

Valley County Planning and Zoning

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



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: VAR 26-005 Poulsen Setback Variance - Addendum
MEETING DATE: August 13, 2026
TO: Planning and Zoning Commission
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

Refer to the Staff Report dated July 9, 2026.

The applicant submitted additional information on August 5, 2026, including:

- survey maps,
- pictures of property with measurements, and
- pictures of surrounding properties showing setbacks.

FINDINGS:

1. The application was submitted on April 29, 2026.
2. 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.
3. A public hearing was held on July 9, 2026. The Commission tabled the matter for additional information, including a topographic survey of the property.
4. Agency comment received – Comments received after July 9th are highlighted in yellow:

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)

Brent Copes, Central District Health, has 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)

Steven Hull, Cascade Fire Chief, has 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)

5. All Public comment received:

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)

No one testified during the public hearing on July 9, 2026.

STAFF COMMENTS / QUESTIONS:

1. The Planning and Zoning Commission needs to determine if the 1) future development of the neighborhood would be inhibited by the variance and 2) identify the topographic reason for the variance.
2. The Planning and Zoning Commission decision would be a recommendation to the Board of County Commissioners.

ATTACHMENTS:

- Responses Received since July 9, 2026
- Applicant Submittal Received August 5, 2026
- Relevant Portion of PZ Commission Meeting Minutes – July 9, 2026

END OF STAFF REPORT

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





REQUEST FOR SETBACK EASEMENT

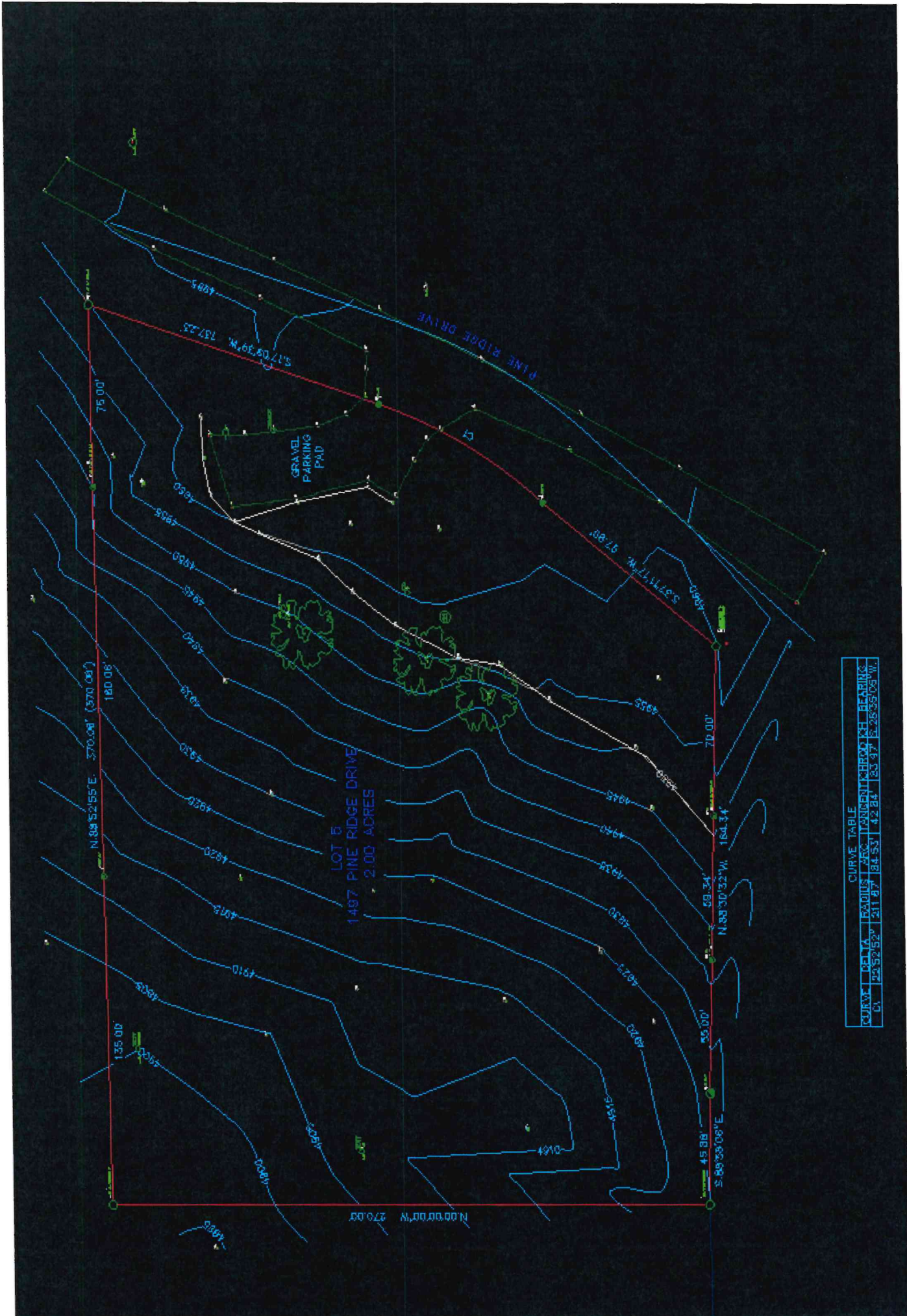
Poulsen property 1497 Pineridge Dr.

