

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT: VAC 22-01 Thomson Vacation of Utility Easement
HEARING DATE: May 23, 2022
TO: Board of County Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT / OWNER: Kenneth & Debra Thomson
8051 Island View Drive
Marsing, ID 83639
LOCATION: 12867 Syringa Road and 12869 Syringa Road
Lot Line between Lots 24 and 25, Block F, of Wagon Wheel Ranch #4
Subdivision in the SW ¼ Section 27, T.16N, R.3E,
Boise Meridian, Valley County, Idaho
SIZE: 1 Acre
REQUEST: Vacate platted utility easement
EXISTING LAND USE: Residential Subdivision Lots with Sheds and RV use.

Wagon Wheel Ranch No. 4 Subdivision was recorded on May 13, 1994. Per the plat, there is a 10-foot utility easement centered on all interior lot lines.

Kenneth and Debra Thomson are requesting a vacation of the 10-foot-wide utility easement centered on the interior sides of the lot line between Lots 24 and 25, Block F, Wagon Wheel Ranch #4 Subdivision.

The applicants own both lots. Removal of the utility easement would allow them to build over the lot line and setback area and give them more flexibility in the location of future structures. Three sheds exist on the property. The site plan shows a future residence and new pole barn on Lot 25.

The applicants currently have an approved Recreational Vehicle Camp on the properties (RVC 2020-05). (Attached)

The 1-acre site is addressed at 12867 Syringa Road and 12869 Syringa Road. Access is from Syringa Road, a public road.

FINDINGS:

1. At a properly noticed public hearing on April 14, 2022, the Valley County Planning and Zoning Commission unanimously recommended approval of the proposed vacation. (Facts and Conclusions attached.)

2. Legal notice was posted in the *Star News* on May 5, 2022, and May 12, 2022. Potentially affected agencies were notified on April 22, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent by certified mail on April 22, 2022. The site was posted on April 29, 2022. The notice was posted online at www.co.valley.id.us on April 22, 2022.

3. Agency comment received:

Laura Lacy, Associate Real Estate Specialist, states that Idaho Power's review indicates that they do not have facilities located within the request area. Idaho Power agrees to relinquish interest in the public utility easement located between Lots 24 and 25, Block F, Wagon Wheel Ranch #4. (Mar. 17, 2022)

Jeff McFadden, Valley County Road Department Superintendent, has no comments. (Mar. 17, 2022).

Central District Health has no objections. (Mar. 16, 2022, and April 25, 2022)

Jess Ellis, Donnelly Fire Marshall, has no comments. (Mar. 19, 2022).

4. Public comment received:

None

5. Valley County Code:

10-6-2: VACATIONS OF PLATS, PUBLIC RIGHTS OF WAY OR EASEMENTS:

- A. Filing Of Application Required: An applicant wishing to vacate an existing subdivision, portion thereof, public right of way, or easement shall complete and file with the administrator an "application for total or partial vacation of an existing subdivision or other public right of way". This action shall be supplemental to, and in no way in conflict with, the applicant's obligation to comply with the provisions contained in Idaho Code sections 50-1317 through 50-1325.
- B. Placement On Commission Agenda: Upon receipt of the completed application, the administrator shall place said application on the agenda of the commission to be considered at its next regular meeting, subject to the same time limits prescribed for preliminary plat applications.
- C. Commission Review: The commission shall review the proposed vacation with regard to future development of the neighborhood. The commission shall also take into consideration the interests of adjacent property owners, of utilities, and of various public agencies where pertinent to the application.
- D. Commission Recommendation: Within ten (10) days, the commission shall make its recommendation concerning the application to the board who shall hold a public hearing and give such public notice as required by law.
- E. Board Action: The board may approve, deny or modify the application and shall record its action in the official minute book of the meetings of the board. Whenever public rights of way or lands are vacated, the board shall provide adjacent property owners with a quitclaim deed, as prepared by the applicant, for said vacated rights of way in such proportions as are prescribed by law. (Ord. 10-07, 8-26-2010)

STAFF COMMENTS:

- The lots are within the Donnelly Fire District.
- The Planning and Zoning Commission recommended approval.
- The Board needs to determine if the future development of the neighborhood would be inhibited by the vacation.
- The Board of County Commissioners will be signing a resolution for a Declaration of Vacation.
- A copy of the resolution shall be sent to Laura Lacy, Idaho Power, by the Planning and Zoning staff.

