



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

VAC 25-001 Zrile Vacation of Utility Easements

Applicant / Property Owner: Albin Zrile

Location: 67, 73, and 77 Mountain Air Drive
Little Donner Subdivision Tract II Lots 29,
30, and 33, in the NE ¼ Section 11, T.14N,
R.3E, Boise Meridian, Valley County, Idaho

Project Description: Little Donner Subdivision Tract II
was recorded on October 14, 1975. Per the plat, there
are 12-foot easements inside all rear lot lines and 12-ft
easements centered on all side lot lines for utilities.

Albin Zrile is requesting vacations of 12-ft utility
easements that are centered on the lot lines between
Little Donner Subdivision Tract II Lots 29, 30, and 33 in
order to build over the easements.

The applicant is requesting this vacation in order to
build over the easements.

The three lots form a 2.62-acre site. The lots are
addressed at 67, 73, and 77 Mountain Air Drive.

The site is accessed from Mountain Air Drive, a public
road. V-3-06, a shared driveway variance, was
previously approved for a shared driveway for Lots 73
and 77.

Attached are the agenda, additional information such as
maps and proposed site plans, and a page that details
the public hearing process.

Applications and the contents of the files can be
reviewed at the Planning and Zoning office located in
the Valley County Courthouse at 219 North 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

October 16, 2025

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.

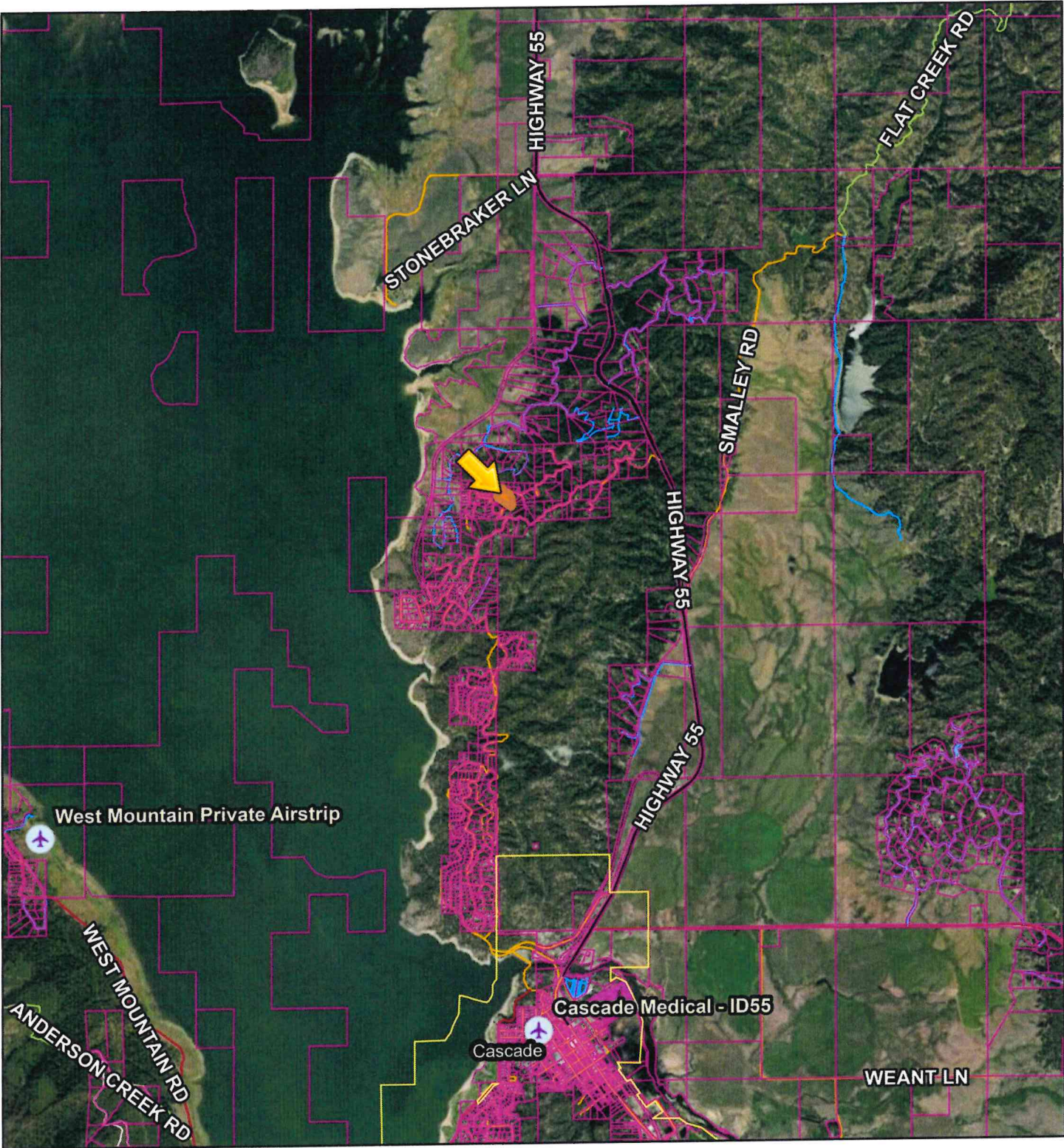
You may comment in person, by
U.S. Postal Service mail, or by email.
Written comments greater than one
page must be received at least seven
days prior to the public hearing. To be
included in the staff report, comments
must be received by 5:00 p.m.,
Wednesday, October 8, 2025.

