



Valley County Board of County Commissioners 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.

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

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.

The Planning and Zoning Commission recommended
approval of the vacation request on October 16, 2025.

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

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
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

(In-Person)

December 1, 2025

1:00 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".

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

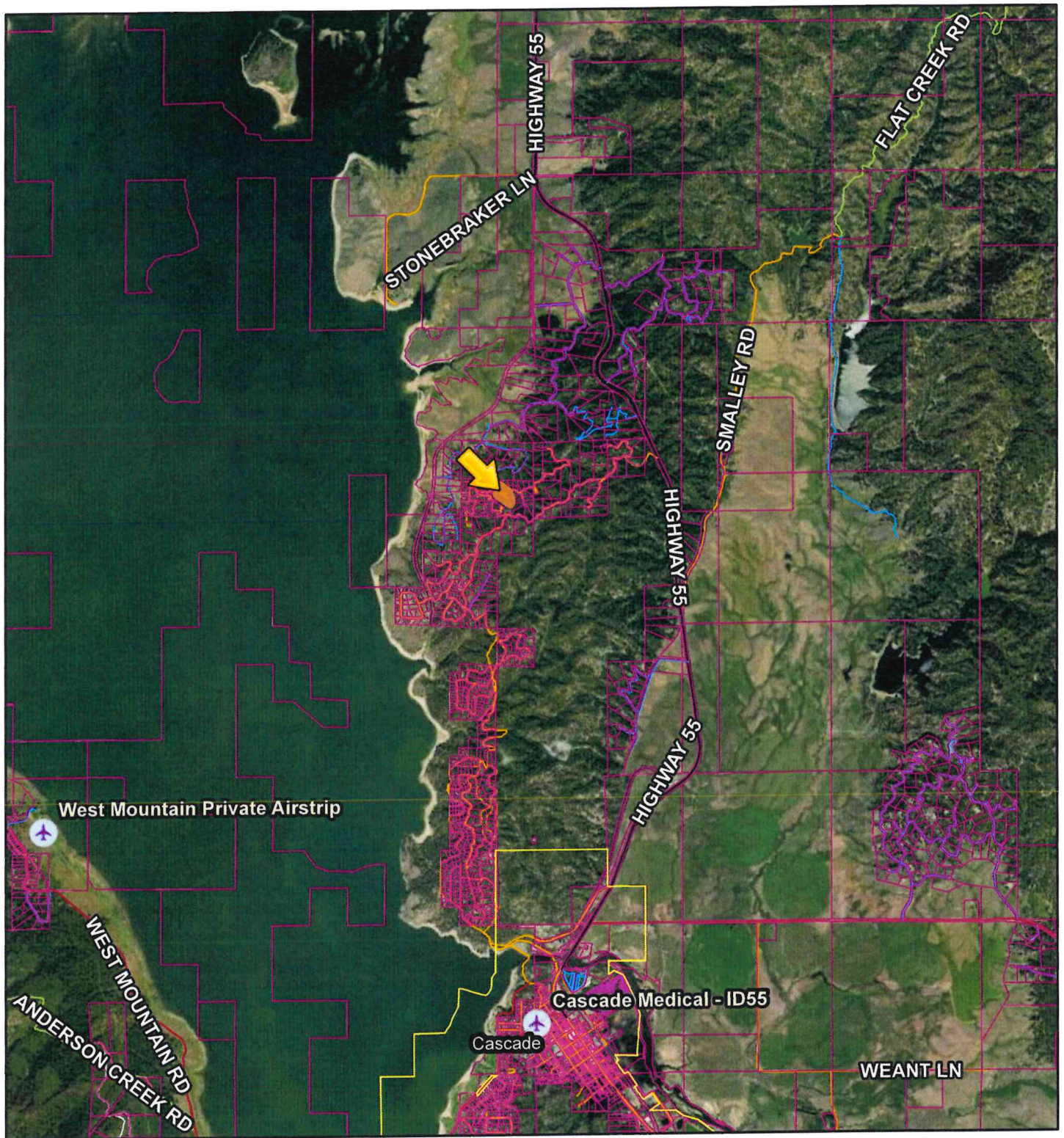
5:00 p.m., November 24, 2025.

**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

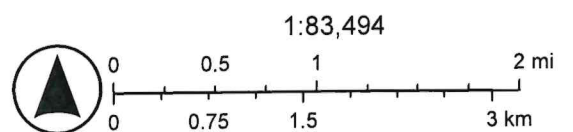
Contact Douglas Miller,
Valley County Clerk, at 208-382-7100,
if you need special accommodations.

