.13	556.13	70.35	22.55
129	C/1	5326.67	1484.70	925.00	560.00	560.00	70.35	22.55
130	C/1	5366.67	1495.67	931.88	563.88	563.88	70.35	22.55
131	C/1	5406.67	1506.64	938.75	567.75	567.75		



Scale 1 inch = 100 feet

Legend

- Set 5/8 inch rebar
- Found property corners
see Record of Survey
Bk. 5, page 272.
- Basis of bearing, see
Record of Survey
Bk. 5, page 273.

Notes shall not be divided

Building setbacks shall be 10 ft. from all property lines, excepting lots 7, 8, 9 and 10 which also shall have a front setback of 55 feet from the right-of-way of Public Road.

Utility and drainage easements shall be 12 feet wide centered on all interior lot lines and 6 feet wide on the interior side of the subdivision boundary.

Protective Covenants:
Inst. # 212256

This plan is subject to Idaho Code Section 31-3A05, no irrigation water shall be supplied

to only not harm.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

146-205-011
District Health Department, E.P.S.
Date 7/2/58

313.79 29.76 /
Four Seasons Subdivision

I am requesting a variance on the property located in Pelican Heights Parcel #5, address 1497 Pine Ridge, Cascade Id, 83611. The plat requires a 30' setback from the front of the property, and I am requesting it to meet county requirements, which are set at 20'. The reason for this request is the slope of the property.

From: Marsha Poulsen [REDACTED]
Sent: Tuesday, June 2, 2026 9:48 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Adjust setback request for property at 1497 Pine Ridge Dr.

The setback on my property at 1947 Pine Ridge Dr. is recorded on the plot map at 30 feet. I submitted a request to adjust the setback to 20 feet due to the property's slope. Since the request, I have had a formal survey establishing the break line on the slope. I am requesting an adjustment to the initial request from 20 feet to 10 feet after identifying the break line.

The total setback, as it currently stands, is 50 feet from the road.

The property line starts 20 feet from the road

The CCRs require a 30-foot setback from the property line.

I am attempting to build a house on the property. The cost for the required support structure to accommodate the property's slope prevents me from moving forward.

Please let me know if you need additional information.

Thanks you

Marsha Poulsen
[REDACTED]