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

**Direct questions and
written comments to:**

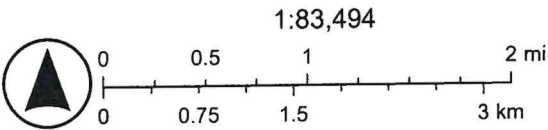
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

VAC 25-001 Location Map



9/3/2025, 10:12:50 AM

-  Airstrips
-  Municipalities
-  Parcel Boundaries
- Roads
-  MAJOR
-  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  USFS
-  PRIVATE
-  OTHER



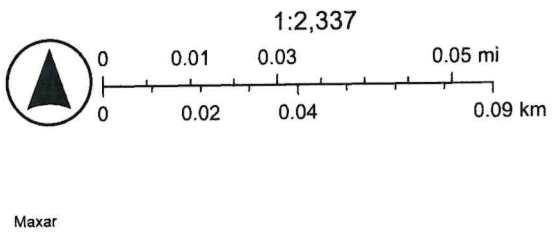
Earthstar Geographics

VAC 25-001 Aerial Map



9/3/2025, 10:07:37 AM

- Permits
- ◆ Privy
 - ◆ VAC Roads
 - ◆ VAR
- Address Points
- Parcel Boundaries
 - URBAN/RURAL



Sanitary Restriction Under Title So
Removed By Instrument No. 84403
Sanitary Restriction is in force
under Title 50
Chapter 13, Idaho Code.