Staff's Recommended Motion:

I move to approve Vacation Application 22-01 Thomson Vacation of Utility Easement; accept the Planning and Zoning Commission Facts and Conclusions; and authorize the chairman to sign Resolution No. 2022-10 Declaration of Vacation.

ATTACHMENTS:

- Proposed Resolution 2022-10
- Planning and Zoning Facts and Conclusions
- Planning and Zoning Meeting Minutes – April 14, 2022
- Vicinity Map
- Aerial Map
- Wagon Wheel Ranch #4 – Assessor's Plat
- Assessor's Plat T.16N R.3E Section 27
- Site Plan
- Pictures Taken March 18, 2022, and April 29, 2022
- Responses
- RVC Permit
- Application

END OF STAFF REPORT

**RESOLUTION NO. 2022-10
DECLARATION OF VACATION
OF A PLATTED UTILITY EASEMENT
IN WAGON WHEEL RANCH # 4**

VAC-22-01 Thomson - Vacation of Utility Easement

Location: Easement between 12867 Syringa Road and 12869 Syringa Road in Wagon Wheel Ranch #4, Lot 24 and Lot 25, Block F located in SW ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

Whereas, the current action is to vacate the 10' wide utility easements centered between Lot 24 and Lot 25, Block F, in Wagon Wheel Ranch #4; and, to retain the utility easements on the front and rear property lines as requested by Idaho Power;

Whereas, Wagon Wheel Ranch #4 was platted at Book 5, Page 9 on May 13, 1974;

Whereas, the applicant agrees that the lots have to be combined and if they build over the lot line both lots will be permanently encumbered, unless, a 20,000 sq. ft. parcel can be split from combined lots that meets setback requirements;

Whereas, it has been determined that vacation of the utility easement shall not inhibit future development of the neighborhood;

Therefore, the Board of County Commissioners hereby vacate the 10' utility easement centered between Lots 24 and 25, Block F in Wagon Wheel Ranch #4, as shown on the attached plat; retain the utility easements on the front and rear property lines as requested by Idaho Power; and, authorize the Chairman to sign this resolution.

Approved by the Board of County Commissioners of the County of Valley, State of Idaho, on this 23rd day of May, 2022.

Board of Valley County Commissioners

Elting Hasbrouck, Chairman

State of Idaho)
)SS
County of Valley)

On this ____ day of _____, 2022, before me, _____, the undersigned, a Notary Public in and for said State, personally appeared Elting Hasbrouck known to be the person whose name subscribed to the within Instrument, and acknowledged to me that he, she, they executed the same.

Notary Public, Residing at Cascade, Idaho
My Commission Expires: _____

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

SUBJECT: VAC 22-01 Thomson Vacation of Utility Easement

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on April 14, 2022. The Commission reached a quorum. Commission members in attendance were Katlin Caldwell, Sasha Childs, Ken Roberts, and Chairman Neal Thompson.

Kenneth and Debra Thomson requested a vacation of a 10-foot-wide utility easement centered on the lot line between Lots 24 and 25, Block F, Wagon Wheel Ranch #4 Subdivision in order to build over the easement. The 1-acre site is addressed at 12867 Syringa Road and 12869 Syringa Road and located in the SW ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meeting dated April 14, 2022, with the exhibits, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the existing use of the property described in the Petition is single family residential subdivision.
2. That the land use categorization in Valley County Code (Table 9-3-1) are as follows:
(2) Residential Uses (c) Subdivision for single family residence.
3. That the surrounding land uses are single family residential.
4. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance and by the Laws of the State of Idaho.

Legal notice was posted in the *Star News* on March 24, 2022, and March 31, 2022. Potentially affected agencies were notified on March 15, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent March 15, 2022. The site was posted on March 18, 2022. The notice and application were posted online at www.co.valley.id.us on March 15, 2022.

5. Other persons in attendance expressed neither approval nor disapproval of the proposed use.

CONCLUSIONS

Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes, as follows:

1. That the proposed use is in harmony with the general purpose of Valley County ordinances

and policies and would not be otherwise detrimental to the public health, safety and welfare.

2. Future development of the subdivision will not be inhibited by the vacation.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, recommends to the Board of County Commissioners that the application of Kenneth and Debra Thomson for Vacation No. 22-01 Thomson Vacation of Utility Easement, as described in the application, staff report, and minutes of the meeting be approved.

