



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

VAC 26-001 Boyer Vacation of Utility Easement

Applicant / Property Owner: Warren Boyer

Location: 13128 Tucker RD and 13126 Tucker RD
Lake Cascade Ranch Subdivision Lots 29
and 30, in the W 1/2 NW 1/4 Section 16,
T.16N, R.3E, Boise Meridian, Valley
County, Idaho

Project Description:

Lake Cascade Ranch Subdivision was recorded on June 11, 1973. Per the plat, there are 12-foot easements centered on all interior lot lines.

Warren Boyer is requesting a vacation of a 12-ft utility easement that is centered on the lot line between Lake Cascade Ranch Subdivision Lots 29 and 30.

The applicant is requesting this vacation in order to build over the easement. The lots would be combined.

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

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

www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

June 11, 2026

4:00 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.

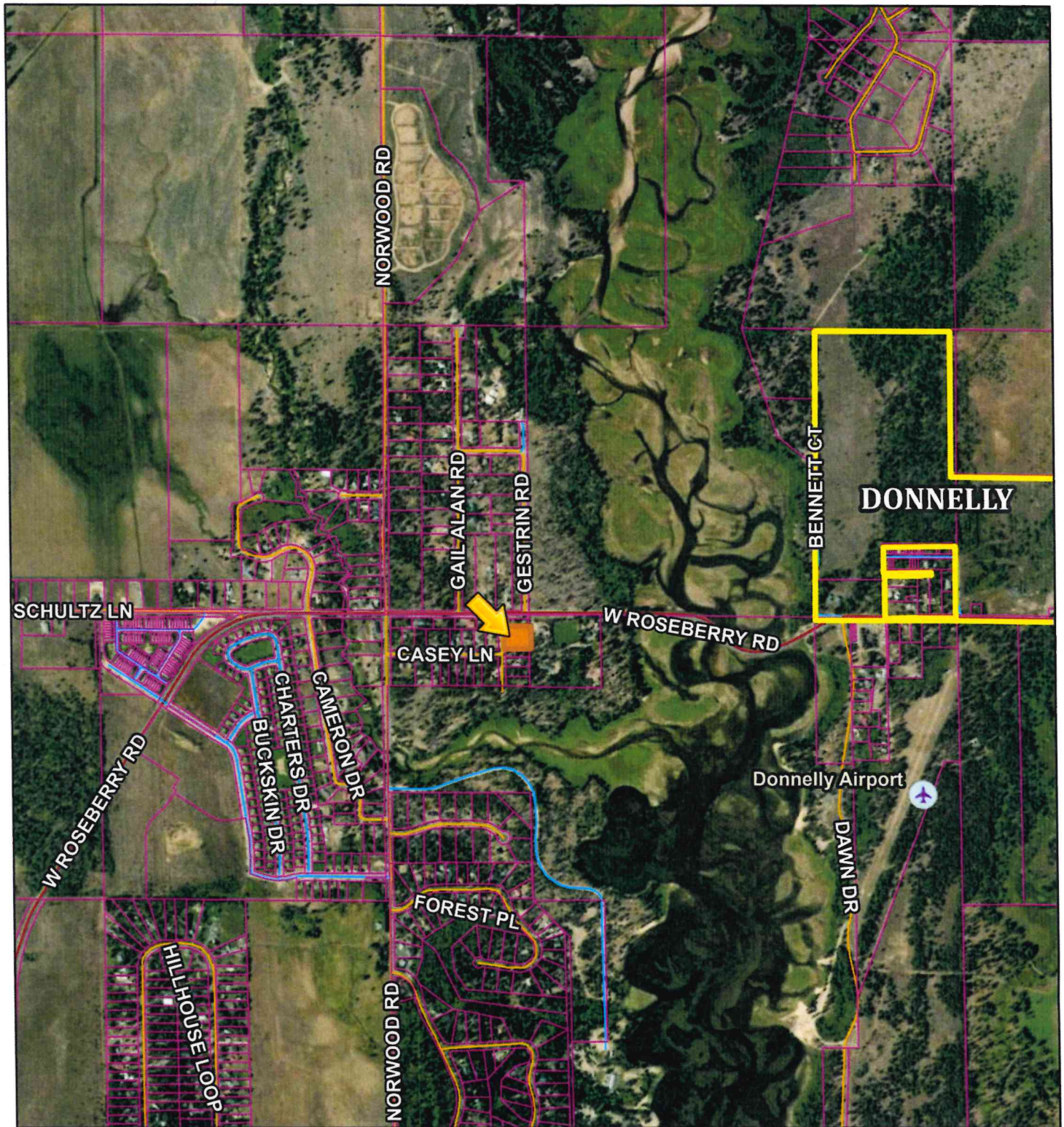
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, June 3, 2026.