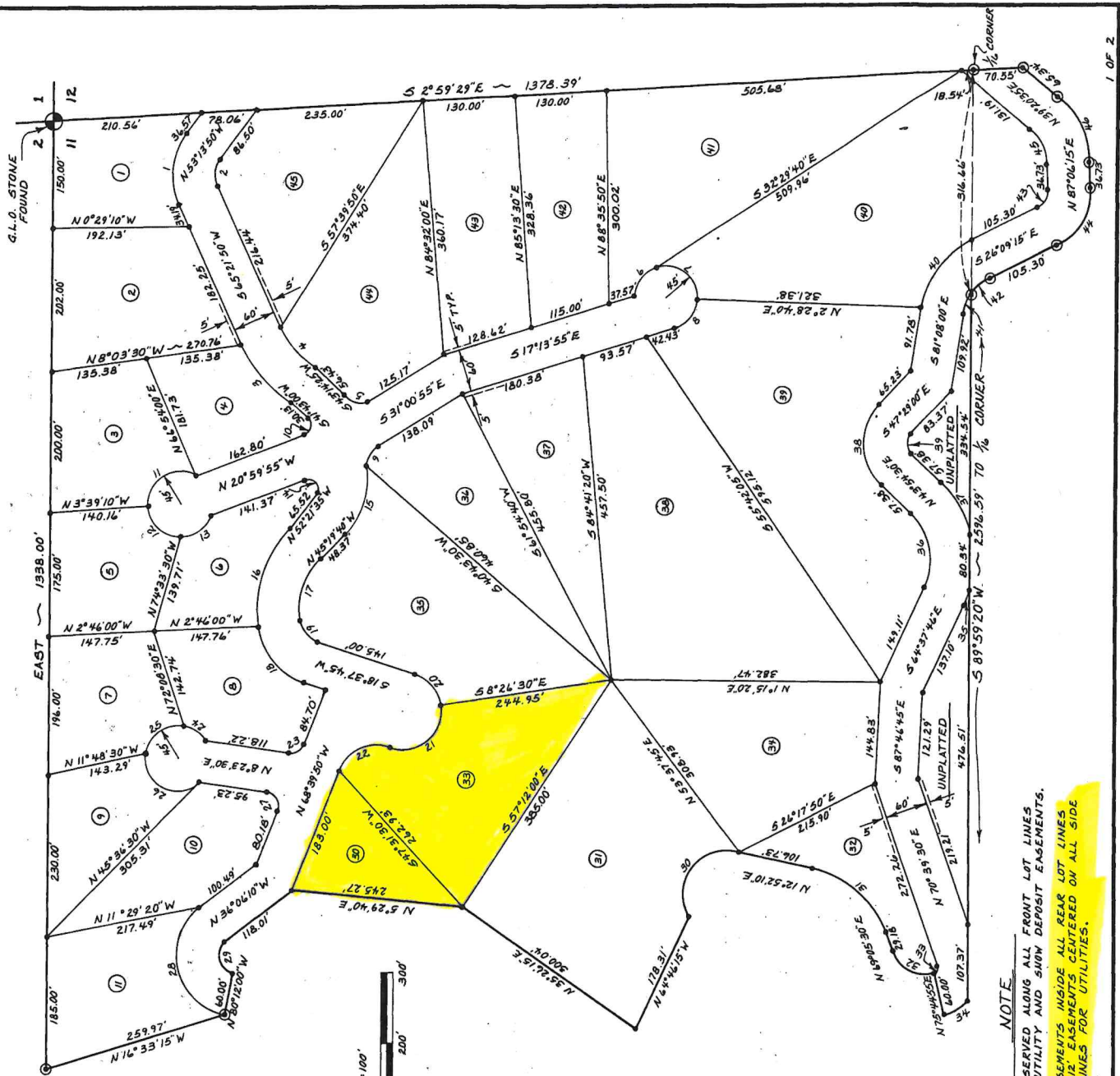
LITTLE DONNER SUBDIVISION TRACT II

A PORTION OF N 1/2 NE 1/4 SECTION 11
TOWNSHIP 14 NORTH, RANGE 3 EAST, B.M.
VALLEY COUNTY, IDAHO
A & B ENGINEERING - BOISE, IDAHO
1975

