



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

VAC 22-02 Wykert Vacation of Utility Easement

Applicant: Nicole Wykert

Owner: Nicole and Brad Wykert

Location: 1560 Crown Point Parkway
Lot Line between Lots 32 and 34 of Little
Donner Subdivision Tract II 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 is a 12-foot utility easement centered on all side and rear lot lines

Nicole Wykert is requesting a vacation of a 12-foot-wide utility easement centered on the lot line between Lots 32 and 34, Little Donner Subdivision Tract II in order to build over the easement area. The 2-acre site is addressed at 1560 Crown Point Parkway

The applicant owns both lots. Removal of the utility easement would allow building to occur over the lot line and setback area and give them more flexibility in the location of future structures.

The 2-acre site is addressed at 1560 Crown Point Parkway. Access is from both Crown Point Parkway and Starflower Drive, public roads.

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

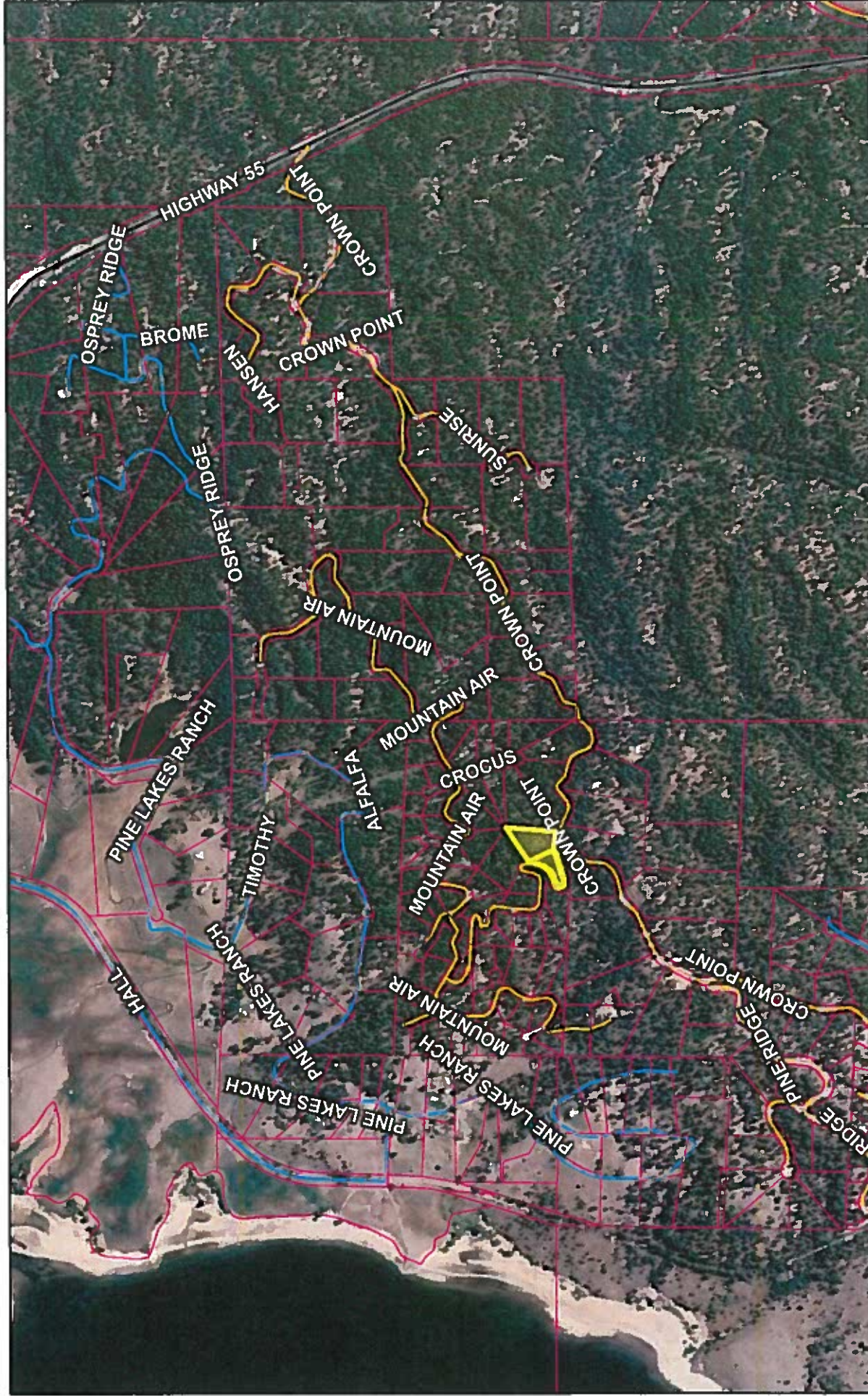
5:00 p.m., August 22, 2022.

