



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

## VAC 26-001 Boyer Vacation of Utility Easements

**Applicant / Property Owner:** Warren Boyer

**Location:** 13128 Tucker RD and 13126 Tucker RD  
Lake Cascade Ranch Subdivision Lots 29 and  
30, in the W ½ NW ¼ 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.

The Planning and Zoning Commission unanimously  
recommended approval of the vacation request on  
June 11, 2026.

\*\*\*\*\*

**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  
Cascade 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](http://www.co.valley.id.us)**

## PUBLIC HEARING (In-Person)

**July 27, 2026**

**9:20 a.m.**

**Valley County Courthouse  
2<sup>nd</sup> 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](http://www.co.valley.id.us),  
and click on "Watch Meetings Live".

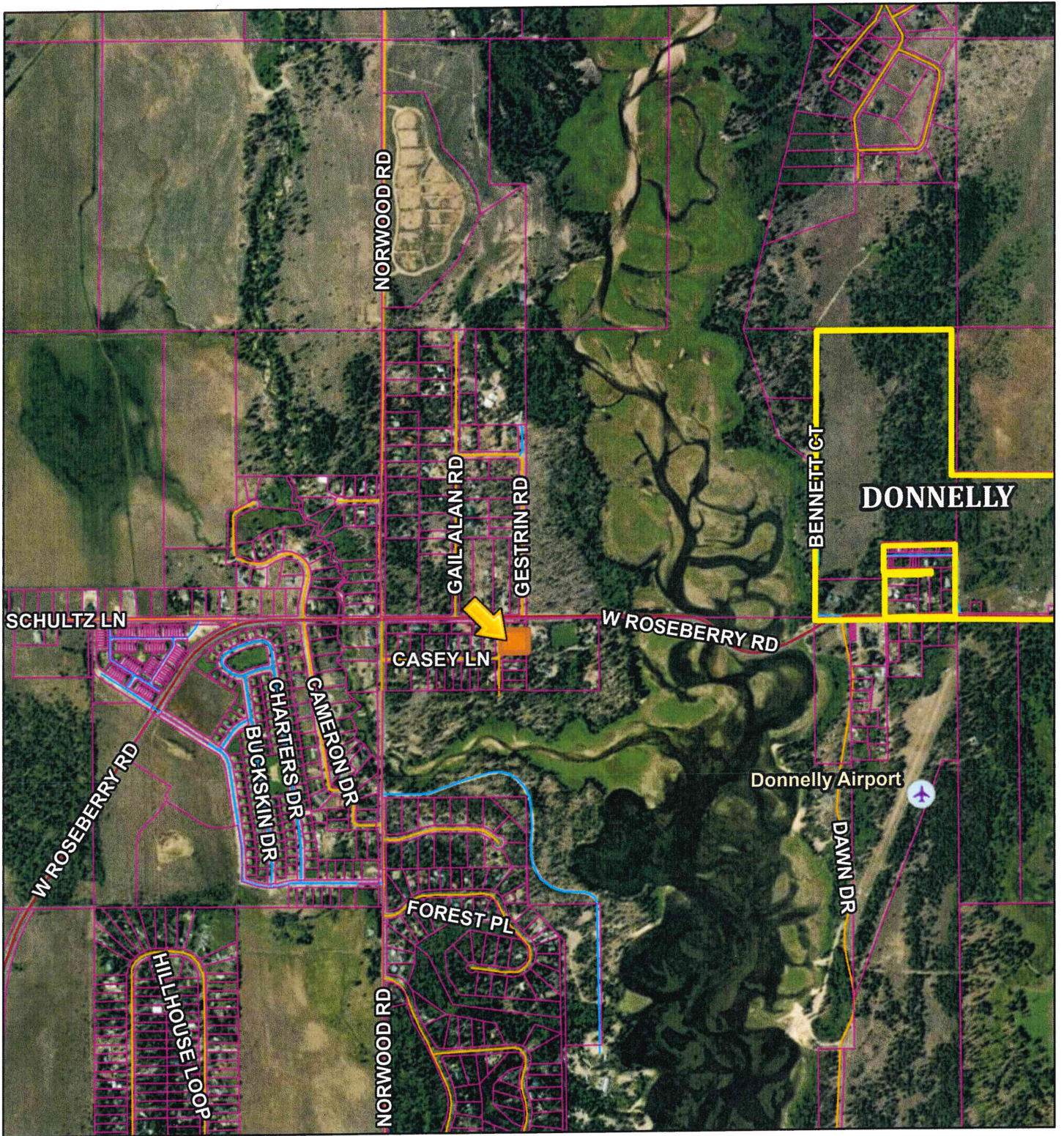
You may comment in person, by U.S.  
Postal Service mail, or by email.  
Written comments greater than one  
page must be received at least seven  
days prior to the public hearing.  
To be included in the staff report,  
comments must be received by  
5:00 p.m., Monday, July 20, 2026.