Recommended Conditions:

The applicant must request a lot combination with the Valley County Assessor's Office and write a letter stating that they understand they are permanently encumbering the lots which must remain combined as long as building setbacks are not met.

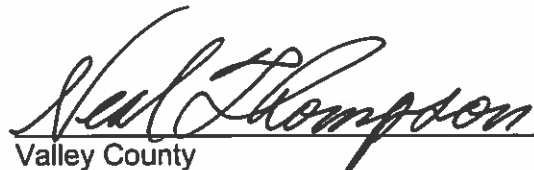
NOTICE OF FINAL ACTION AND RIGHT TO REGULATORY TAKING ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such request must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

Please take notice that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

END FACTS AND CONCLUSIONS



Valley County
Planning and Zoning Commission, Chairman

Date: 5-12-2022

Commissioner Caldwell - In Favor
Commissioner Childs - In Favor
Commissioner Roberts - Opposed
Commissioner Thompson - In Favor

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12. The variances will be scheduled with the Board of County Commissioners for a public hearing.

Short recess until 8:41 p.m.

D. NEW BUSINESS:

1. **VAC 22-01 Thomson Vacation of Utility Easement:** Kenneth and Debra Thomson are requesting a vacation of a 10-foot-wide utility easement centered on the lot line between Lots 24 and 