



Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

VAC 22-03 Wardwell Vacation of Utility and Drainage Easement

Applicant: Wayne Wardwell

Owner: Wayne and Nora Wardwell

Location: 9 Nugget Drive
Gold Dust Ranch No. 2 Lots 142 and 143,
NESE Section 9, T.13N, R.4E, Boise
Meridian, Valley County, Idaho

Project Description: Gold Dust Ranch No. 2 was recorded on September 22, 1975. Per the plat, there is a 10-foot utility and drainage easement centered on all interior lot lines

The property owners are combining Gold Dust Ranch No. 2 Lot 142 with a portion of the adjacent Lot 143.

Wayne Wardwell is requesting a vacation of a 10-foot-wide utility and drainage easement centered on the lot line between Gold Dust Ranch No. 2 Lots 142 and 143. This would allow building to occur over the lot line.

The variance request was withdrawn.

A 24-ft x 32-ft (768-sqft) footprint is planned for a home with a daylight basement and loft.

The site is addressed at 9 Nugget Drive.

The Planning and Zoning Commission recommended approval on July 14, 2022.

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.

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

www.co.valley.id.us

PUBLIC HEARING

August 29, 2022

11:30 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".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

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., August 22, 2022.

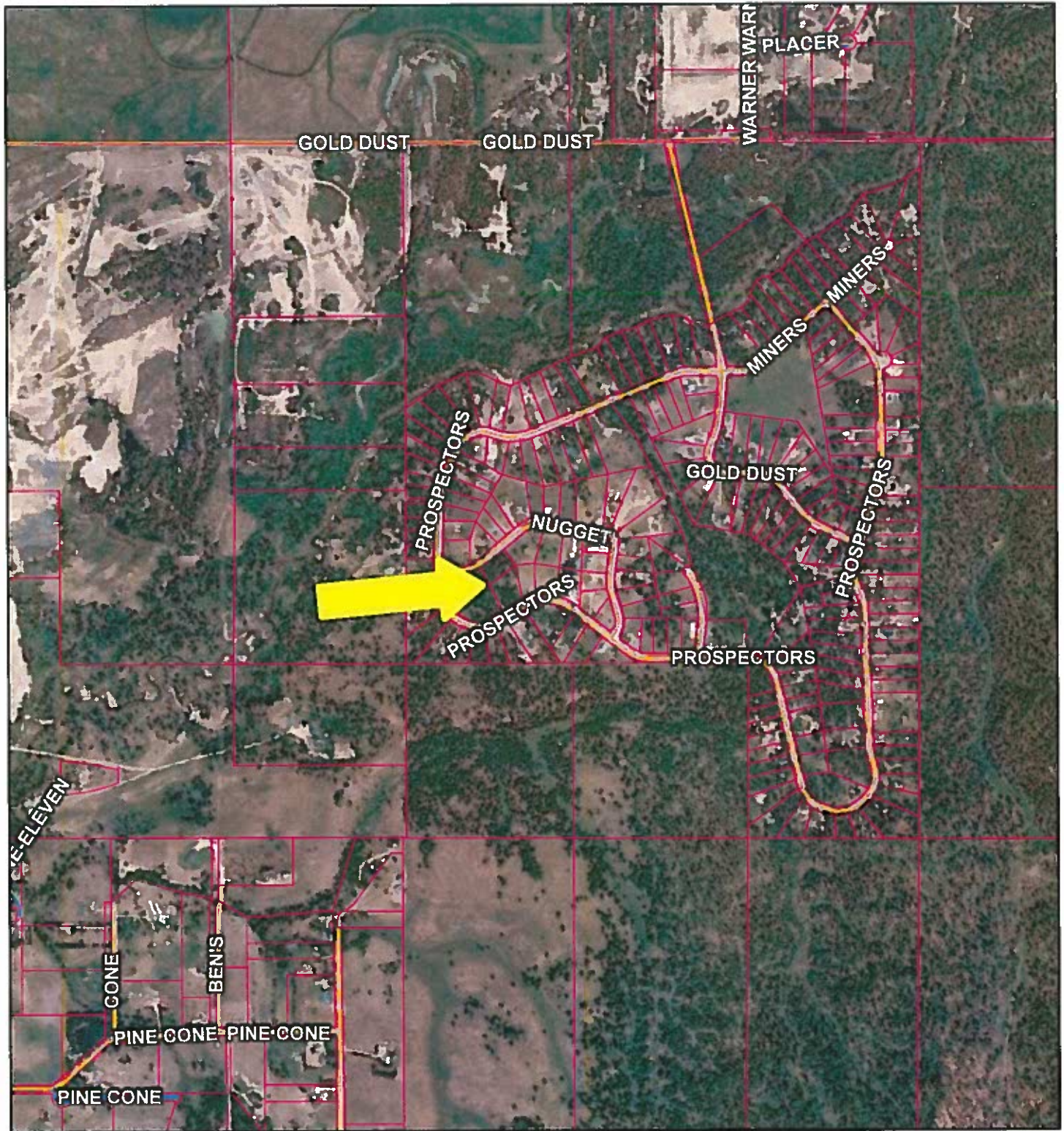
If you do not submit a comment, we will assume you have no objections.

**Direct questions and
written comments to:**

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350

Cascade, ID 83611
208-382-7115 (phone)
cherrick@co.valley.id.us

VAC 22-03 and V-3-22 Vicinity Map



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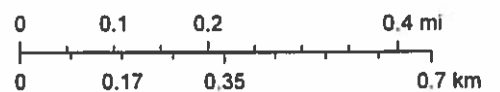
Parcel Boundaries

Roads

URBAN/RURAL

PRIVATE

1:18,056



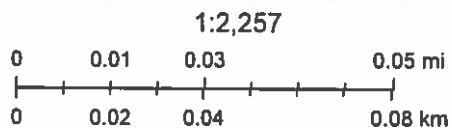
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

VAC 22-03 and V-3-22 Aerial Map



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- Addresses
- ▭ Parcel Boundaries
- Roads
- URBAN/RURAL



Source Esri, Maxar, Earthstar Geographics, and the GIS User Community

