

**RESOLUTION NO. 2021-10
DECLARATION OF VACATION
OF A PLATTED UTILITY EASEMENT
IN WAGON WHEEL RANCH # 4**

VAC-20-04 Workman - Vacation of Utility Easement

Location: Easement between 12868 Syringa Road and 152 Camas Lane in Wagon Wheel Ranch #4, Lot 74 and Lot 75, Block C, 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 74 and Lot 75, Block C, 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, 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 74 and 75, Block C 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 12th day of April, 2021.

Board of Valley County Commissioners

Elting Hasbrouck, Chairman

State of Idaho)
)SS
County of Valley)

On this ____ day of _____, 2021, 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: _____



Cynda Herrick, AICP, CFM
VALLEY COUNTY
IDAHO

PO Box 1350
219 North Main Street
Cascade, Idaho 83611

Planning & Zoning Administrator
Floodplain Coordinator

Phone: 208.382.7115
Fax: 208.382.7119
Email: cherrick@co.valley.id.us
Web: www.co.valley.id.us

STAFF REPORT
Vacation Application 20-04
Vacation of Utility Easement

HEARING DATE: April 12, 2021
TO: Board of County Commissioners
STAFF: Cynda Herrick, AICP, CFM
APPLICANT: Robert Workman
10154 Arnold RD
Boise, ID 83714
LOCATION: Easement between 12868 Syringa Road and 152 Camas Lane
Wagon Wheel Ranch #4, Lot 74 and Lot 75, Block C, located in
SW ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County,
Idaho.
REQUEST: Vacate Platted Utility Easement
EXISTING LAND USE: Single-family Residential

BACKGROUND:

Robert Workman is requesting a vacation of a 10-foot-wide utility easement that is centered on the lot line between Lot 74 and Lot 75, Block C, of Wagon Wheel Ranch #4, which was recorded on May 13, 1974, at Book 5, Page 9.

The applicant owns both lots. Removal of the easement would allow the applicant to build an addition to a home over the existing easement area. Building over the lot line would permanently encumber both lots unless the setbacks could be met for a 20,000 sq. ft. split.

The lots front on Syringa Road and Camas Lane.

FINDINGS:

1. At a properly noticed public hearing on February 11, 2021, 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 March 18, and March 25, 2021. Potentially affected agencies were notified on March 9, 2021. Neighbors within 300 feet of the property line were notified by fact sheet sent March 9, 2021. The site was posted on March 30, 2021. The notice and application were posted online at www.co.valley.id.us/public-hearing-information on March 8, 2021.

3. Agency comment received:

Idaho Power agrees to relinquish their interest in the public utility easement between the lots so long as they retain the easement inside the front and rear lot lines. (Nov. 11, 2020, Mar. 28, 2021)

Central District Health has no objection. (Jan. 13, 2021, Mar. 8, 2021)

Donnelly Rural Fire Protection District has no comments or concerns. (Jan. 17, 2021)

Casey Pozzanghera, Idaho Department of Fish and Game Staff Biologist, stated that IDFG has no comments. (Jan. 12, 2021)

4. Neighbor 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)

SUMMARY:

- 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.
- Idaho Power has provided written approval and Zipley was noticed with no response.

Staff's Recommended Motion:

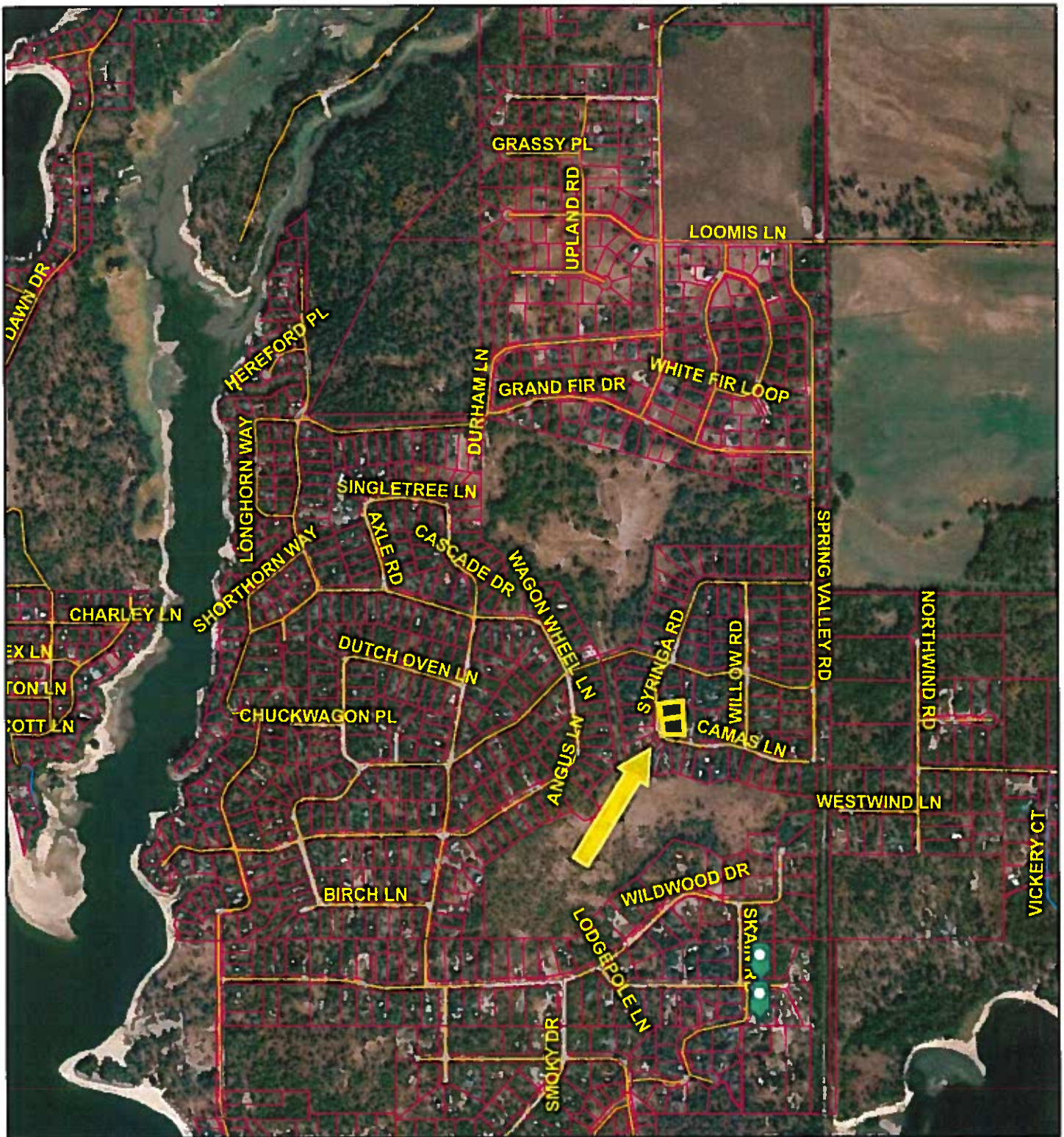
I move to approve Vacation Application No. 20-02 Vacation of Utility and Drainage Easements; accept the Planning and Zoning Commission Facts and Conclusions; and authorize the chairman to sign Resolution No. 2021-10 Declaration of Vacation.

ATTACHMENTS:

- Vicinity Map
- Aerial photo
- Assessor's Plat Wagon Wheel Ranch #4
- Pictures taken February 1, 2021 and March 30, 2021
- P&Z Facts and Conclusions
- Meeting Minutes of Feb. 11, 2021
- Responses

END STAFF REPORT

VAC 20-04 at 12868 Syringa Road



12/30/2020, 1:46:39 PM

 Parcel Boundaries

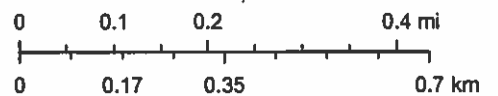
All Road Labels

Roads

 URBAN/RURAL

 PRIVATE

1:18,056

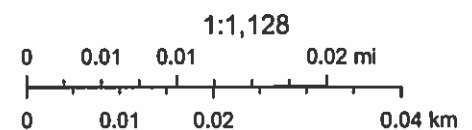
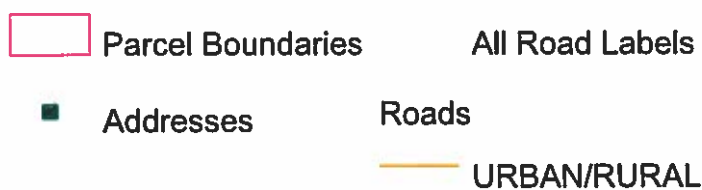


USDA FSA, GeoEye, Maxar

VAC 20-04 at 12868 Syringa Road



12/30/2020, 1:42:50 PM



GeoEye, Maxar, Microsoft

RP 00293

PL 5 19 1056 NO. 8941 5-13-94

WAGON WHEEL RANCH #4 SUBDIVISION

A PORTION OF THE W¹/₂ OF SECTION 27 T16N, R3E, S.4M.