REQUEST FOR SETBACK EASEMENT

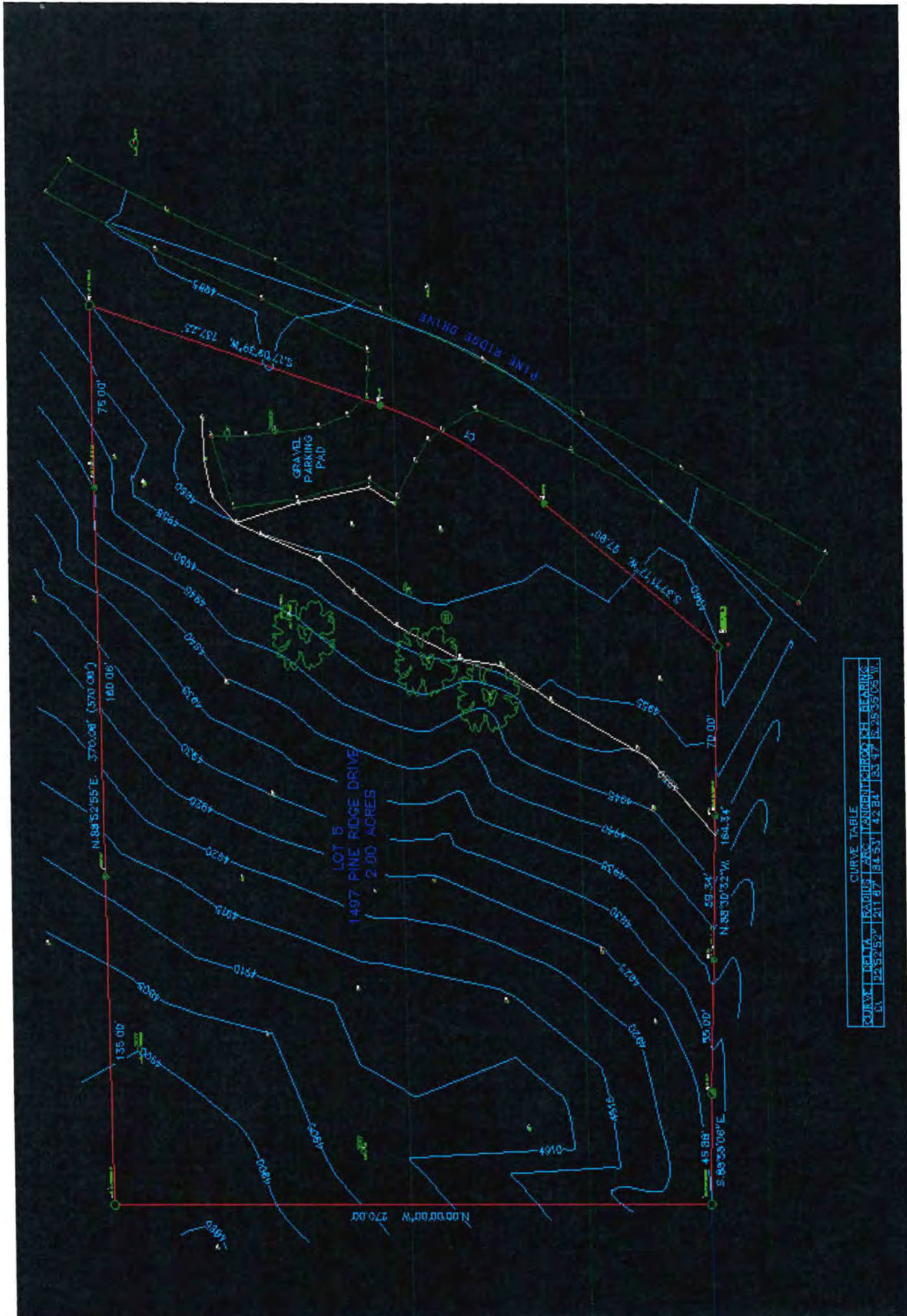
Poulsen property 1497 Pineridge Dr.

Abstract

Marsha Poulsen
Mbafinal05@yahoo.com

Table of Contents

Survey's information.....	2-4
Pictures of property with measurements	5-12
Pictures of surrounding properties showing setbacks.....	13-17



CURVE TABLE

CURVE	DELTA	BEARING	CHORD	TANGENT	CHORD	CH	BEARING
C1	22° 52' 52"	211.47'	184.53'	4.2 34'	123.47'	123.47'	22° 52' 52" W.

RECORD OF SURVEY NO. _____
PROPERTY LINE ADJUSTMENT
FOR
MARCUS

PARCELS OF LAND BEING ALL OF LOTS 9 AND 10,
BLOCK 3, WESTLAND ACRES, AS RECORDED IN BOOK
13 OF PLATS AT PAGES 871 AND 872, RECORDS OF
ADA COUNTY, IDAHO AND LYING IN THE
SE1/4, SE1/4 OF SECTION 1, T.3N., R.1E.,
BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO
2028

NARRATIVE: SURVEYING, INC. HAS RECENTLY COMPLETED A
BOUNDARY SURVEY OF THE PROPERTY AT 5307 W. WHITE
LANE IN BOISE, IDAHO. AFTER CAREFUL REVIEW OF THE
SUBJECT PROPERTY AND THE SURROUNDING PROPERTIES, IT'S
CLEAR THAT THE EXISTING PENCE LINES DO NOT COINCIDE WITH
THE REATED LOT LINES AS SHOWN ON THE PLANS ON FILE
WITH THE COUNTY CLERK. THE ADJACENT LAND OWNERS
WILL BE INVOLVED IN THE SURVEY AND IF THEY WILL ALL AGREE TO
SHIFT THE EXISTING BOUNDARY LINES APPROXIMATELY 15 FEET
EAST IN THE FRONT OF THE PROPERTIES AND APPROXIMATELY
5 FEET IN THE BACK OF THE PROPERTIES, THE NEWLY
CREATED BOUNDARY LINES WOULD THEN FALL ON THE NEARLY
EXISTING PENCE LINES. THEREFORE, THE LAND OWNER
IS WARNING TO PARTICIPATE THEREFORE THE LINES CANNOT
BE ADJUSTED TO MATCH THE EXISTING PENCE LINES