**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](mailto:cherrick@valleycountyid.gov)

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

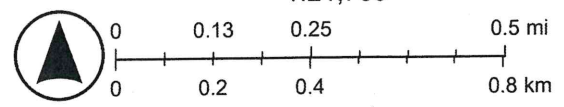
# VAC 26-001 Location Map



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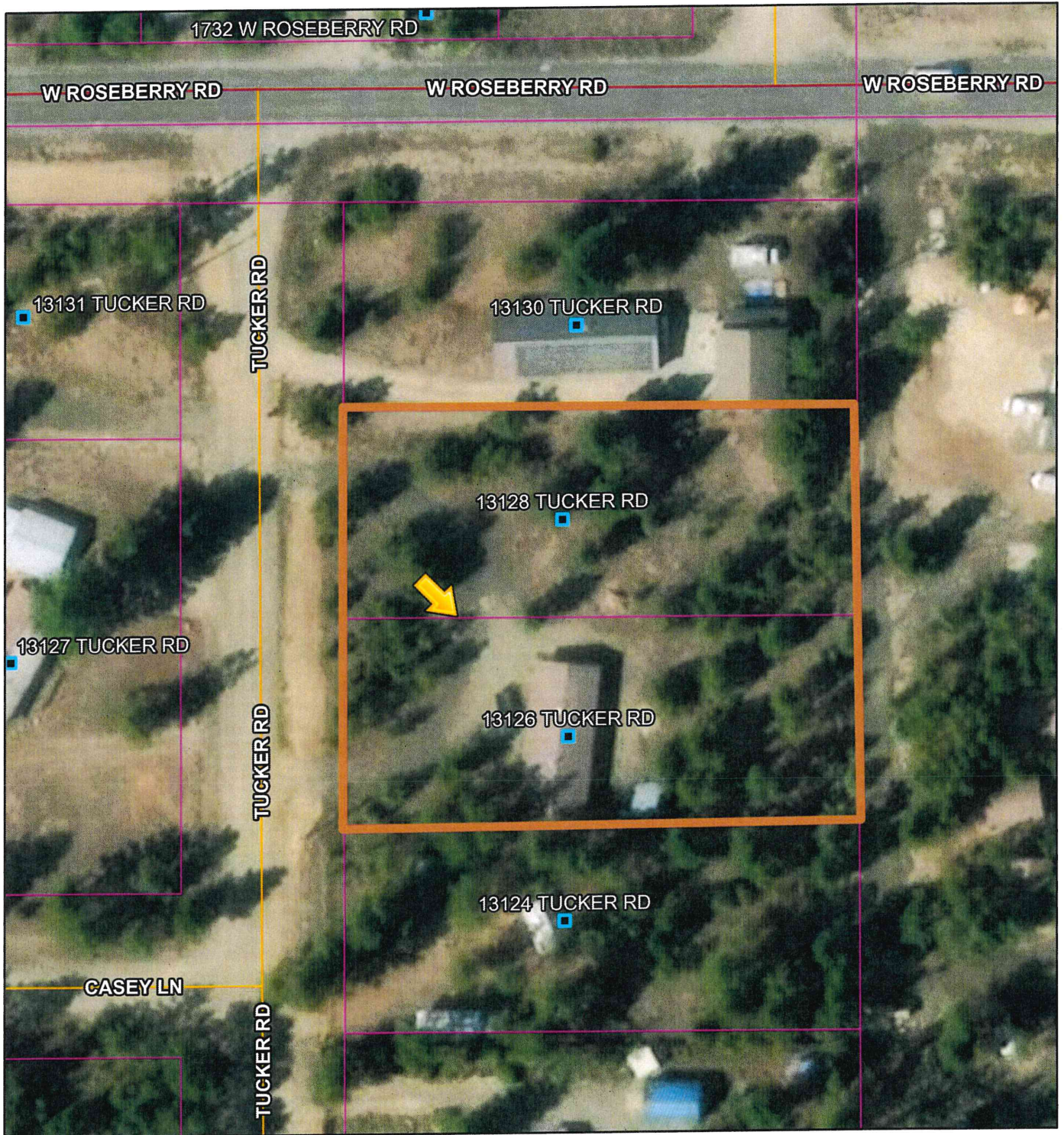
1:21,780