25, Block F, Wagon Wheel Ranch #4 Subdivision in order to build over the easement. The 1-acre site is addressed at 12867 Syringa Road and 12869 Syringa Road and located in the SW ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

If vacated and building occurs over the lot line, the lots would need to be combined. Staff would require a letter stating that they understand they are permanently encumbering the lots which must remain combined.

Chairman Thompson asked for the applicant's presentation.

Kenneth Thomson, 12867 Syringa Road and 12869 Syringa Road Donnelly, said they are currently living on the property in a 45-ft 5th-wheel RV. They want to add a 40-ft x 27-ft mobile home on a concrete foundation and remove the RV. The new home, shop, and garage would be within 4-ft of the lot line. They want to combine the lots. Removing the lot line would make it easier to build on the property.

Chairman Thompson asked for proponents. There were none.

Chairman Thompson asked for undecided. There were none.

Chairman Thompson asked for opponents. There were none.

Chairman Thompson closed the public hearing.

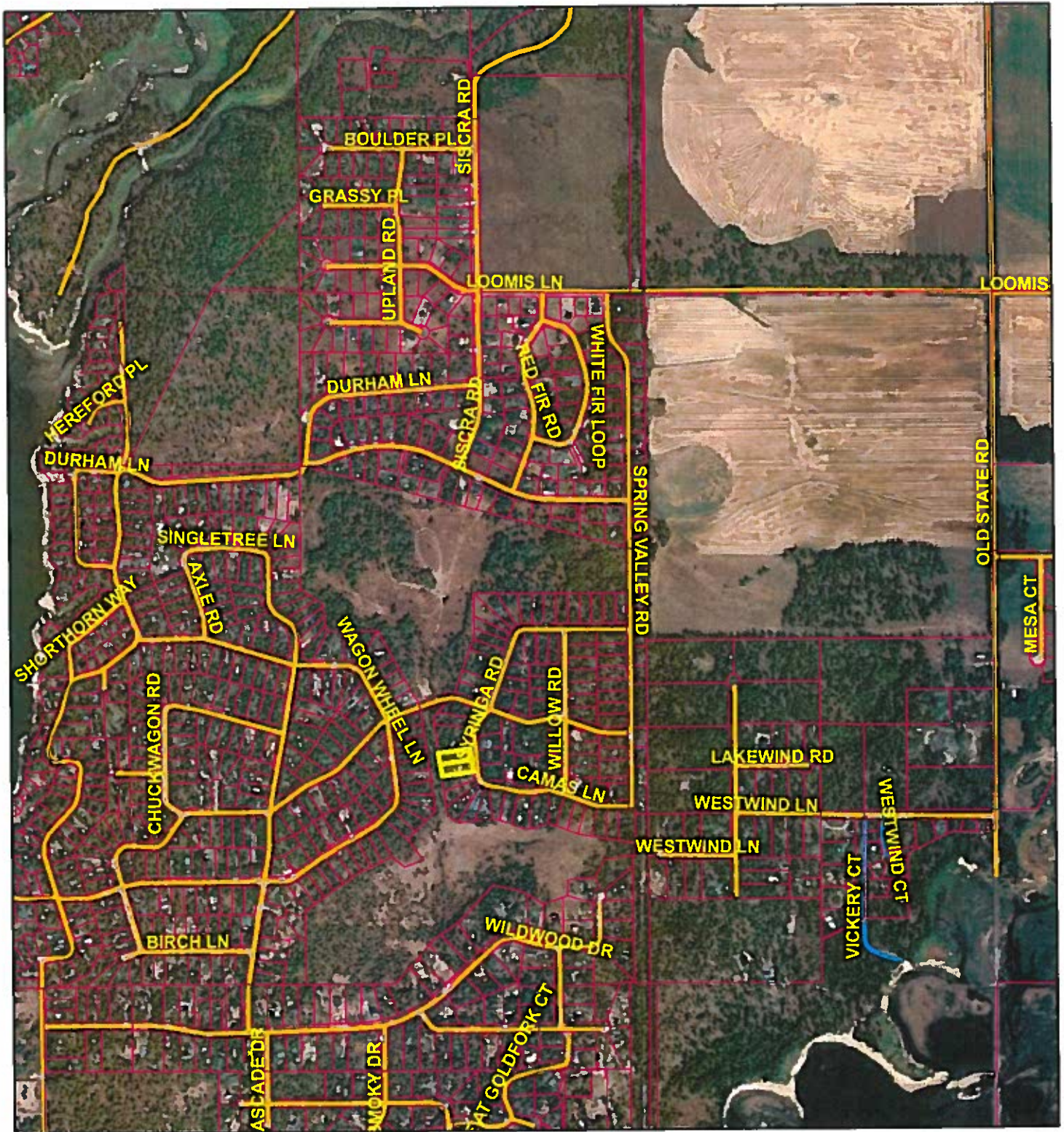
The Commission deliberated.