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












Direct questions and written comments to:

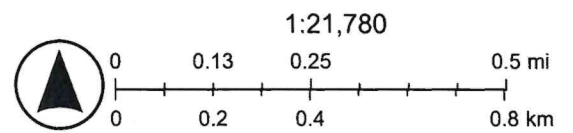
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

VAC 26-001 Location Map



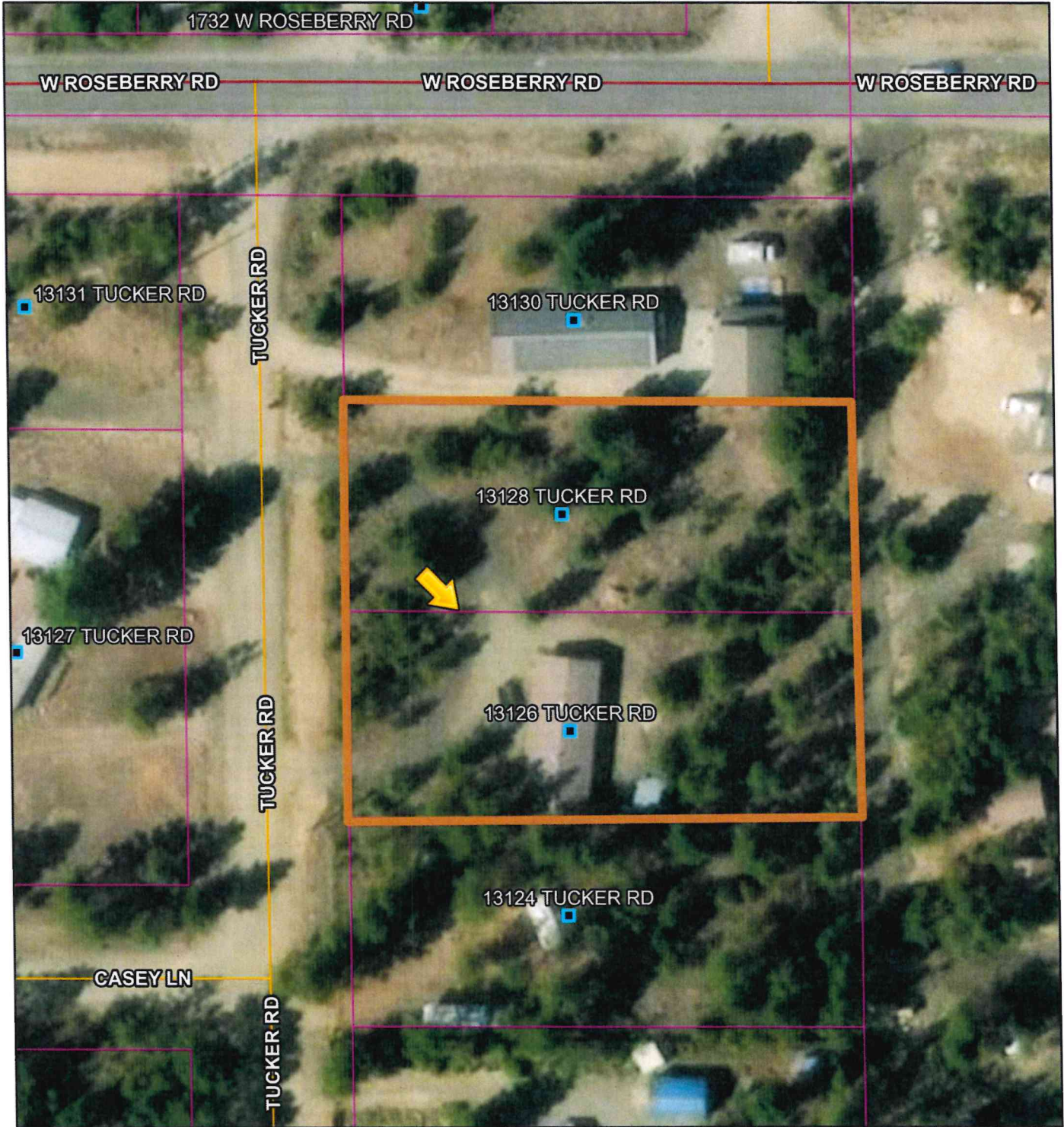
4/30/2026, 10:30:11 AM

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






Vantor





VAC 26-001 Aerial Map







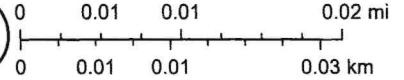
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-  Airstrips
-  Address Points
-  Municipal Boundaries
-  Parcel Boundaries