SCALE 1" = 60'

INDEX NO. 321-23-140-18-1175
MARKS LAND SURVEYING LLC
COLLEEN MARKS, LS 7045
2495 N. COLE ROAD, SUITE 240
BOISE, IDAHO 83704
P# (208) 376-7203

DATED 2/19/28 DRAWN BY: CM FILED RECORDS PLAINING



This is the road

This is where the property line starts

This is 10 Ft in.

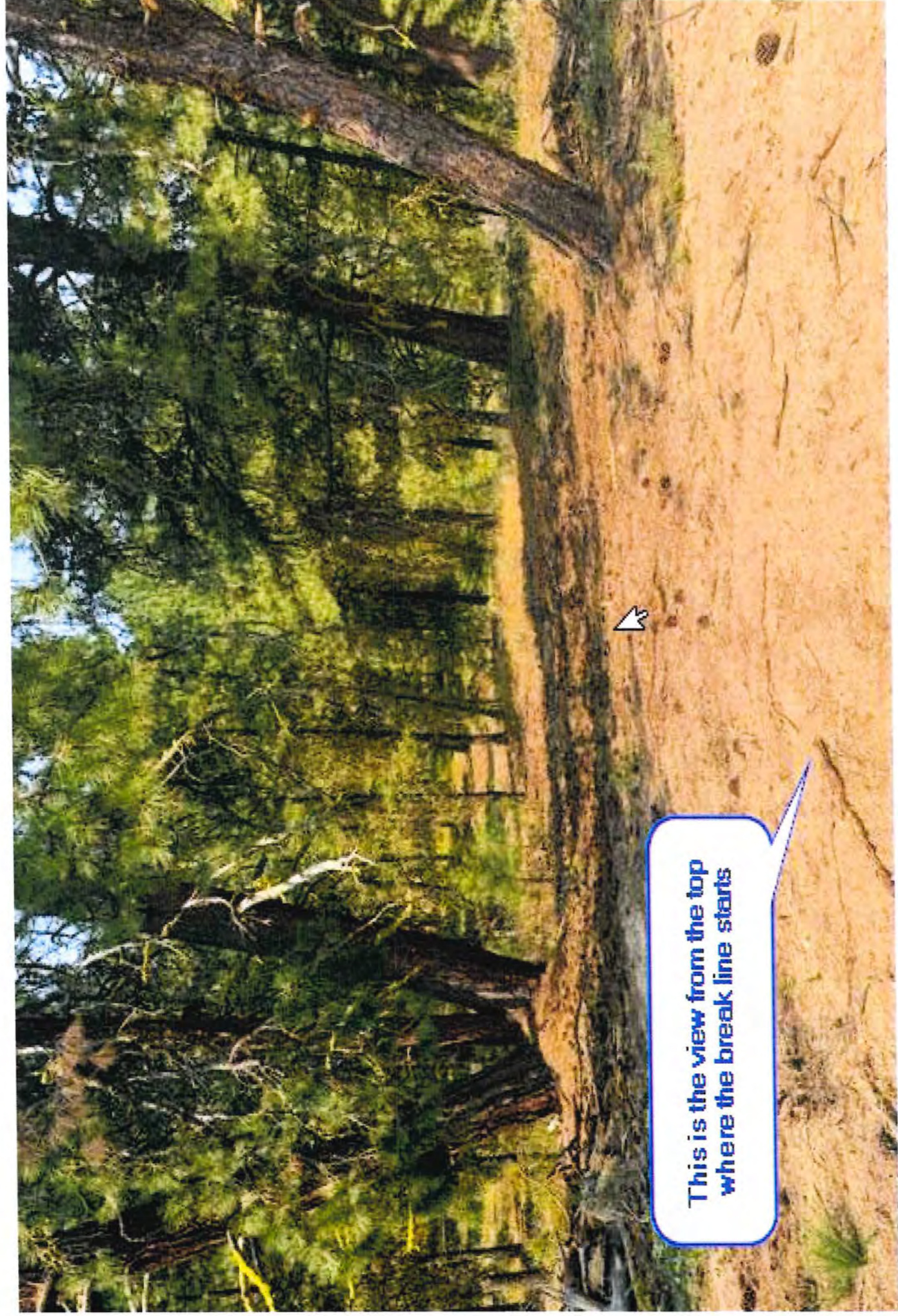




Break Point

This leaves me 30 Ft to build on before I get into the break line

30 Ft in







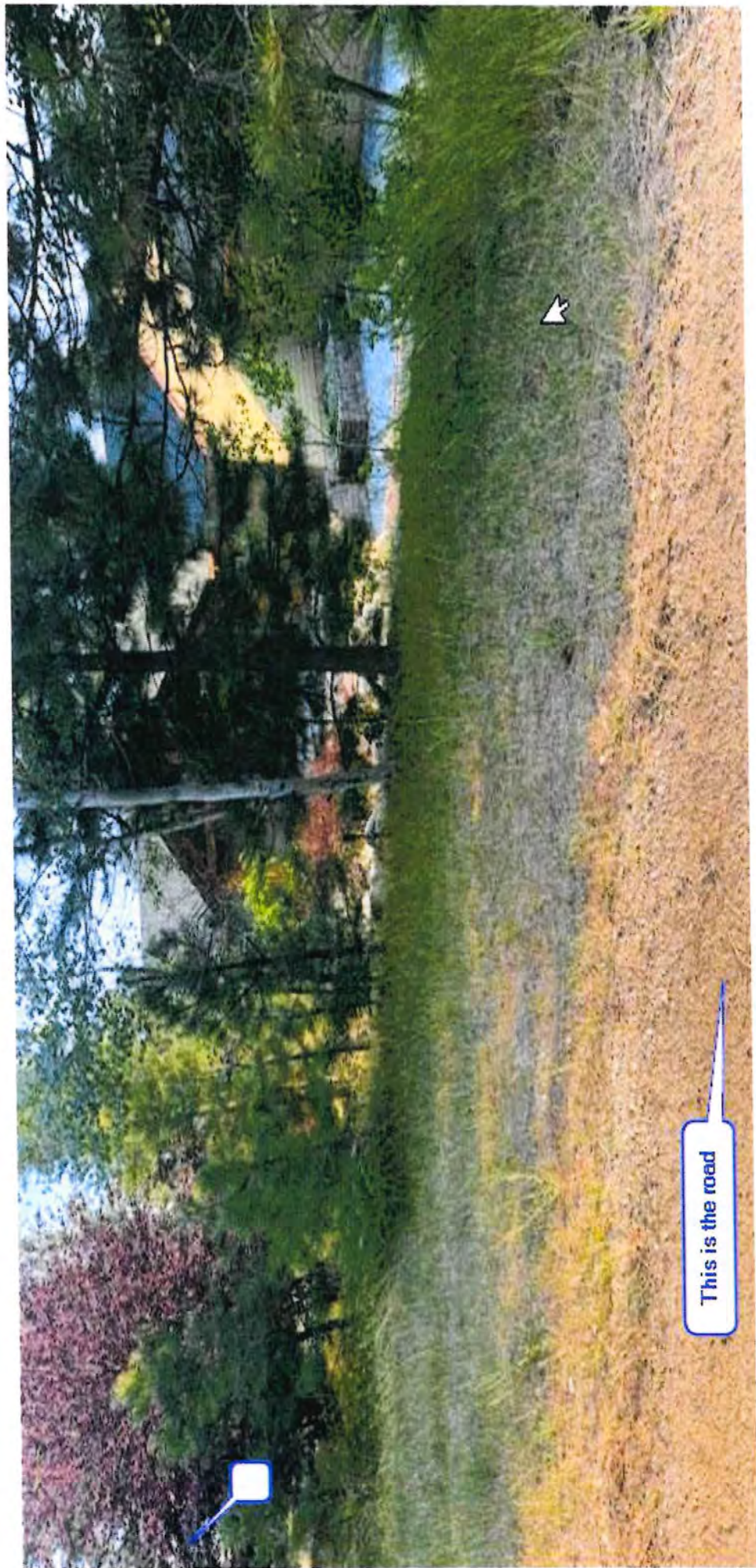


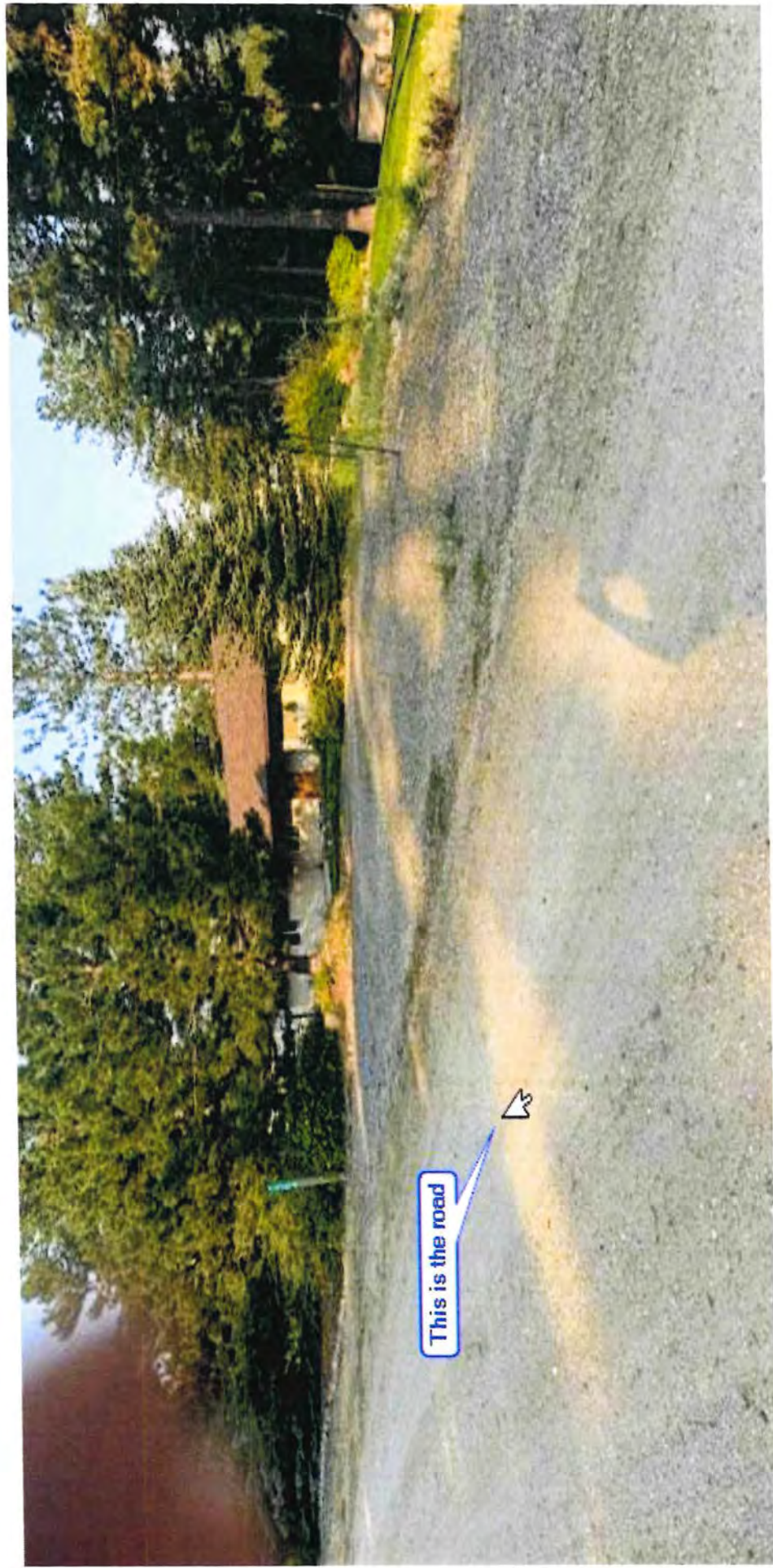
And one more view at a different angle











08/12/2026

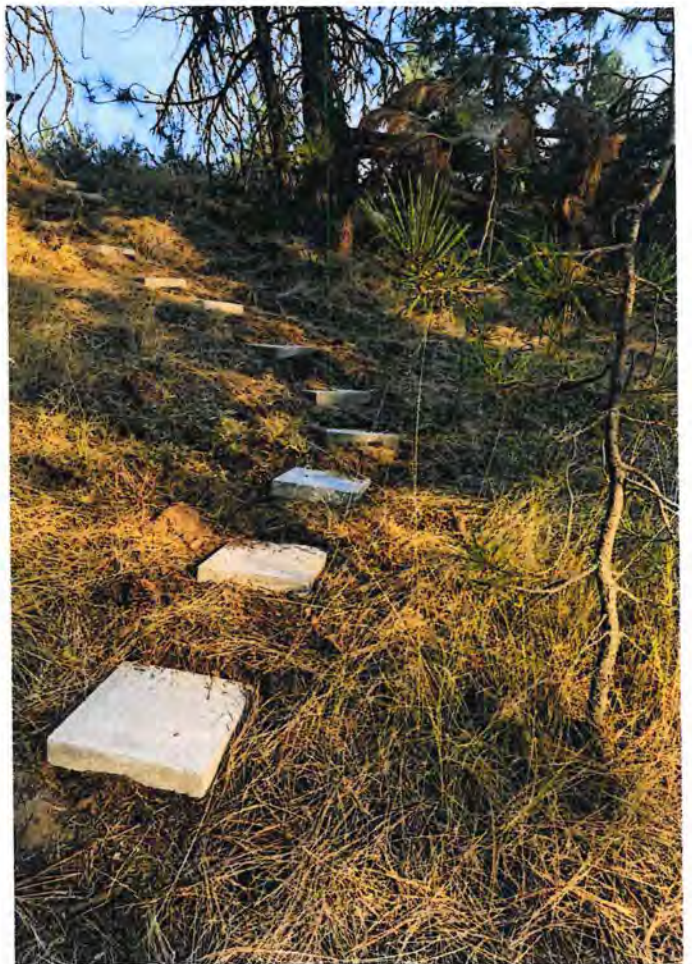