COA – The applicant must request a lot combination with the Valley County Assessor's Office and write a letter stating that they understand they are permanently encumbering the lots which must remain combined as long as building setbacks are not met.

Commissioner Roberts moved to recommend approval of VAC 21-01 to the Board of County Commissioners with the stated conditions of approval. Commissioner Caldwell seconded the motion. Motion carried unanimously.

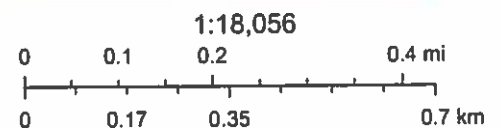
VAC 21-01 will be scheduled with the Board of County Commissioners for a public hearing.

VAC 22-01 Vicinity Map



3/4/2022, 11:46:16 AM

- Parcel Boundaries
- URBAN/RURAL
- PRIVATE
- MINOR COLLECTOR
- VALLEY COUNTY



Maxar

VAC 22-01



3/4/2022, 11:44:35 AM

Parcel Boundaries Roads

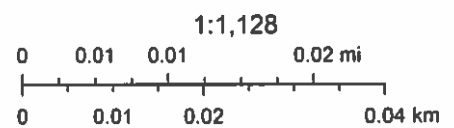
Addresses

All Road Labels

URBAN/RURAL

County Boundaries

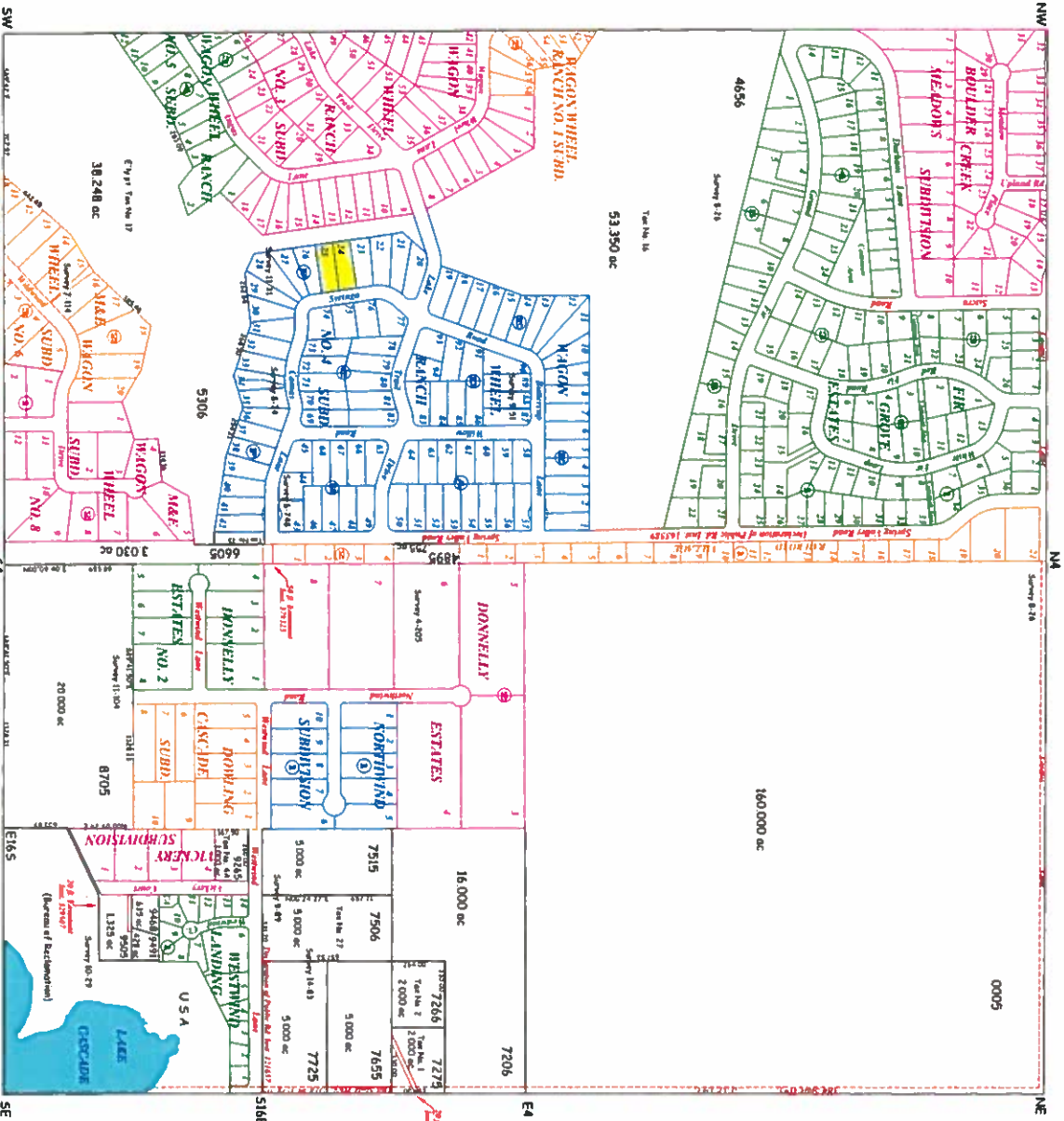
VALLEY COUNTY



Maxar, Microsoft

27 SEC. 16N ROS FE P.W.T

Filename:	Valley County Base Map
Scale:	1" = 400 ft.
Date:	12/7/2020
Drawn by:	L. Frederick

