



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

VAR 26-005 Poulsen Setback Variance

Applicant: Marsha Poulsen

Property Owner: Mountain West IRA
FBO Marsha Poulsen

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

Project Description:

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

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

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

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

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

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

PUBLIC HEARING

July 9, 2026

4:00 p.m.

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

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

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

The meeting is in-person.

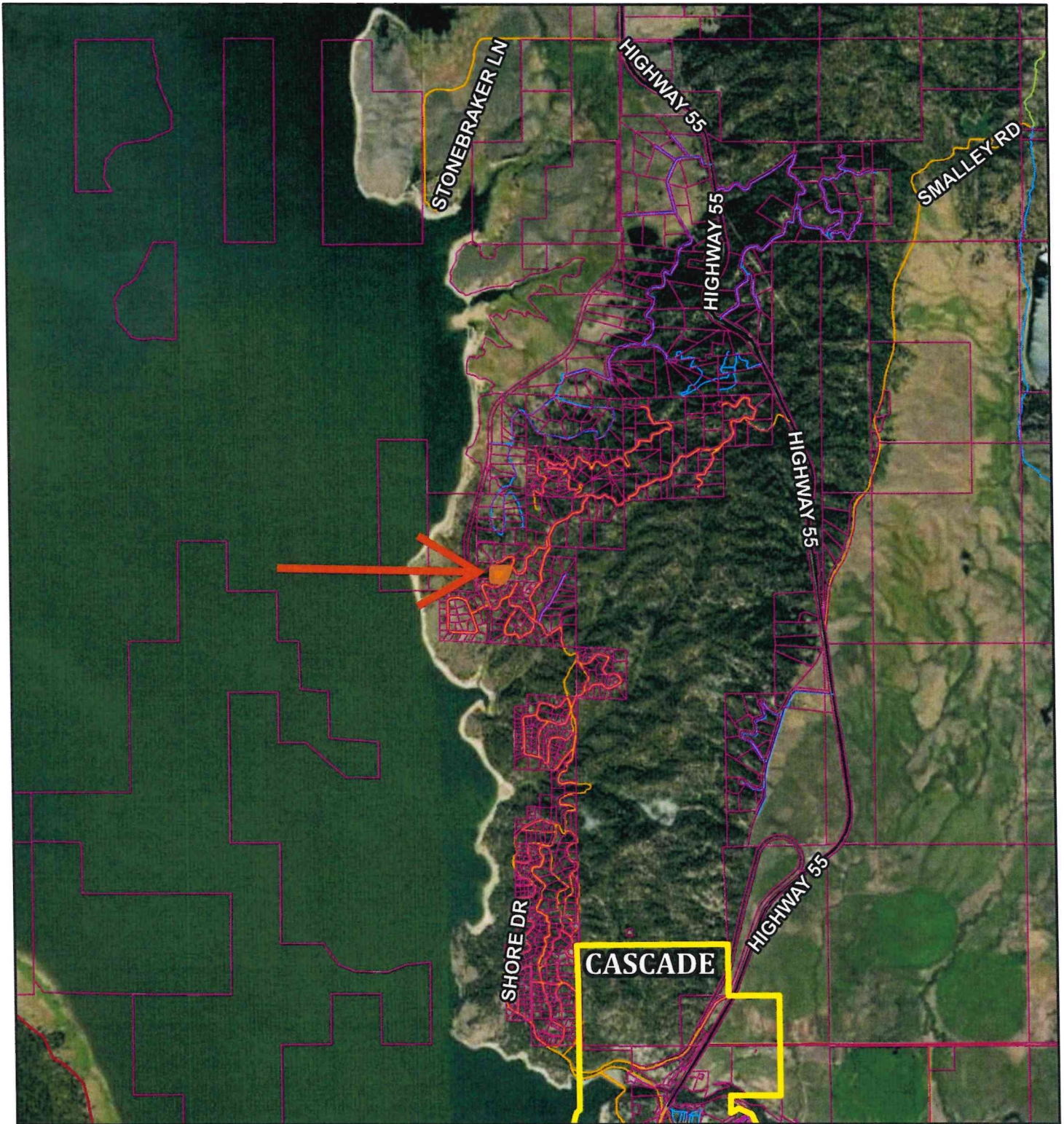
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, July 1, 2026.