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

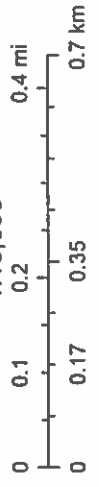
VAC 22-02 Vicinity Map



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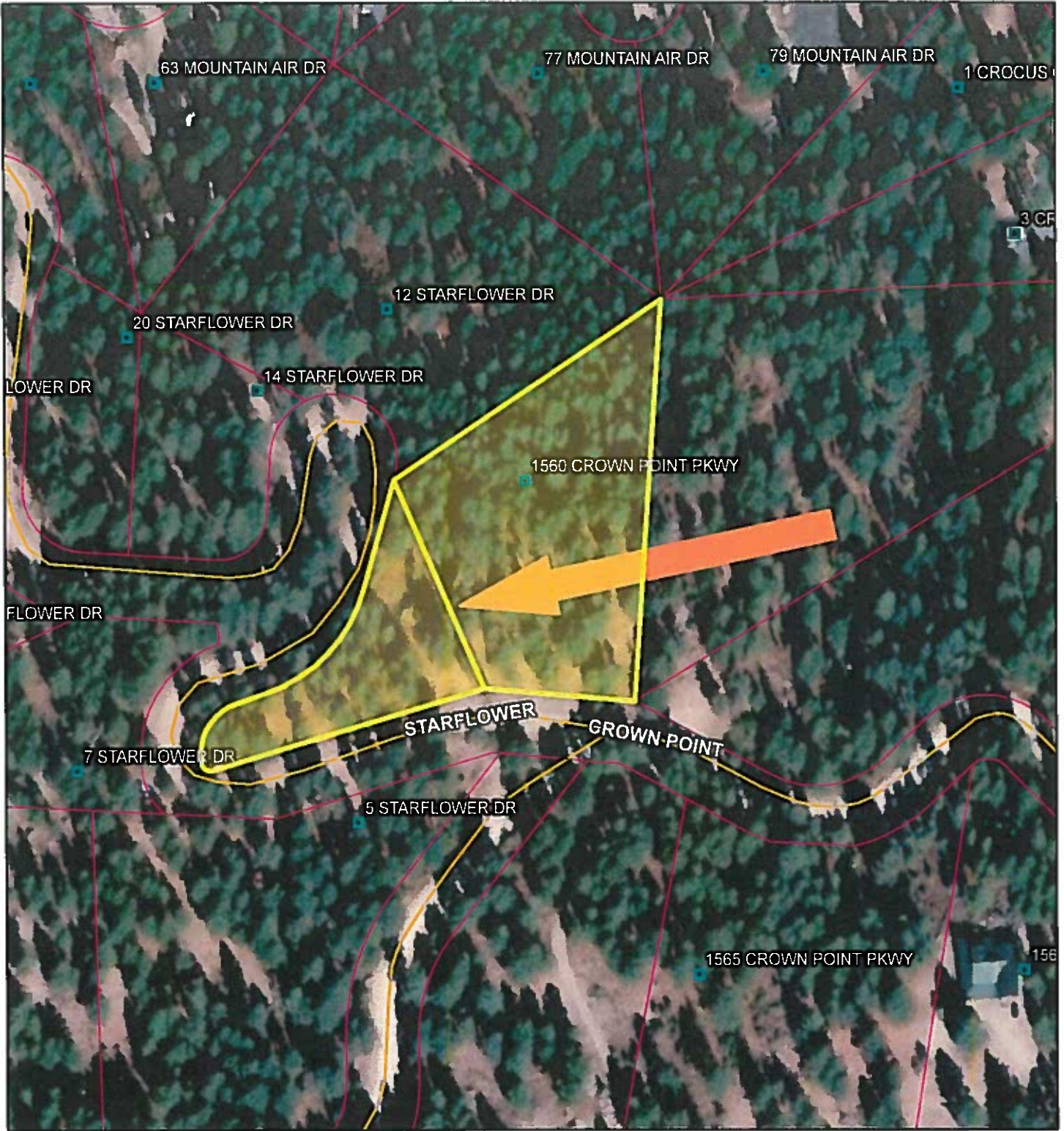
1:18,056