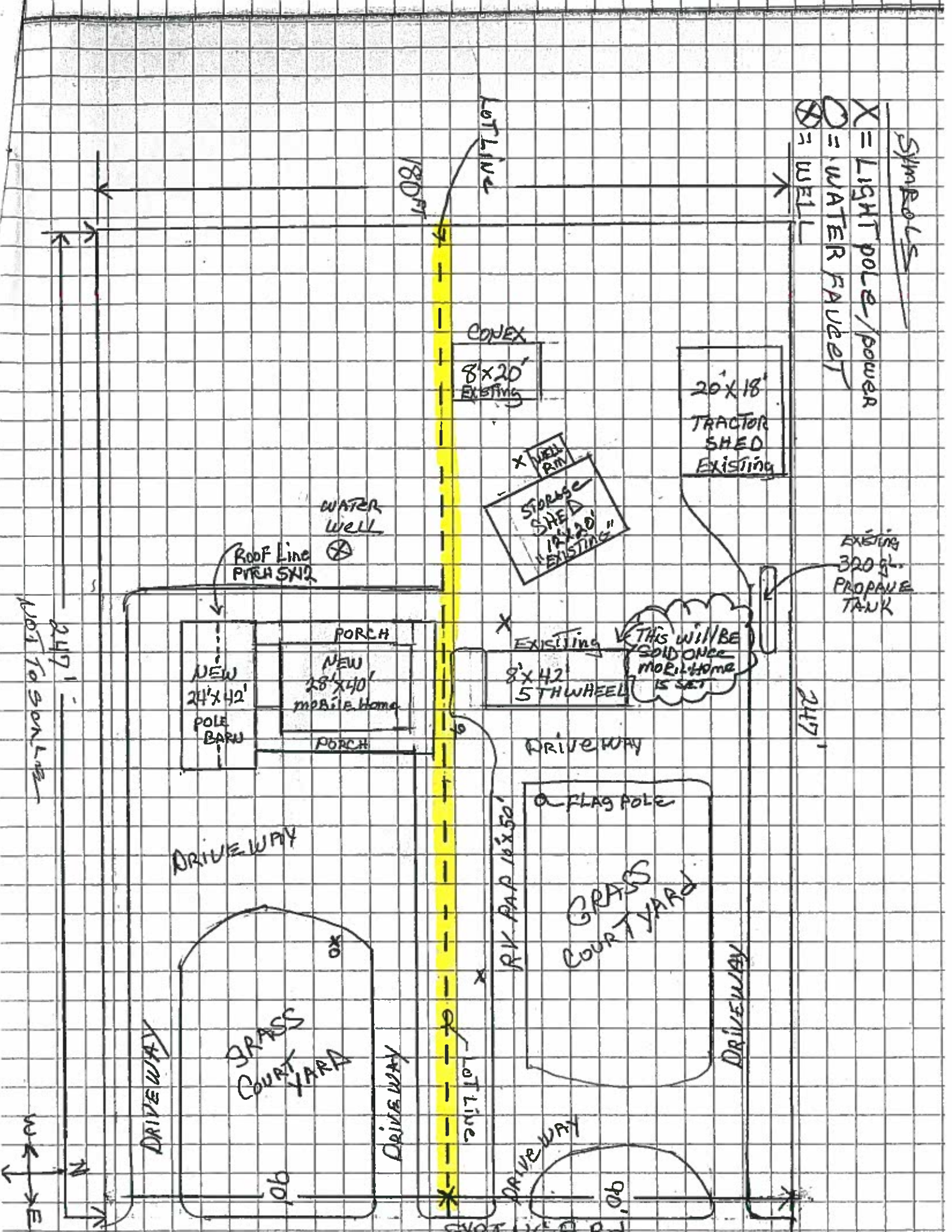


Symbols

X = LIGHT POLE / power

⊗ = WATER FAUCET

⊗ = WELL











March 17, 2022

Sent via email to CHerrick@co.valley.id.us

Cynda Herrick
PO Box 1350
Cascade, Idaho 83611

Re: Relinquishment of Public Utility Easement between Lots 24 & 25 of Block F in the
Wagon Wheel Ranch #4 Subdivision, VAC 22-01

Dear Cynda,

This is in response to the PUE relinquishment request submitted to Idaho Power Company and received in our office March 17, 2022, regarding the possible relinquishment of a public utility easement (PUE) located as noted above. The attached Exhibit A & Exhibit B more specifically identifies the requested area for relinquishment.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the PUE that is located between Lots 24 & 25 of Block F in the Wagon Wheel Ranch #4 Subdivision.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

Laura Lacy
Associate Real Estate Specialist
Idaho Power Company/ Corporate Real Estate
Land Management and Permitting Department
208-388-5070
llacy@idahopower.com

EXHIBIT B

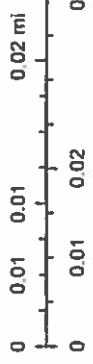
Assessor's Map & Parcel Viewer



1/30/2022, 8:43:27 AM

Parcel Summary & Improvement Report

1:1,128



Nazar, Microsoft

Jeff Mcfadden
Thu 3/17/2022 12:41 PM
To: Cynda Herrick; Lori Hunter
Cc: **Valley County Commissioners**

- CUP 22-05 I have already commented
- CUP 22-06 No comment
- VAC 22-01 No comment
- CUP 22-07 No comment
- CUP 22-08 Nissula Road is a rural county road that gets maintenance when needed. It has low traffic volume. It is a year-round maintained road. It is not a bus route or major road. It get's plowed once a day in the winter when needed. Since it is not a main road, it does not get extra plowing on it during drifting events. During big snow events, this section of road might not get plowed until all other main roads are plowed, sometimes it might be the next day. The road tends to get "washboards and potholes" in the surface quite frequently. Residents need to know that the county does not do dust suppression.
- CUP 22-09 Road is wide with good visibility in both directions. Need to apply for a approach permit through the road dept.