VALLEY COUNTY, IDAHO

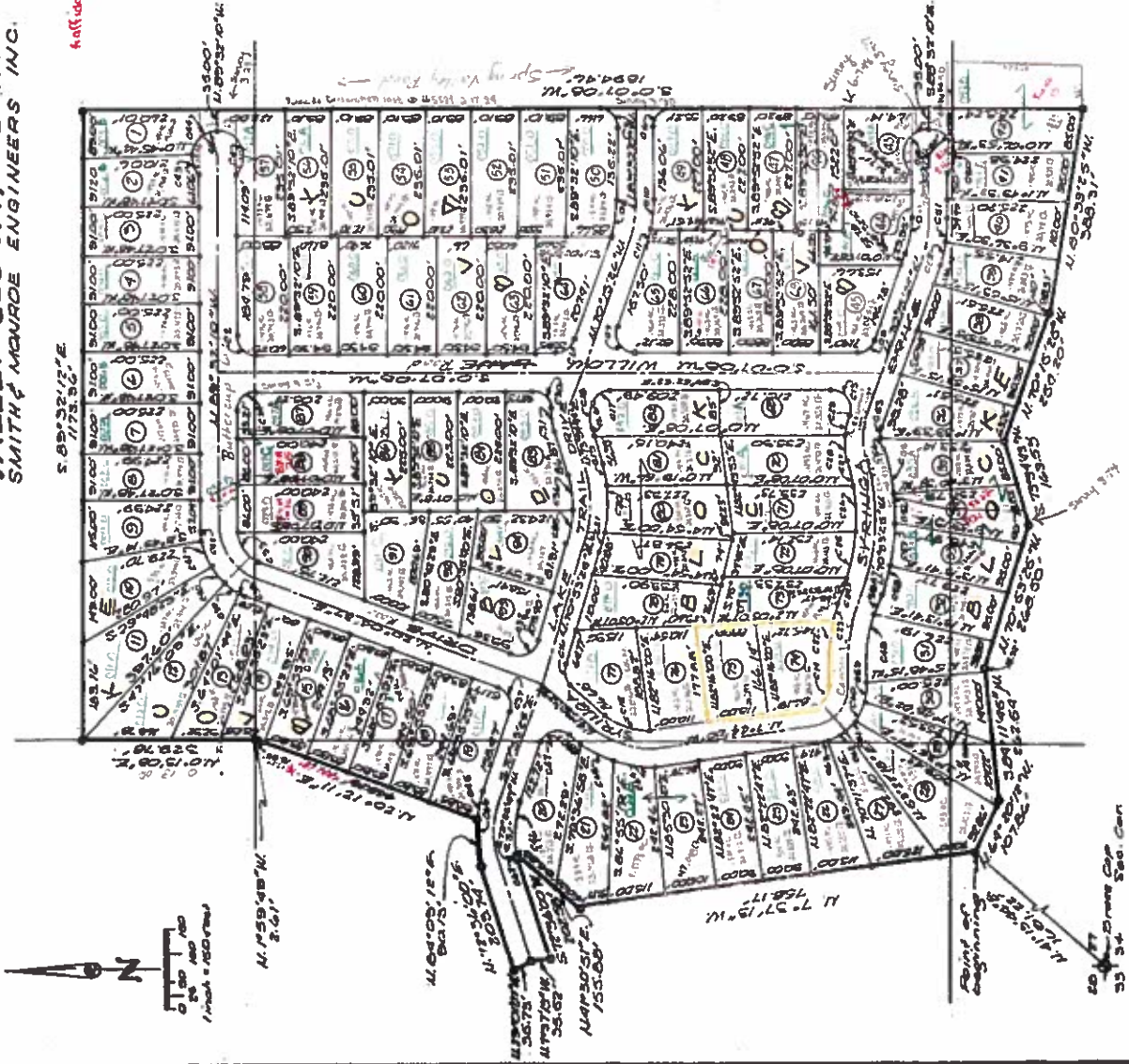
SMITH & MONROE ENGINEERS INC.