Abstract

Marsha Poulsen
Mbafinal05@yahoo.com

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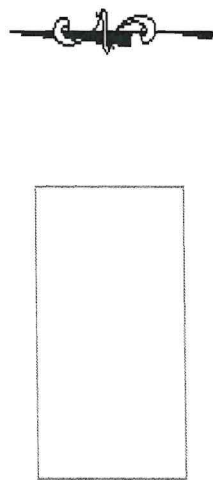


RECORD OF SURVEY NO. _____
PROPERTY LINE ADJUSTMENT
FOR
MARCUS

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
2026

NARRATIVE:
MARKS LAND SURVEYING, INC. HAS RECENTLY COMPLETED A
BOUNDARY SURVEY OF THE PROPERTY DESCRIBED ABOVE. WHILE
CONDUCTING THE SURVEY, THE SURVEYOR OBSERVED THE EXISTING
FENCE LINE OF THE PROPERTY. IT'S
CLEAR THAT THE EXISTING FENCE LINES DO NOT COINCIDE WITH
THE PLATTED LOT LINES AS SHOWN ON THE J.A. AMES
SUBDIVISION PLAT. I HAVE REVIEWED MY FINDINGS WITH THE
SURROUNDING LAND OWNERS AND THEY ALL AGREE TO
SHIFT THE EXISTING FENCE LINES TO THE CORRECT POSITIONS
SHOWN ON THE PLAT. THE PROPERTIES ARE APPROXIMATELY 1/2
ACRE IN SIZE. THE EXISTING FENCE LINES WOULD BE ADJUSTED
EAST IN THE BACK OF THE PROPERTIES, THE NEWLY
CREATED BOUNDARY LINES WOULD THEN FALL ON OR NEAR
THE EXISTING FENCE LINES. THAT THIS TIME, ONE LAND OWNER
IS UNWILLING TO PARTICIPATE. THEREFORE THE LINES CANNOT
BE ADJUSTED TO MATCH THE EXISTING FENCE LINES



SCALE 1" = 60'