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












Direct questions and written comments to:

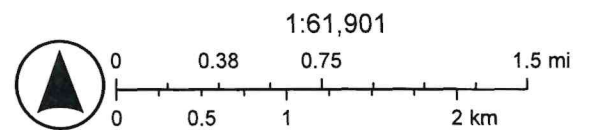
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

VAR 26-005 Location Map



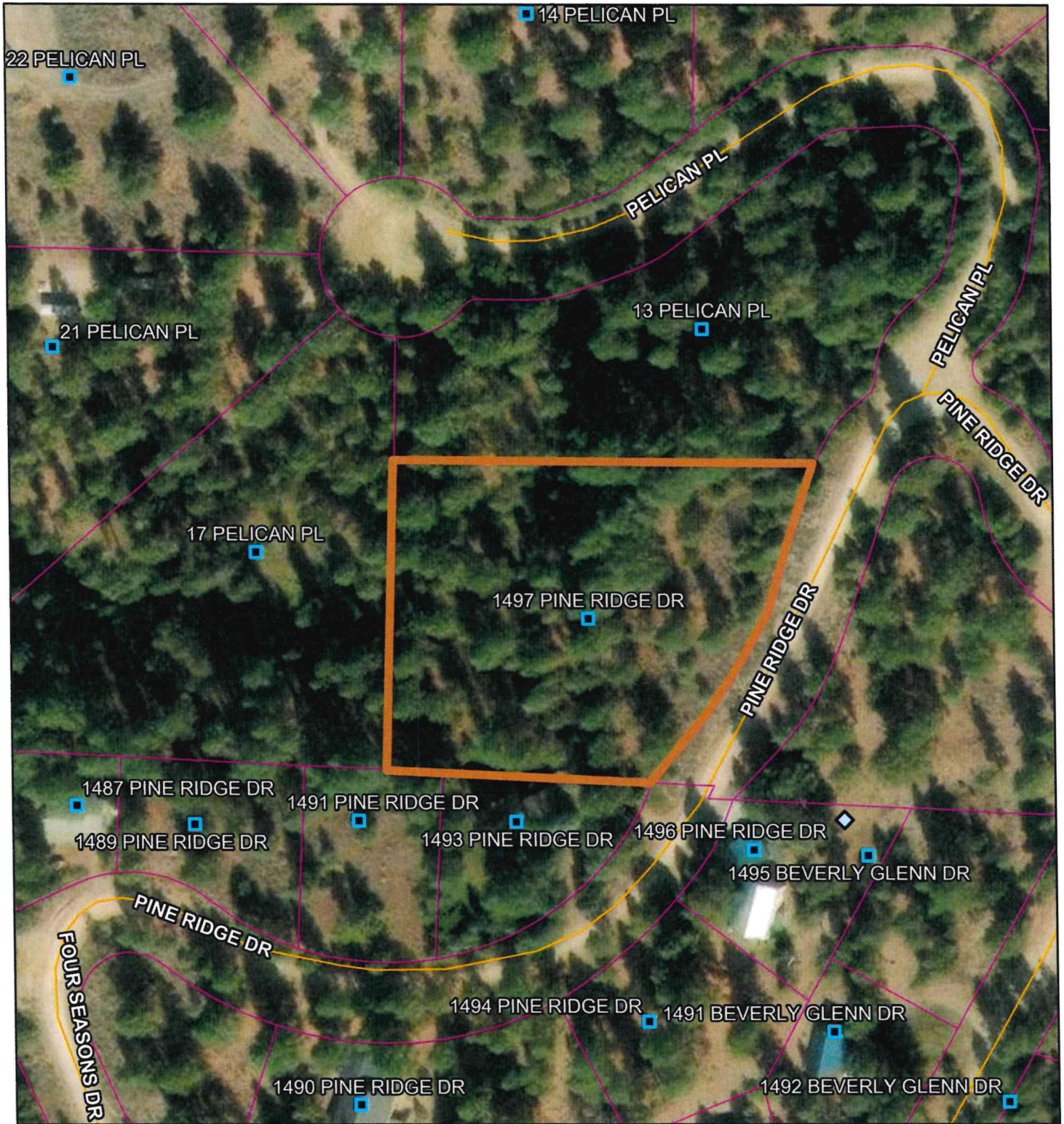
6/2/2026, 11:01:35 AM

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



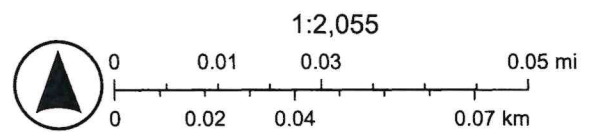
Earthstar Geographics

VAR 26-005 Aerial Map



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

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



Microsoft, Vantor

Pelican Heights

Subdivision

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

LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	C-1	211.67	84.54	28.35	S 28°35'51" W	28°35'48"
2	C-2	246.67	98.51	32.97	S 28°35'51" W	28°35'48"
3	C-3	281.67	112.48	37.59	S 28°35'51" W	28°35'48"
4	C-4	316.67	126.45	42.21	S 28°35'51" W	28°35'48"
5	C-5	351.67	140.42	46.83	S 28°35'51" W	28°35'48"
6	C-6	386.67	154.39	51.45	S 28°35'51" W	28°35'48"
7	C-7	421.67	168.36	56.07	S 28°35'51" W	28°35'48"
8	C-8	456.67	182.33	60.69	S 28°35'51" W	28°35'48"
9	C-9	491.67	196.30	65.31	S 28°35'51" W	28°35'48"
10	C-10	526.67	210.27	69.93	S 28°35'51" W	28°35'48"
11	C-11	561.67	224.24	74.55	S 28°35'51" W	28°35'48"
12	C-12	596.67	238.21	79.17	S 28°35'51" W	28°35'48"
13	C-13	631.67	252.18	83.79	S 28°35'51" W	28°35'48"
14	C-14	666.67	266.15	88.41	S 28°35'51" W	28°35'48"
15	C-15	701.67	280.12	93.03	S 28°35'51" W	28°35'48"
16	C-16	736.67	294.09	97.65	S 28°35'51" W	28°35'48"
17	C-17	771.67	308.06	102.27	S 28°35'51" W	28°35'48"