- LEGEND ---
- 1/2" = 20' actual point and cornered points on corners
 - 3/8" = 30' actual point of single curving points on curves
 - 1/4" = 10' actual point of intersection on straight lines
 - 1/8" = 5' actual point of intersection on all interior angles
 - 1/16" = 2 1/2' actual point of intersection on all interior angles
- LOT NUMBERS ---
- 1-100

Subs dedicated for Public Use, occupied by town of Laramie, 12-15-1914, and 4-25-17

SEE 85 INT. NO. 90813

Reference to PL 15 15906 12/87



Corner	Dist.	R. N.	T. N.	L. N.	Chained Bearing
C-1	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-2	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-3	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-4	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-5	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-6	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-7	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-8	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-9	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-10	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-11	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-12	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-13	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-14	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-15	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-16	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-17	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-18	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-19	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-20	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-21	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-22	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-23	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-24	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-25	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-26	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-27	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-28	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-29	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-30	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-31	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-32	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-33	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-34	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-35	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-36	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-37	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-38	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-39	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-40	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-41	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-42	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-43	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-44	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-45	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-46	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-47	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-48	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-49	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-50	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-51	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-52	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-53	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-54	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-55	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-56	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-57	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-58	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-59	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-60	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-61	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-62	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-63	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-64	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-65	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-66	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-67	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-68	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-69	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-70	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-71	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-72	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-73	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-74	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-75	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-76	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-77	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-78	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-79	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-80	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-81	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-82	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-83	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-84	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-85	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-86	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-87	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-88	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-89	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-90	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-91	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-92	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-93	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-94	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-95	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-96	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-97	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-98	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-99	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00
C-100	70.00	35.00	35.00	35.00	S. 35° 00' E. 35.00



Feb. 1, 2021



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

SUBJECT: Vacation Application No. VAC 20-04
Workman Utility Easement
Wagon Wheel Ranch No. 4, Lot 74 and Lot 75, Block C

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on February 22, 2021. The Commission reached a quorum. Commission members in attendance were Chairman Johanna Defoort, Neal Thompson, Brian Benton, and Scott Freeman.

The applicant presented telephonically and requested a vacation of the 10-foot wide utility easement centered on the lot line between 12868 Syringa Road and 152 Camas Lane in Wagon Wheel Ranch No. 4, Lot 74 and Lot 75, Block C, located in 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 and marked as exhibits on February 11, 2021, the Valley County Planning and Zoning Commission hereby makes the following findings of fact:

1. That the existing use of the property described in the Petition will not affect the future development of the adjacent neighbors or neighborhood.
2. 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 January 21, and January 28, 2021. Potentially affected agencies were notified on January 12, 2021. Neighbors within 300 feet of the property line were notified by fact sheet sent via certified mail on January 15, 2021. The site was posted on February 1, 2021. The notice was posted online at www.co.valley.id.us/public-hearing-information on January 12, 2021.

3. Other persons in attendance expressed neither approval nor disapproval of the proposed vacation.

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 Robert Workman for Vacation No. 20-04 Vacation of a Utility Easement along the interior lot line, but not along the rear yard of street side, as described in the application, staff report, and minutes of the meeting be approved.

END FACTS AND CONCLUSIONS


Chairman, Valley County Planning and Zoning

3/11/21
Date

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

Johanna Defoort, Chairman
Scott Freeman, Vice-Chair

Brian Benton, Commissioner
Ray Cooper, Commissioner
Neal Thompson, Commissioner

MINUTES

Valley County Planning and Zoning Commission

February 11, 2021

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. Quorum exists.

P&Z Administrator – Cynda Herrick:	Present
P&Z Commissioner – Brian Benton:	Present
P&Z Commissioner – Ray Cooper:	Excused
P&Z Commissioner – Johanna Defoort:	Present
P&Z Commissioner – Scott Freeman:	Present
P&Z Commissioner – Neal Thompson:	Present
P&Z Technician – Lori Hunter:	Present

Chairman Defoort explained tonight's public hearing procedures which are based on the Governor's current requirements for Covid-19. The public can livestream the meeting and may testify either in person or telephonically.

B. MINUTES: Commissioner Freeman moved to approve the minutes of January 14, 2021.
Commissioner Benton seconded the motion. Motion carried unanimously.

D. NEW BUSINESS:

- 1. C.U.P. 20-28 Eis RV Site Dale and Joyce Eis** are requesting approval of a conditional use permit for a Recreational Vehicle campground to allow four RVs to be used for recreational purposes for more than 30 days in duration. The campsite will be for personal use and will not have any commercial use. There is an individual well, individual septic, RV holding tanks, and electrical power. The 1.3-acre site is addressed at 3 Hemlock Trail, located in CR-4 Subdivision Lot 32, in the NE ¼ Sec. 15, T.13N R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Postponed from Jan. 14, 2021.**

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

7:25 p.m.