EXHIBIT

2

tabbies

VAR 26-005

P2 8.13.2026



 Outlook

Fw: October 5th Hearing

From Lori Hunter <lhunter@valleycountyid.gov>

Date Mon 9/28/2026 2:33 PM

To [REDACTED]

*Requested
to Postpone
Indefinitely*

FYI - see below emails

I'm not sure if you spoke with Cynda directly. The meeting has already been noticed. So on October 5th, the Board would postpone your variance request indefinitely. Please contact our office when you are ready to reschedule.

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611

Service **T**ransparent **A**ccountable **R**esponsive

From: Cynda Herrick <cherrick@valleycountyid.gov>

Sent: Thursday, September 24, 2026 3:52 PM

To: Maria Guest <mguest@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>

Subject: Fw: October 5th Hearing

Please postpone indefinitely the hearing for Pousen...

Lori, if Maria needs information please provide to her....I think it was scheduled for October 5...

We will still need it on the agenda so we can table it...

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Marsha Poulsen [REDACTED]
Sent: Thursday, September 17, 2026 1:03 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: October 5th Hearing

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.

This is a request to table the upcoming hearing for VAR 26-005 on Poulsen Setback Variance. I have had an accident and have torn my rotator cuff and will need surgery. I don't have a timeline for everything yet and don't feel I will be available. By tabling the request, it will give me time to heal and get the documents I will need for the hearing.

The second request is to ask for a 5-foot setback variance instead of 20 feet. My architect is able to fit the plans on a level piece of ground if I only have 5 additional feet to work with.

Please keep me informed.

Marsha Poulsen
[REDACTED]