Thank you

Jeff McFadden, Superintendent
Valley County Road Department



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # VAC 22-01

Conditional Use # _____

Preliminary / Final / Short Plat _____

Lot 24 & 25 Blk F Wagon Wheel Ranch #4
12867 & 12869 S Yampa Rd

- ☒ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☐ 14. _____

Reviewed By: _____

Date: 3, 16, 22



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # VAC 22-01

Conditional Use # _____

Preliminary / Final / Short Plat Thompson Vacation of

Utility easement
Lot 24 & 25 Wagon Wheel Ranch #4

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
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☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 14. CDH has no objection to the Vacation of the utility easement

Reviewed By: [Signature]

Date: 4/25/22



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

March 19, 2022

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: VAC 22-01 Thompson Vacation of Utility Easement

The Donnelly Rural Fire Protection District has no comments or concerns on this matter.

Please call 208-325-8619 with any questions.

Jess Ellis

Fire Marshal
Donnelly Fire Department

Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

RVC Permit #: 2020-05
12867 & 12869
Physical Address: Springa RD
RP0029300F0250
Parcel #: RP0029300F0240

Effective Date of Approval: 2/10/2021
Property Owner: Kent & Debra Thomson
Contact #: (208) 869-2561

RECREATIONAL VEHICLE CAMPGROUND: A parcel of land under one ownership which has been planned and improved for the placement of two (2) or three (3) transient recreational vehicles for dwelling purposes, including placement on parcels where single family residential uses have also been established. It is specifically for the recreational use of the parcel by friends and family of the property. An administrative permit in accordance with VCC Title 9-4-8 Recreational Vehicle Campground is required. This does not include multiple family groups that are camping on holiday type of weekends.

On-going Requirements:

- The RVC may be used for recreation purposes by the owner and their family/friends; there shall be no renting of site or RVs allowed without a conditional use permit. Single ownership, only.
- Must meet all the requirements of CDH for individual potable water and sewage disposal facilities, including disposal of gray water.
- Structures over 3-feet in height shall be subject to single-family residential setback requirements, including porta-potties.
- Quiet hours from 10:00 p.m. to 7:00 a.m. (*Recommendation*)
- No parking in any road right-of-way or setback area.
- Maintain dark-sky compliant lighting (*maximum of 20-ft in height and 3000 lumens, fully shielded*).
- Maintain a safe firepit. Fires must be attended at all times. A fire extinguisher and/or water hose along with a shovel must be accessible.
- Garbage must be removed from the site regularly.
- Eradicate noxious weeds. (*Valley County Weed Dept. 208-382-7199*).
- Follow local ordinances and licensing requirements for ATVs, UTVs, and snowmobiles.
- Shall post address numbers at the driveway entrance.
- Any change should be reported to the Planning and Zoning office; a new permit may be required.
- Violations shall cause the revocation of the RVC permit.

Conditions of Approval:

Approved by: 
Cynda Herrick, P&Z Administrator

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



Application for Vacations
of Plats, Portions Thereof,
Public Rights-of Ways,
or Easements

See Section 10-6-2 Valley County Code

Subject to I.C. 55-22 Underground Facilities Damage Prevention

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>VAC 22-01</u>	<input type="checkbox"/> Check # _____ or <input checked="" type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>500.00</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT _____
PROPOSED USE: <u>utility easement along lot line</u>	DATE <u>3-1-2022</u>
<input type="checkbox"/> Vacation of Plat <input type="checkbox"/> Vacation of Road and/or Right-of-Way <input checked="" type="checkbox"/> Vacation of Utility Easement <input type="checkbox"/> Other	

Name of Applicant(s): KENNETH E. & DEBRA C. THOMSON

Applicant's Signature: [Signature]

Date: 3-1-2022

Mailing Address of Applicant(s): 8051 ISLAND VIEW DRIVE MARSING, ID 83639

Phone #: 208-869-2561 email: thomson23t3@msn.com

Required Attachments

1. Narrative describing property and the reason(s) for the request → SEE REVERSE SIDE
2. Map, sketch, or plat showing the property and names and addresses of owners of adjoining property.
3. Letters from, or signatures on a petition, of each owner of adjoining property stating:
 - their approval of the proposed vacation,
 - their willingness to share in the costs,
 - they are aware that vacated property becomes part of adjoining property subject to the rights and easements of utilities.
4. Application for Release of Idaho Power Easement, if applicable.
5. An application processing fee of \$500.00.