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



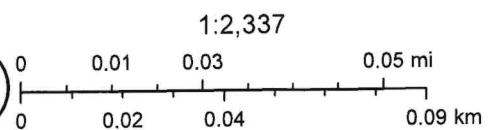
Address Points



Parcel Boundaries



URBAN/RURAL



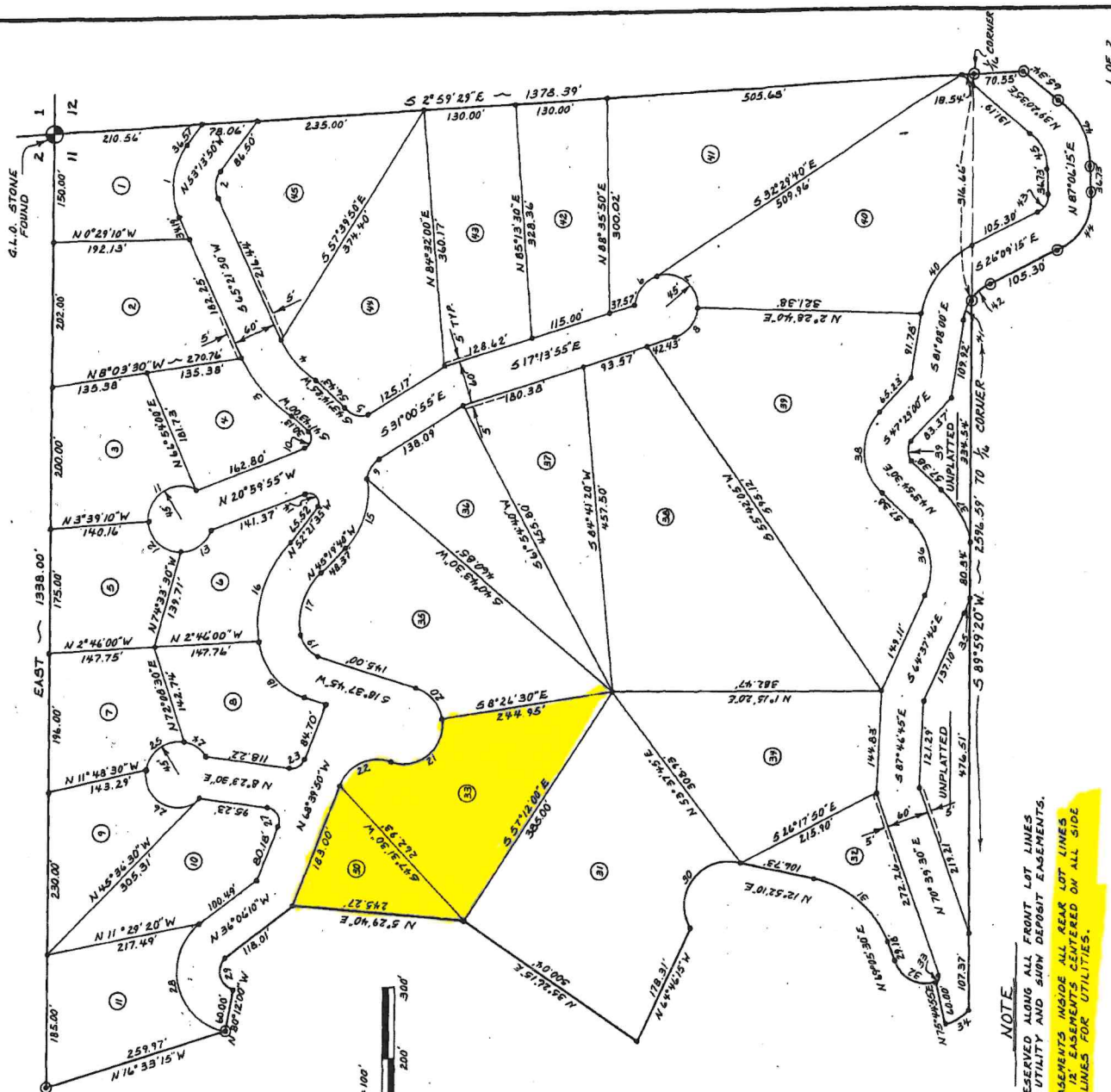
Maxar

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

For Engineers' Affidavit see
 Job #93509
 C.O.L. 130/23

Sanitary restriction in force
 Chapter 13, Idaho Code



LEGEND

- SECTION CORNER
- SUBDIVISION CORNER
1/8\" 1/32\" STEEL PIN
- LOT CORNER
1/4\" 1/2\" STEEL PIN
- LOT NUMBER
- CURVE NUMBER

NO.	Δ	DELTA	RADIUS	CHORD	BEARING
1	1	1	1	1	1
2	1	1	1	1	1
3	1	1	1	1	1
4	1	1	1	1	1
5	1	1	1	1	1
6	1	1	1	1	1
7	1	1	1	1	1
8	1	1	1	1	1
9	1	1	1	1	1
10	1	1	1	1	1
11	1	1	1	1	1
12	1	1	1	1	1
13	1	1	1	1	1
14	1	1	1	1	1
15	1	1	1	1	1
16	1	1	1	1	1
17	1	1	1	1	1
18	1	1	1	1	1
19	1	1	1	1	1
20	1	1	1	1	1
21	1	1	1	1	1
22	1	1	1	1	1
23	1	1	1	1	1
24	1	1	1	1	1
25	1	1	1	1	1
26	1	1	1	1	1
27	1	1	1	1	1
28	1	1	1	1	1
29	1	1	1	1	1
30	1	1	1	1	1
31	1	1	1	1	1
32	1	1	1	1	1
33	1	1	1	1	1
34	1	1	1	1	1
35	1	1	1	1	1
36	1	1	1	1	1
37	1	1	1	1	1
38	1	1	1	1	1
39	1	1	1	1	1
40	1	1	1	1	1
41	1	1	1	1	1
42	1	1	1	1	1

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.