- Roads
-  MAJOR
 -  MINOR COLLECTOR
 -  COLLECTOR
 -  URBAN/RURAL

-  USFS
-  PRIVATE
-  OTHER
-  Other



Microsoft, Vantor

RP 00135

82-4 Pg. 35 inst. No. 19116 6-11-75
 C.C.P.'S inst. No. 88024 see survey 10-11-75

Streets are dedicated for Public Use.
 Pls. obtain by County Engineer
 Commissioner Minutes Book Pg. 255 and
 by letter 4-5-74

LAKE CASCADE RANCH SUBDIVISION

A PORTION OF SECTION 16, T16N, R3E, B.M., THE N1/2, NW1/4, NW1/4

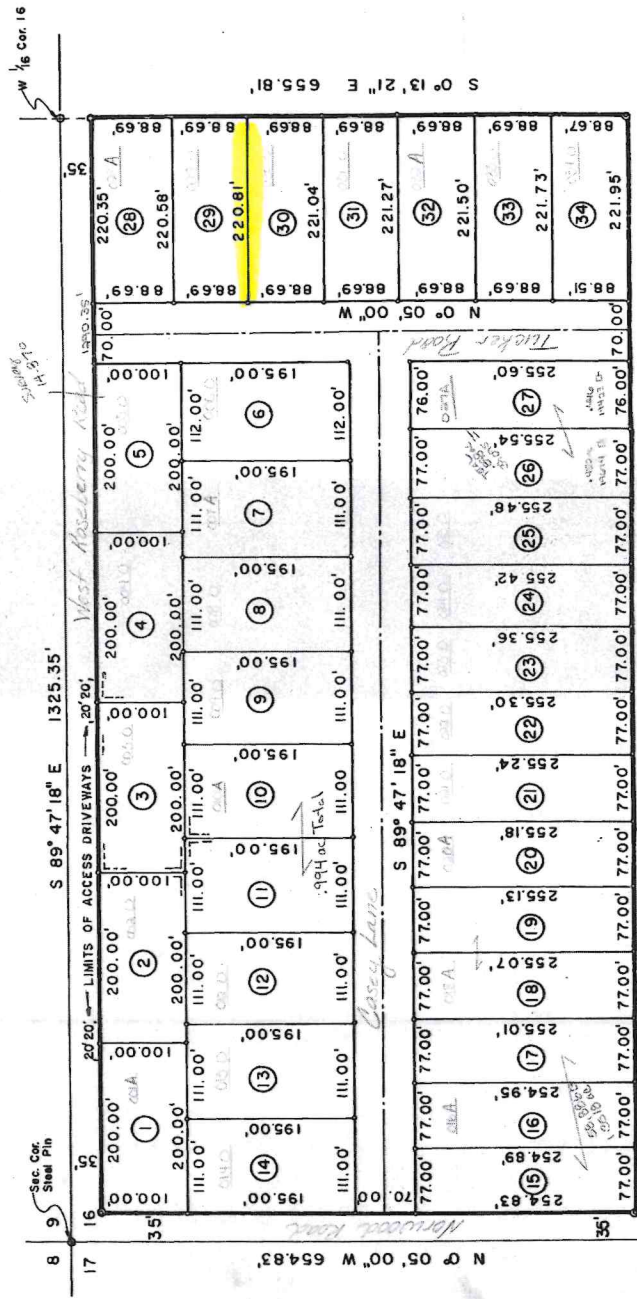
VALLEY COUNTY, IDAHO

ENGINEER: SMITH & MONROE ENGINEERS INC.



- LEGEND
- 5/8" x 30" Steel Pins at Angle Points on Boundary.
 - 1/2" x 24" Steel Pins at Lot Corners.
 - ① Lot Number.

- EASEMENTS FOR UTILITIES
- 12' Wide inside all street and exterior lot lines
 - 6' Each side of all interior lot lines



N 89° 44' 49" W 1326.95'

12-11-95