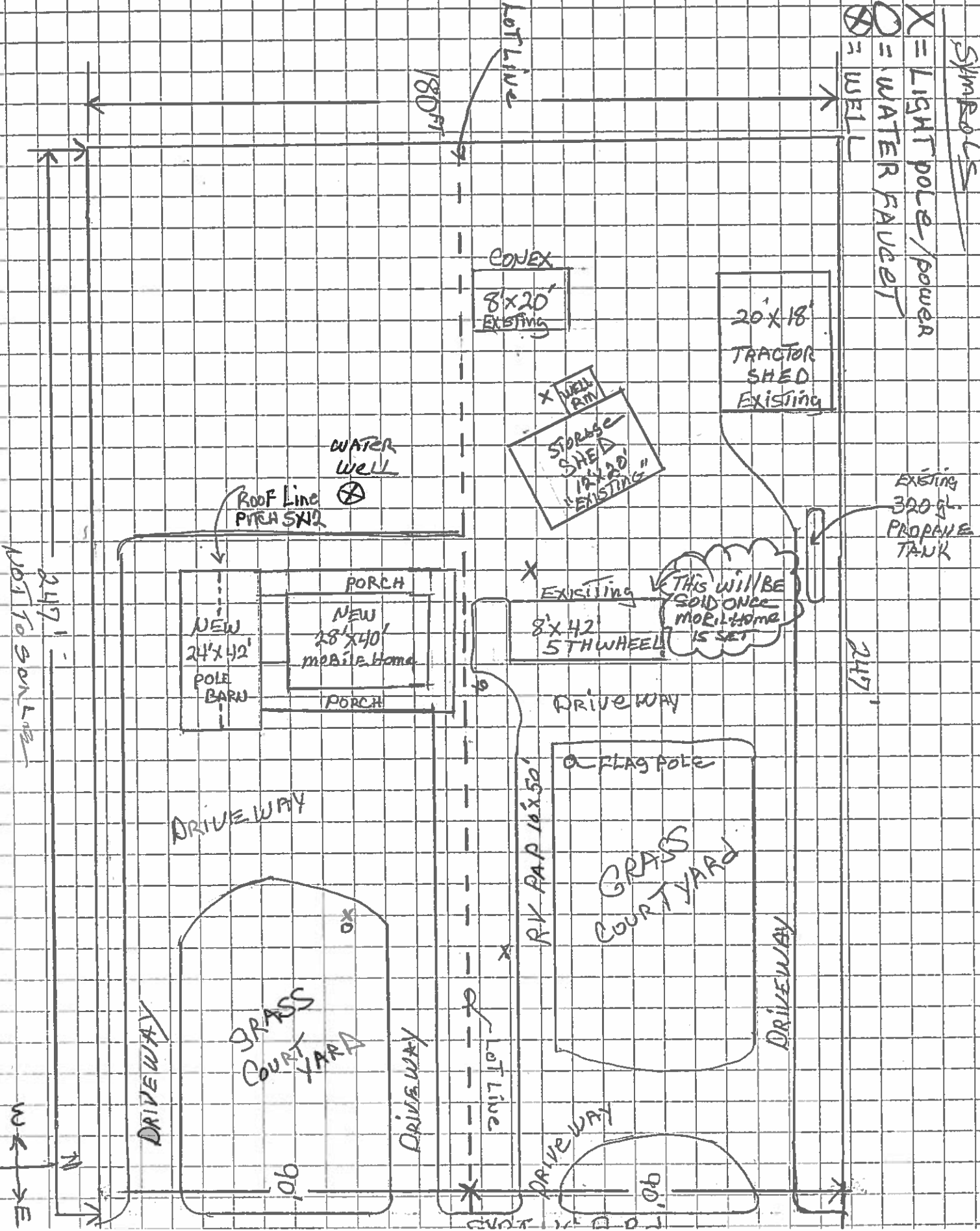
Submit ten copies of all application materials with the fee to the Planning and Zoning Administrator a minimum of 45 days prior to the regularly scheduled Planning and Zoning meeting. Regularly scheduled meetings are held the second Thursday of each month. When an application is submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Symbols

X = LIGHT POLE / power

⊗ = WATER FAUCET

⊗ = WELL



Assessor's Map & Parcel Viewer



1/30/2022, 8:43:27 AM

Parcel Summary & Improvement Report

1:1,128



Maxar, Microsoft

REASON FOR REQUEST :

I Am combining both properties and will be
encroaching on this property lines / utility
Easement for placement of mobile home