



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

VAR 26-001 Walcom Setback Variance

Applicant / Property Owner:

J Michael & Dena Walcom

Location: 31 Robbins Drive

Crown Point Subdivision #2 Lot 15 in the
East ½ Section 23, T.14N, R.3E, Boise
Meridian, Valley County, Idaho

Project Description: Michael & Dena Walcom are requesting a variance to relax the rear yard setback to 5 feet to build an addition to the home. The variance is requested due to topographic reasons and the limited building area on the lot. There is currently a home, out buildings, a storage container, a well-house, and septic drainfield on the property.

The standard setback for Valley County is 20 feet from the rear property line.

On July 31, 2027, the property owners received a setback variance to allow construction within of 10-ft from the rear property line (Variance Application V-1-17) This variance was requested due a water line easement and topographic features.

The 0.66-acre lot is addressed at 31 Robbins Drive.

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

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

More information, including the staff report, will be posted online on the meeting dashboard at:

www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

May 14, 2026

6:00 p.m.

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

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

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

The meeting is in-person.

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

be received by

5:00 p.m., Wednesday,
May 6, 2026.

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

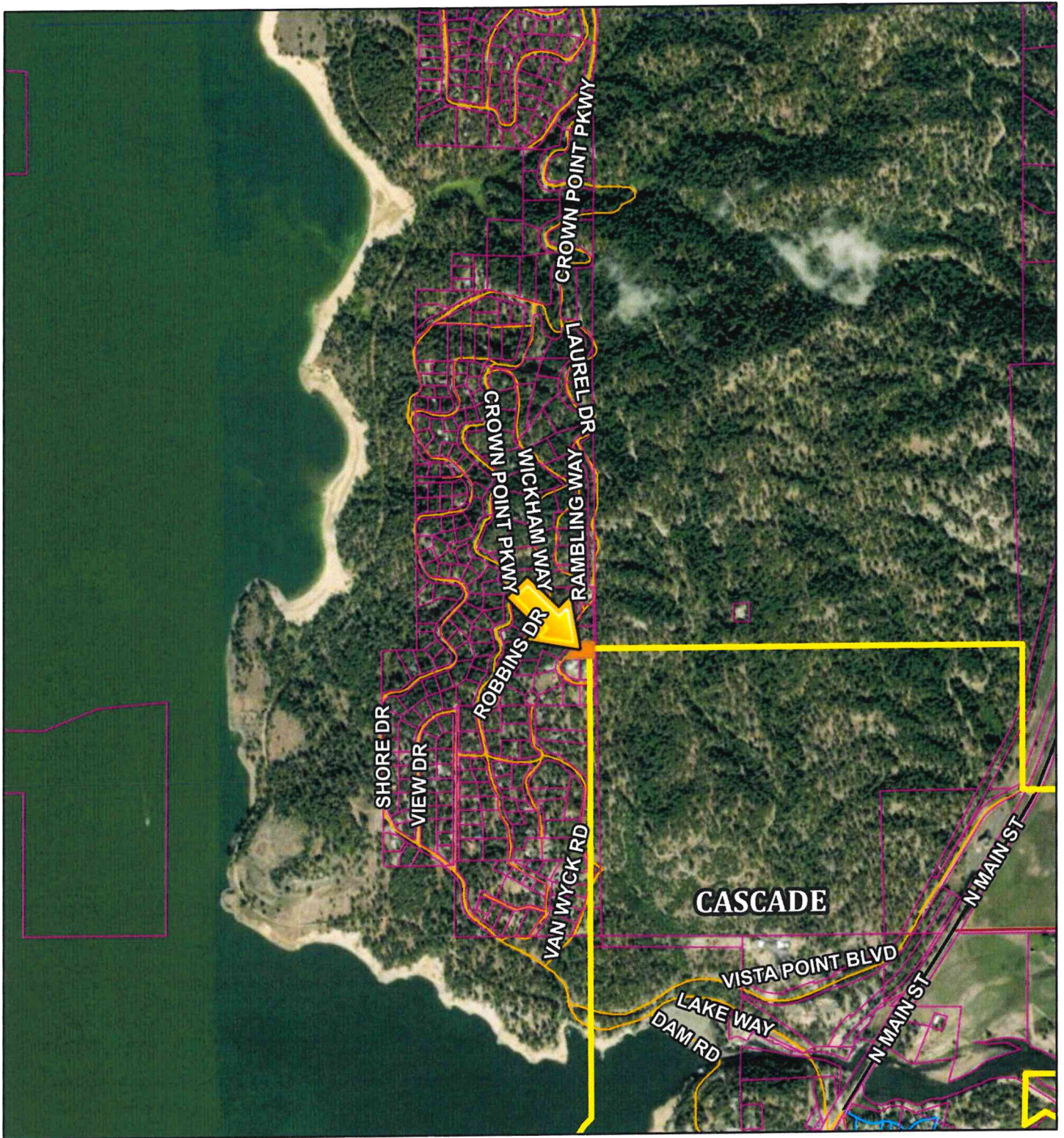
**Direct questions and
written comments to:**

