



Valley County Board of County Commissioners 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

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

Project Description: Michael & Dena Walcom are requesting a variance to relax the rear yard setback to 5 feet from the required 20 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.

On July 31, 2017, 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. It expired in 2022.

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

The Planning and Zoning recommended denial of the variance request on July 9, 2026.

Maps and the site plan are attached.

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

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

www.co.valley.id.us

PUBLIC HEARING (In-Person)

**August 24, 2026
9:45 a.m.**

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

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

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

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

5:00 p.m., Monday, August 17, 2026.

Direct questions and written comments to:

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

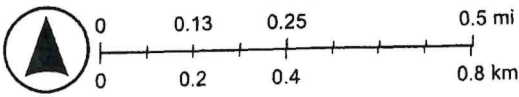
Contact Gabby Knapp,
Valley County Clerk, at 208-382-7100,
if you need special accommodations.

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 |



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



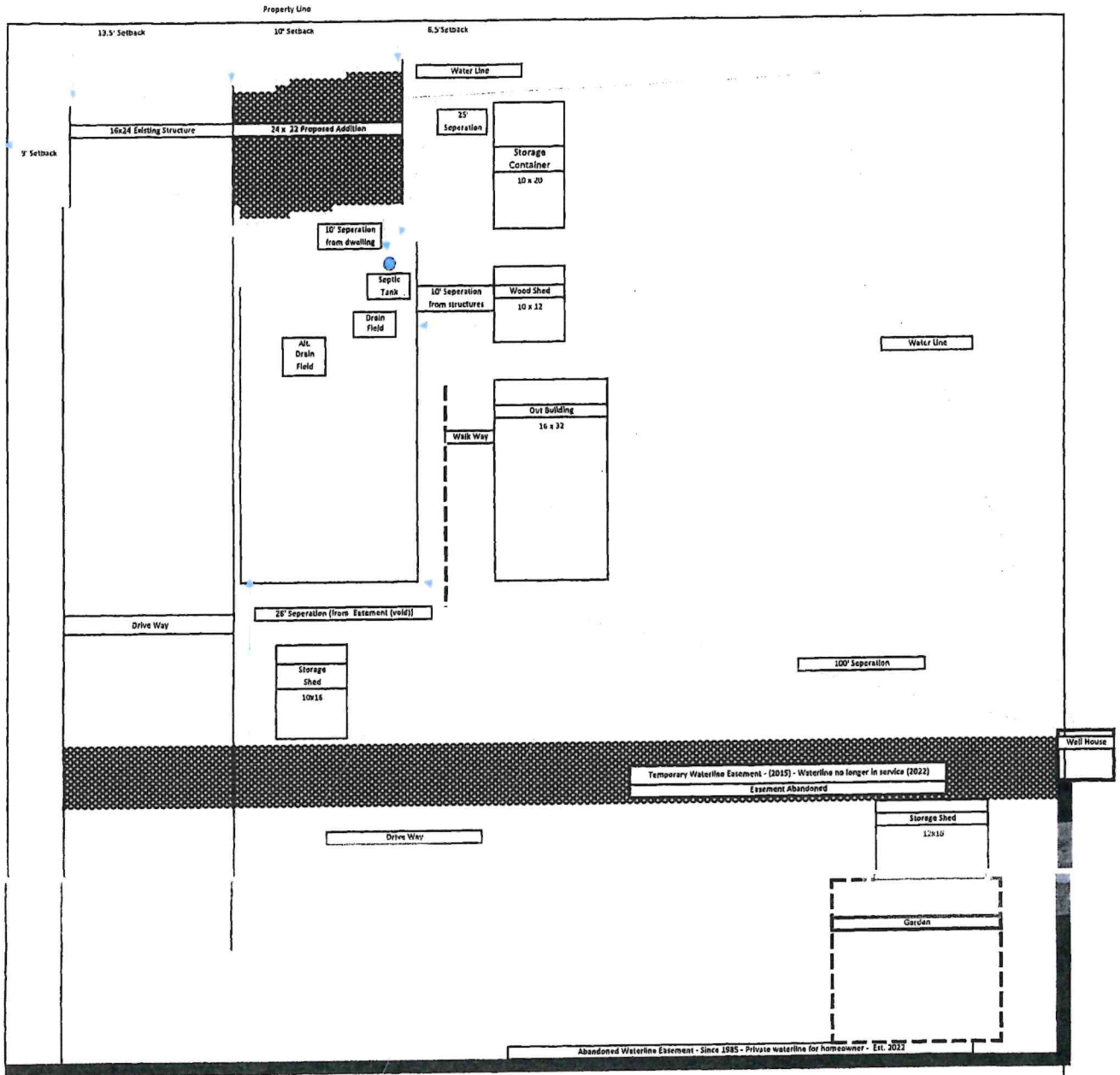
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|---|---|
|  Airstrips |  COLLECTOR |
|  Address Points |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads |  PRIVATE |
|  MAJOR |  OTHER |
|  MINOR COLLECTOR |  Other |



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