INDEX NO. 321-23-140-18-1176

MARKS LAND SURVEYING LLC
COLLEEN MARKS, LS 7045
2995 N. COLE ROAD, SUITE 240
BOISE, IDAHO 83704
PH: (208) 378-7203

DATED 2/16/26 DRAWN BY: GAT FILED: KESTON PLAINING



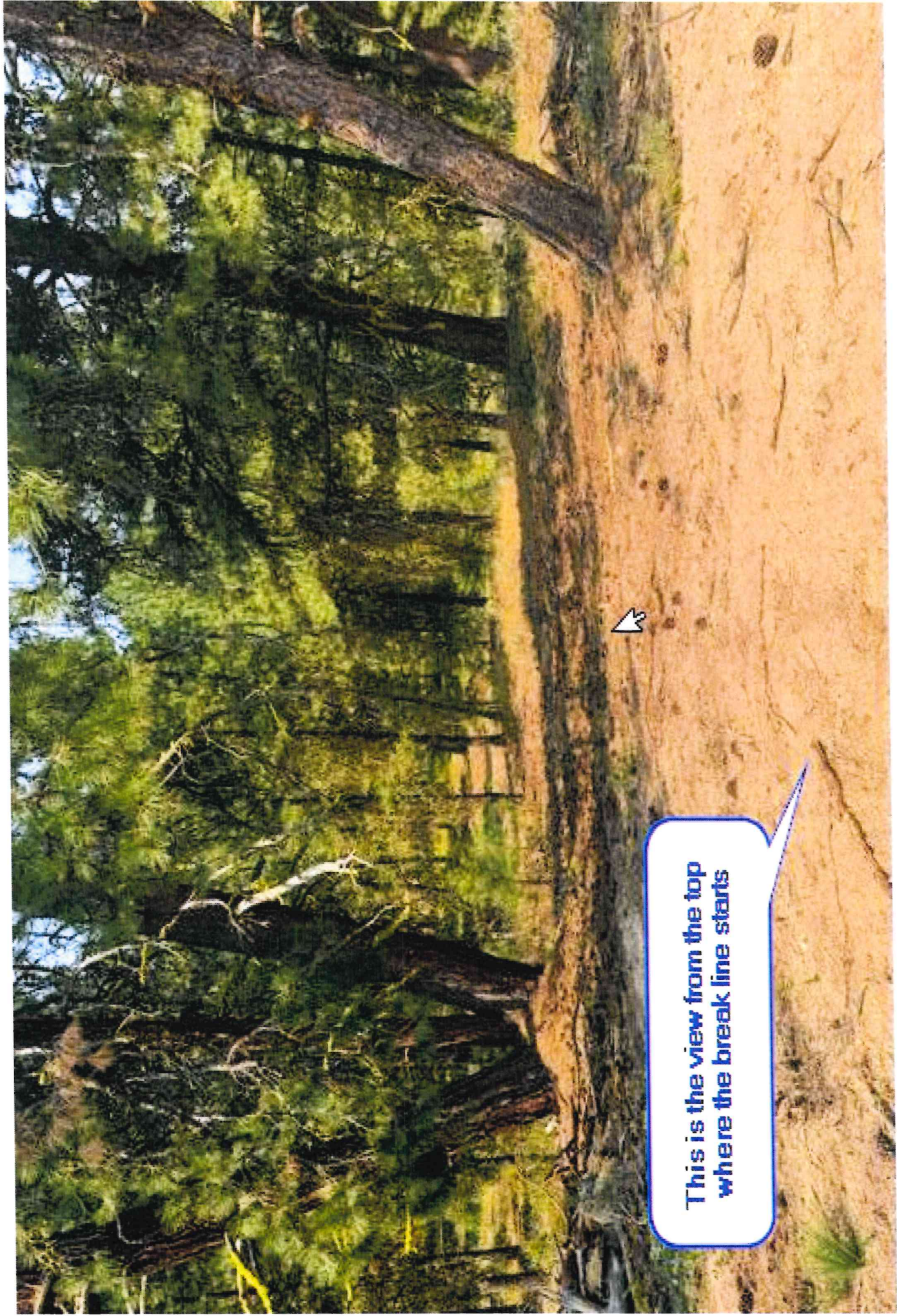




Break Point

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