18	C-18	806.67	322.03	106.89	S 28°35'51" W	28°35'48"
19	C-19	841.67	336.00	111.51	S 28°35'51" W	28°35'48"
20	C-20	876.67	350.00	116.13	S 28°35'51" W	28°35'48"
21	C-21	911.67	364.00	120.75	S 28°35'51" W	28°35'48"
22	C-22	946.67	378.00	125.37	S 28°35'51" W	28°35'48"
23	C-23	981.67	392.00	130.00	S 28°35'51" W	28°35'48"
24	C-24	1016.67	406.00	134.62	S 28°35'51" W	28°35'48"
25	C-25	1051.67	420.00	139.25	S 28°35'51" W	28°35'48"
26	C-26	1086.67	434.00	143.87	S 28°35'51" W	28°35'48"
27	C-27	1121.67	448.00	148.50	S 28°35'51" W	28°35'48"
28	C-28	1156.67	462.00	153.12	S 28°35'51" W	28°35'48"
29	C-29	1191.67	476.00	157.75	S 28°35'51" W	28°35'48"
30	C-30	1226.67	490.00	162.37	S 28°35'51" W	28°35'48"
31	C-31	1261.67	504.00	167.00	S 28°35'51" W	28°35'48"



Scale 1 inch = 100 feet

Legend

- Set 5/8 inch rebar
- Found property corners see Record of Survey Blk. 5, page 273.
- Basis of bearings, see Record of Survey Blk. 5, page 273.
- Lots shall not be divided.

Building setbacks shall be as shown on plat excepting lots 7, 8, 9 and 10, which shall have a front setback of 55 feet from the right-of-way of Pelican Road.

Utility and drainage easements shall be 12 feet wide measured 6 feet wide on the interior side of the subdivision boundary.

Protective Covenants:
Int. # 212256
This plat is subject to Idaho Code Section 31-3603, no irrigation water shall be supplied to any lot herein.

Sanitary restrictions as required by Idaho Code, Title 50. Sanitary restrictions shall be the responsibility of the owner of the lot by the issuance of a certificate of disapproval. District Health Department, ERS Date 7/13/15