LEGEND

- SECTION CORNER
- SUBDIVISION CORNER
1/8" x 30" STEEL PIN
- LOT CORNER
1/2" x 24" STEEL PIN
- LOT NUMBER
- CURVE NUMBER

NO.	Δ	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	61°24'20"	97.48	104.47	99.54	11.63	S 52°52'00" W
2	61°24'20"	37.48	40.17	38.27	11.63	S 52°52'00" W
3	32°06'15"	202.52	113.44	112.00	5.99	S 89°18'45" W
4	32°06'15"	142.52	79.84	78.82	5.99	S 89°18'45" W
5	74°15'20"	28.25	38.43	35.79	5.50	S 70°15'20" W
6	74°15'20"	45.00	55.40	51.94	5.50	S 70°15'20" W
7	109°28'50"	45.00	55.40	51.94	5.50	S 70°15'20" W
8	70°15'20"	45.00	55.40	51.94	5.50	S 70°15'20" W
9	44°00'00"	30.35	35.02	33.11	4.57	S 44°00'00" W
10	72°35'55"	20.00	25.94	23.11	4.57	S 72°35'55" W
11	120°51'20"	45.00	55.40	51.94	5.50	S 70°15'20" W
12	84°21'20"	45.00	55.40	51.94	5.50	S 70°15'20" W
13	69°00'00"	20.00	25.94	23.11	4.57	S 69°00'00" W
14	69°00'00"	20.00	25.94	23.11	4.57	S 69°00'00" W
15	51°47'15"	116.43	105.54	101.65	11.71	S 51°47'15" W
16	53°20'30"	140.40	149.58	144.65	11.71	S 53°20'30" W
17	53°20'30"	100.40	109.58	104.65	11.71	S 53°20'30" W
18	43°42'05"	78.12	107.38	102.10	5.97	S 43°42'05" W
19	43°42'05"	36.12	51.72	51.67	5.97	S 43°42'05" W
20	43°42'05"	25.00	40.40	37.44	5.97	S 43°42'05" W
21	117°08'45"	25.00	40.40	37.44	5.97	S 43°42'05" W
22	87°17'35"	45.00	55.40	51.94	5.50	S 70°15'20" W
23	77°03'35"	20.00	25.94	23.11	4.57	S 77°03'35" W
24	48°11'25"	45.00	55.40	51.94	5.50	S 70°15'20" W
25	30°02'00"	45.00	55.40	51.94	5.50	S 70°15'20" W
26	138°11'30"	45.00	55.40	51.94	5.50	S 70°15'20" W
27	102°34'35"	20.00	25.94	23.11	4.57	S 70°15'20" W
28	134°02'50"	84.01	201.30	158.40	5.76	S 70°15'20" W
29	134°02'50"	24.01	60.87	47.90	5.76	S 70°15'20" W
30	134°02'50"	40.70	153.54	112.90	5.76	S 70°15'20" W
31	56°15'20"	144.85	144.10	138.38	11.71	S 56°15'20" W
32	63°20'35"	45.87	72.93	64.31	11.71	S 56°15'20" W
33	95°05'25"	8.52	14.74	12.57	11.71	S 56°15'20" W
34	35°42'20"	68.52	40.31	31.73	11.71	S 56°15'20" W
35	9°57'20"	151.02	113.52	106.31	11.71	S 56°15'20" W
36	71°27'45"	151.02	113.52	106.31	11.71	S 56°15'20" W
37	30°37'10"	151.02	113.52	106.31	11.71	S 56°15'20" W
38	68°34'30"	48.00	105.16	94.99	11.71	S 56°15'20" W
39	68°34'30"	8.00	12.37	11.18	11.71	S 56°15'20" W
40	54°58'45"	124.63	121.51	116.90	11.71	S 54°58'45" W
41	25°16'30"	44.43	55.71	48.02	5.49	S 25°16'30" W
42	30°42'15"	44.43	55.71	48.02	5.49	S 25°16'30" W
43	64°44'30"	25.72	31.74	28.29	5.49	S 25°16'30" W
44	64°44'30"	85.72	91.85	84.30	5.49	S 25°16'30" W
45	47°45'40"	44.73	55.13	53.94	5.49	S 25°16'30" W
46	47°45'40"	122.13	105.74	102.12	11.71	S 25°16'30" W



NOTE
5' RESERVED ALONG ALL FRONT LOT LINES
FOR UTILITY AND SHOWN DEPOSIT EASEMENTS.
12' EASEMENTS INSIDE ALL REAR LOT LINES
AND 12' EASEMENTS CENTERED ON ALL SIDE
LOT LINES FOR UTILITIES.