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







Vantor





# VAC 26-001 Aerial Map



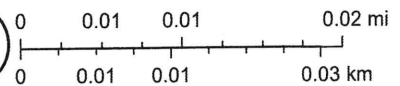
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-  Airstrips
-  Address Points
-  Municipal Boundaries
-  Parcel Boundaries

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

-  USFS
-  PRIVATE
-  OTHER
-  Other



Microsoft, Vantor

RP 00135

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Records are maintained for Public Use.  
 For access to County records  
 Commissioner minutes call 801.253.6000  
 by letter 9-1-99

# LAKE CASCADE RANCH SUBDIVISION

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

VALLEY COUNTY, IDAHO

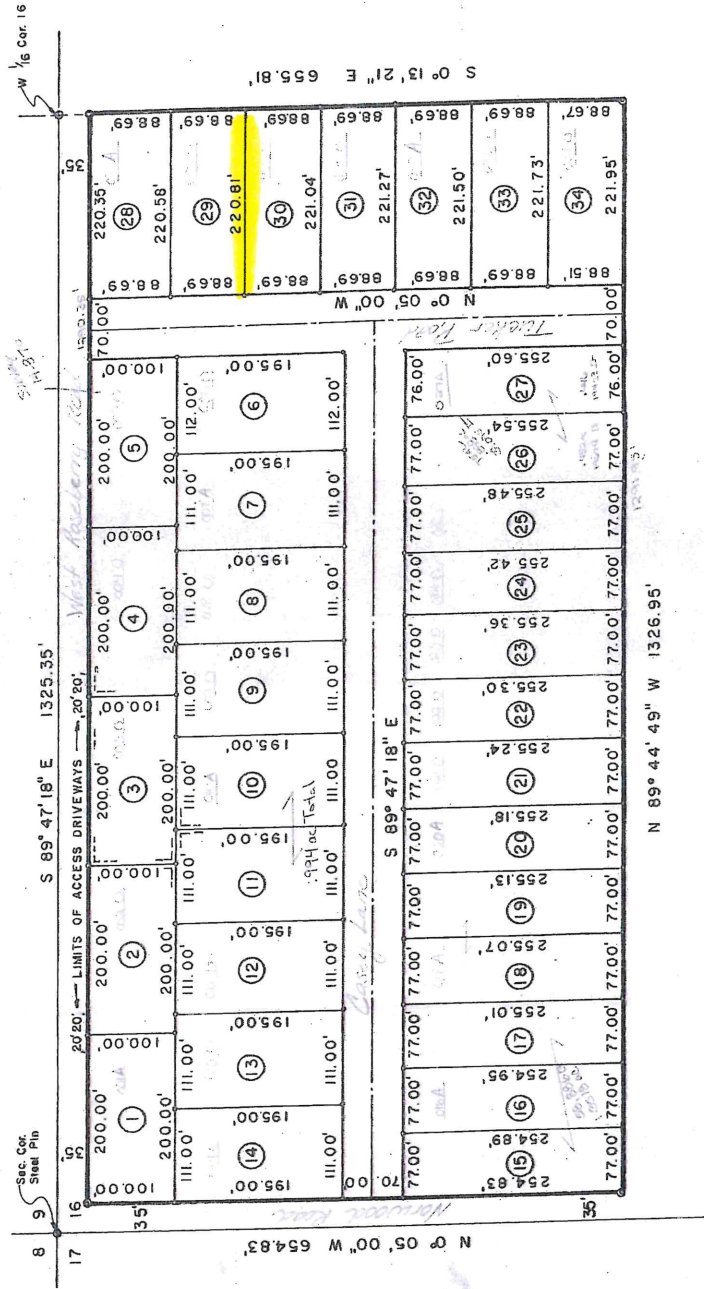
ENGINEER: SMITH & MONROE ENGINEERS INC.



- 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'

N 0° 05' 00" W 654.83'

S 0° 13' 21" E 655.81'