30 Ft in



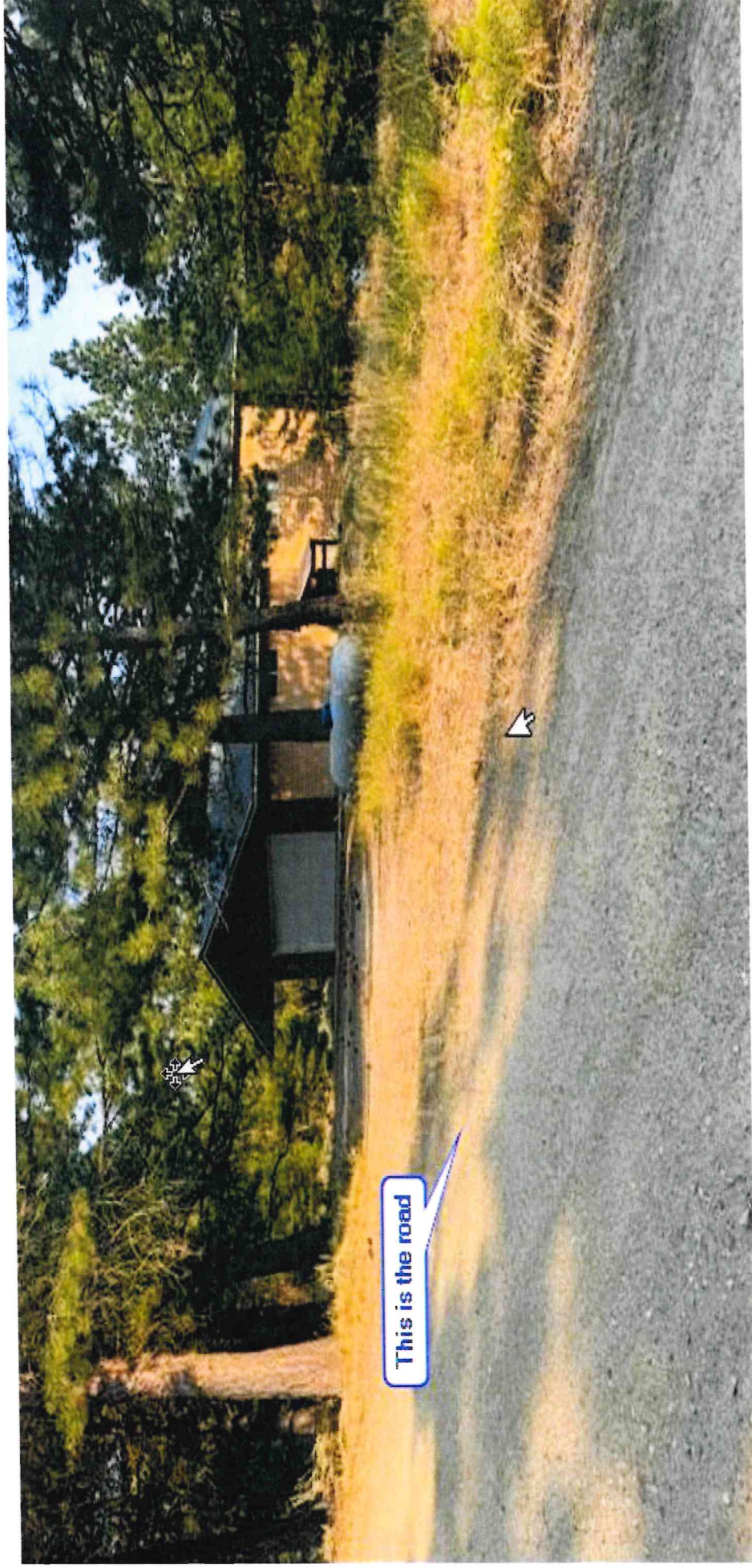


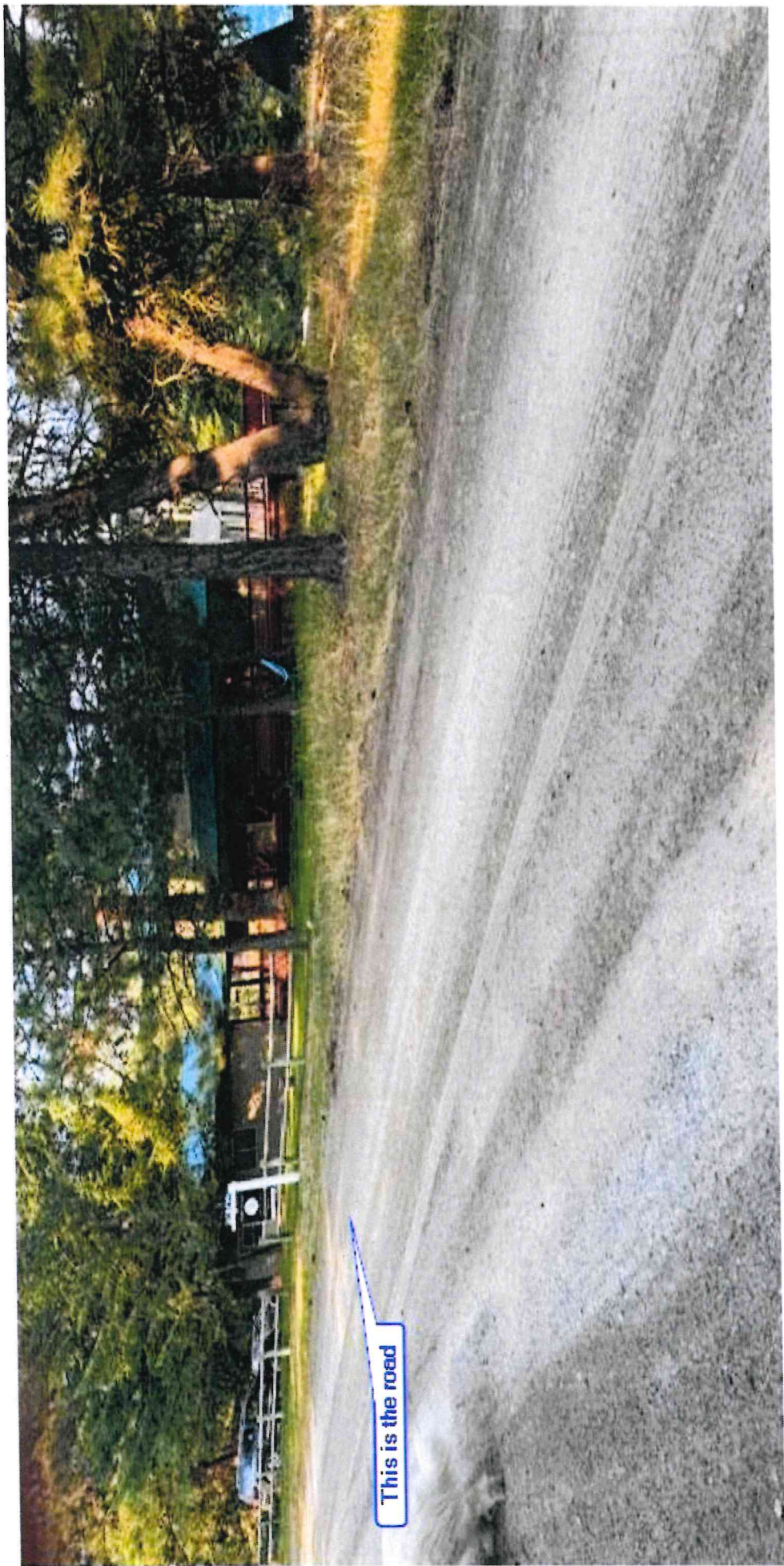
This is the same view only
looking up the break line