- Parcel Boundaries
- MAJOR
- URBAN/RURAL
- PRIVATE



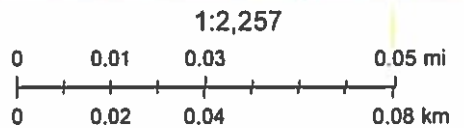
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

VAC 22-02



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



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

00143

BY U.P. 2nd MEASUREMENT 10-14-75
 SIMS & ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEERS
 COMMERCIAL BUILDING 5th FLOOR
 BOISE, IDAHO

LITTLE DONNER SUBDIVISION TRACT II

SHEET 1

A PORTION OF N 1/4 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
- 1/4" x 1/4" STEEL PIN
- LOT CORNER
- 1/4" x 1/4" STEEL PIN
- LOT NUMBER
- CURVE NUMBER

SCALE: 1" = 100'

NO.	Δ	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	1	61° 14' 20"	97.48	104.97	99.84	N 83° 12' 00" W
2	1	61° 14' 20"	97.48	104.97	99.84	N 83° 12' 00" W
3	1	37° 06' 15"	102.53	113.48	112.00	S 49° 18' 45" W
4	1	37° 06' 15"	102.53	113.48	112.00	S 49° 18' 45" W
5	1	70° 31' 50"	68.00	73.43	68.00	S 20° 06' 50" W
6	1	70° 31' 50"	68.00	73.43	68.00	S 20° 06' 50" W
7	1	109° 42' 00"	45.00	65.91	65.91	S 33° 31' 50" E
8	1	109° 42' 00"	45.00	65.91	65.91	S 33° 31' 50" E
9	1	27° 23' 55"	20.00	23.84	23.84	N 62° 10' 35" E
10	1	27° 23' 55"	20.00	23.84	23.84	N 62° 10' 35" E
11	1	120° 31' 20"	45.00	65.91	65.91	N 45° 10' 35" E
12	1	120° 31' 20"	45.00	65.91	65.91	N 45° 10' 35" E
13	1	69° 00' 00"	45.00	65.91	65.91	N 33° 31' 50" E
14	1	69° 00' 00"	45.00	65.91	65.91	N 33° 31' 50" E
15	1	51° 07' 10"	116.43	128.24	128.24	N 17° 18' 15" W
16	1	51° 07' 10"	116.43	128.24	128.24	N 17° 18' 15" W
17	1	53° 20' 50"	100.40	108.83	108.83	N 36° 38' 55" W
18	1	53° 20' 50"	100.40	108.83	108.83	N 36° 38' 55" W
19	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
20	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
21	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
22	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
23	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
24	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
25	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
26	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
27	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
28	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
29	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
30	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
31	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
32	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
33	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
34	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
35	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
36	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
37	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
38	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
39	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
40	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
41	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
42	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
43	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
44	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
45	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
46	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
47	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
48	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
49	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
50	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
51	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
52	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
53	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
54	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
55	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
56	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
57	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
58	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
59	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
60	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
61	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
62	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
63	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
64	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
65	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
66	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
67	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
68	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
69	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
70	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
71	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
72	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
73	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
74	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
75	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
76	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
77	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
78	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
79	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
80	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
81	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
82	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
83	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
84	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
85	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
86	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
87	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
88	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
89	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
90	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
91	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
92	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
93	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
94	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
95	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
96	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
97	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
98	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
99	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W
100	1	62° 42' 05"	78.12	87.88	87.88	S 27° 58' 45" W

NOTE:
 1' RESERVED ALONG ALL FRONT LOT LINES
 FOR UTILITY AND DRIVE DEPOSIT EASEMENTS.
 1' EASEMENTS INSIDE ALL REAR LOT LINES
 AND 1' EASEMENTS CENTERED ON ALL SIDE
 LOT LINES FOR UTILITIES.