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350












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208-382-7115

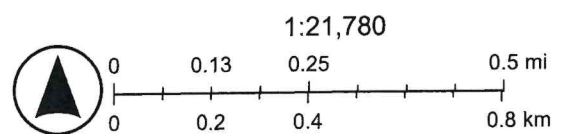
cherrick@valleycountyid.gov

VAR26-001 - Location Map - 31 Robbins Drive



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














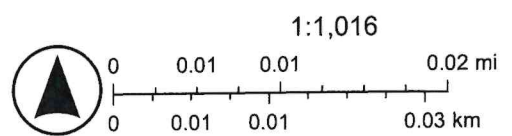
Vantor

VAR26-001 - Aerial Map - Layers may not be lined up correctly.

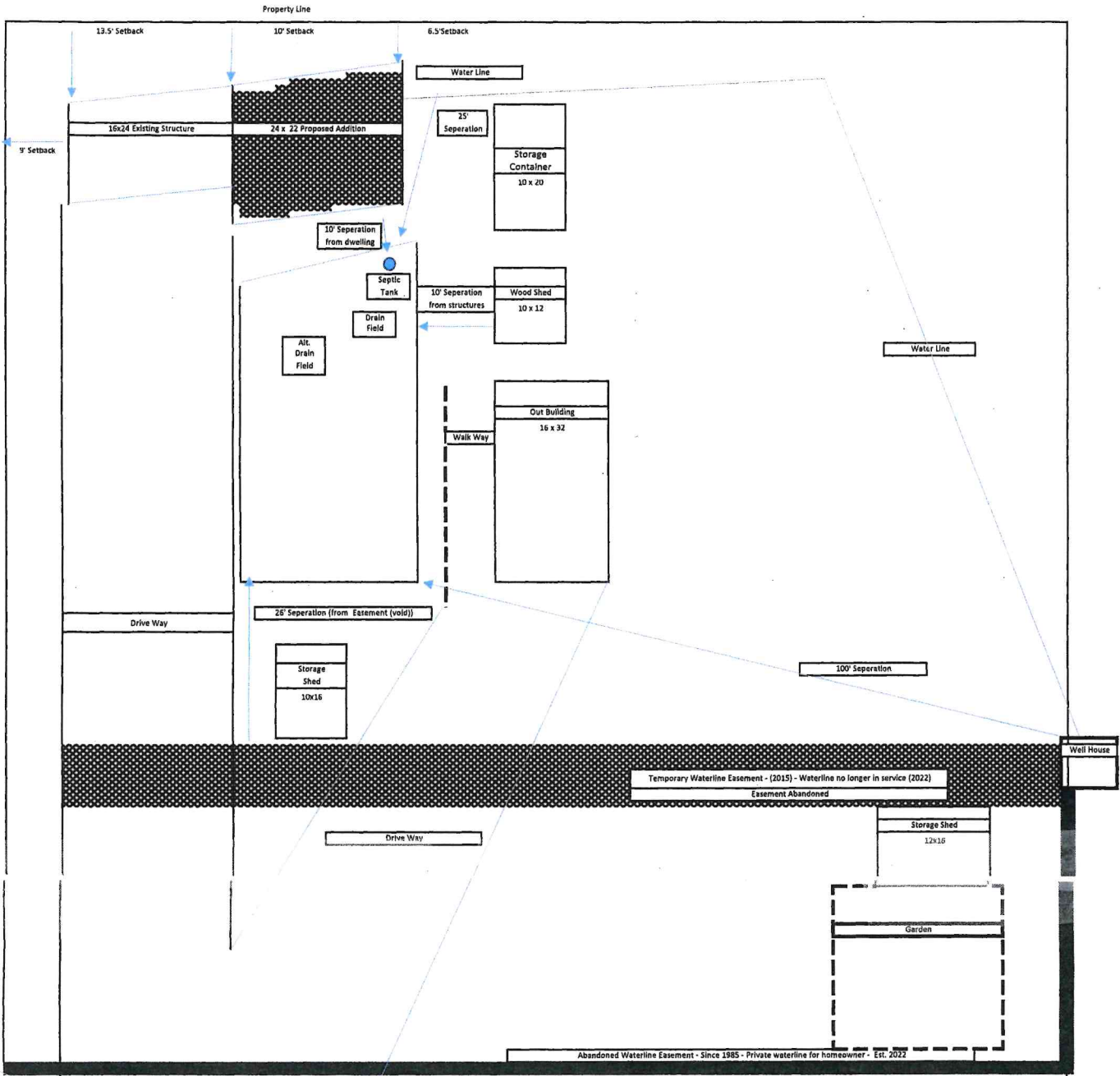


4/6/2026, 11:36:46 AM

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



Microsoft, Vantor



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