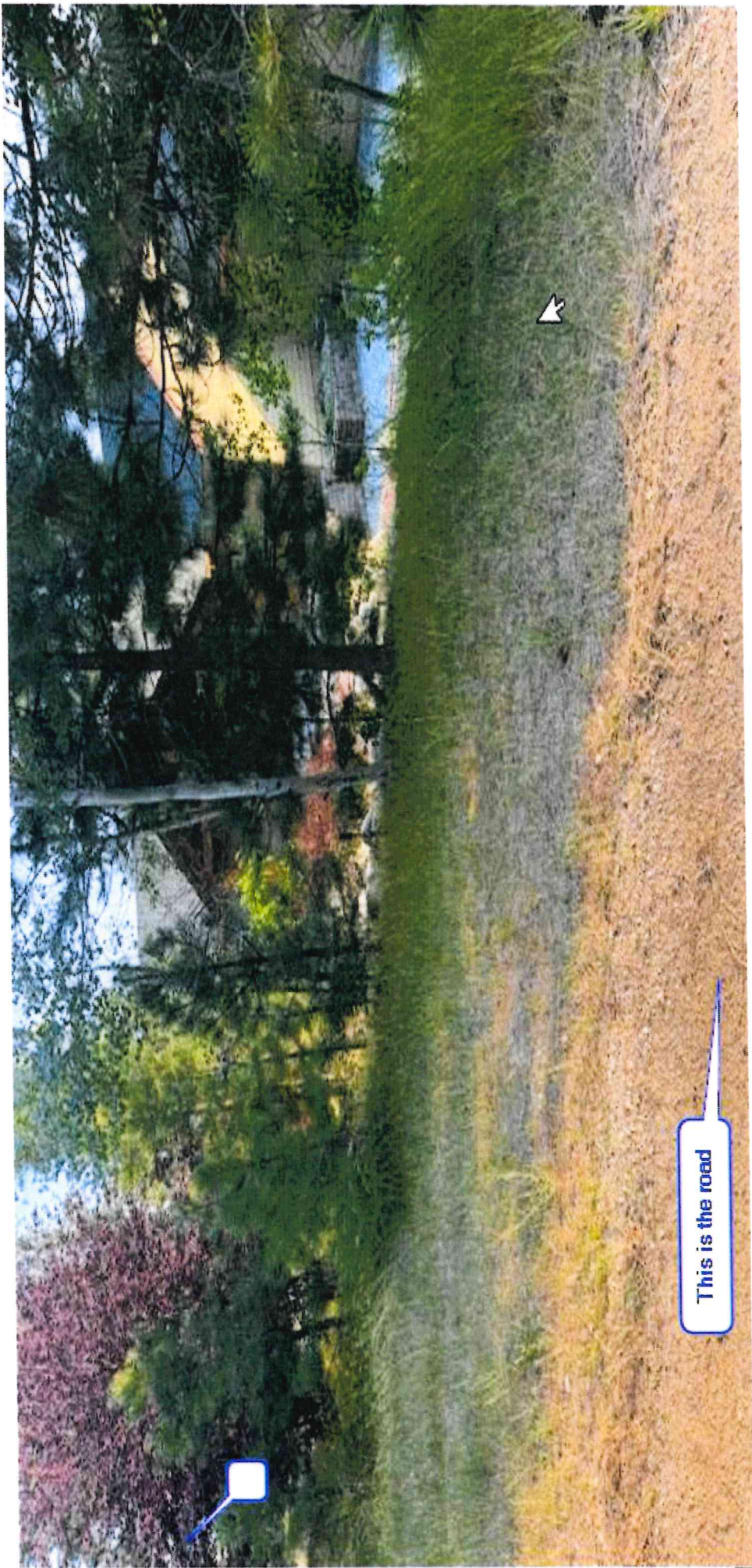




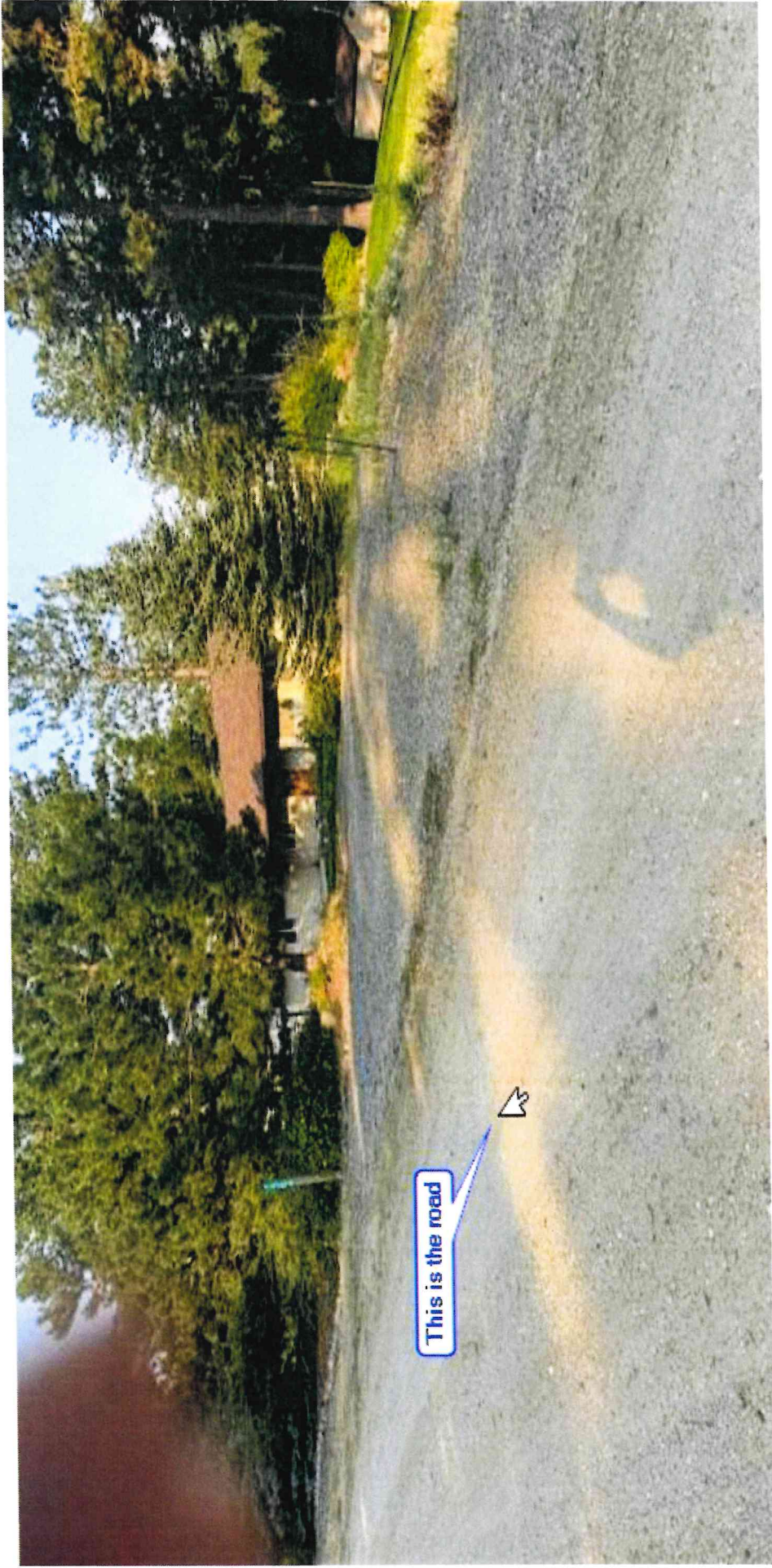




This is the road



This is the road



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