5. **VAC 20-04 Workman Vacation of Utility Easement:** Robert Workman is requesting a vacation of a 10-foot-wide utility easement that is centered on the lot line between Lot 74 and Lot 75 Block C of Wagon Wheel Ranch #4. The site is addressed at 12868 Syringa Road and 152 Camas Lane and is in the SW ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

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

Chairman Defoort asked for the Staff Report. Administrator Herrick presented the staff report.

Utility easements exist on all lot lines within this subdivision. There was discussion on lot combinations, splits, easements, and building over lot lines. Vacation of easement requests require public hearings with both Planning and Zoning and Board of County Commissioners.

Chairman Defoort asked for the applicant's presentation.

Robert Workman wants to add onto house and build over the lot line and utility easement.

There was no one in the audience. Chairman Defoort asked for anyone who wished to speak telephonically. There was no response.

Chairman Defoort closed the public hearing.

The Commission deliberated. The Commissioners have no issues with this request.

Commissioner Benton moved to recommend approval of VAC 20-04 Vacation of the Utility Easement to the Board of County Commissioners. Commissioner Thompson seconded the motion. Motion carried unanimously.

The Board of County Commission will also hold a public hearing for VAC 20-04.

Short recess.

7:40 p.m.

E. OTHER ITEMS:

Appeal of Administrative Decision: Grandfathered Signs at Clear Creek Station – Lance and Marissa Heindel are appealing the administrative decision that the open flags are grandfathered and permitted since there have been some variation of open flags flown for years. **(Not a public hearing)**

Administrator Herrick presented the staff report. Staff had determined that the flags and open banners are not pre-existing non-conforming uses, also called "grandfathered uses". The staff report includes pictures of site taken last week and signs previously approved for the site. The staff report was also sent to the appellant and posted on the "public hearing" portion of the website.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # VAC 20-04

Preliminary / Final / Short Plat _____

Lot 74 & 75 Wagon Wheel Ranch #4
12808 Gyrogon Rd. & 152 Cross Lane

- ☒ 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:
- | | |
|--|---|
| <input type="checkbox"/> high seasonal ground water | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> 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:
- | | | |
|--|--|---|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage | <input type="checkbox"/> central water | |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> 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:
- | | | |
|---|---|--|
| <input type="checkbox"/> food establishment | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store | |
- ☐ 14. _____

Reviewed By: [Signature]

Date: 3.8.21



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # VAC 20-04

Conditional Use # _____

Preliminary / Final / Short Plat _____

Lots 74 & 75 Block C Wagonwheel Ranch #4
12868 Sympet Rd & 152 Camas Lane

- ☒ 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: [Signature]

Date: 1/13/21

March 28, 2021

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

Re: Relinquishment of a portion of the Public Utility Easement (PUE) located in lots 74 & 75, Block C, Wagon Wheel Ranch No. 4 Subdivision in Valley County, Idaho

Dear Commissioners:

This is in response to the notice received by Idaho Power Company on March 12, 2021, regarding the possible partial relinquishment of PUE within the above noted lots. The attached Exhibit A more specifically identifies the "Easement Area" requested for relinquishment.

Idaho Power's review of the relinquishment application indicated that there are no facilities within the Easement Area. As such, Idaho Power agrees to relinquish our interest in the public utility easement within the Easement Area so long as we retain the 10' PUE inside the front and rear lot lines of lot 74 & 75, Block C, Wagon Wheel Ranch No. 4 Subdivision.

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

Sincerely,



Krista Englund
Assoc. Real Estate Specialist
Land Management and Permitting Department
Corporate Real Estate
Idaho Power Company

208-388-2245
kenglund@idahopower.com

November 11, 2020

Sent via email to framing4u@qwestoffice.net

Robert Workman
10154 Arnold Rd.
Boise, ID 83714

Re: Relinquishment of a portion of the Public Utility Easement (PUE) located in lots 74 & 75, Block C, Wagon Wheel Ranch No. 4 Subdivision in Valley County, Idaho.

Dear Robert:

This is in response to the relinquishment application received by Idaho Power Company on October 20, 2020, regarding the possible partial relinquishment of the above noted PUE. The attached map more specifically identifies the "easement area" requested for relinquishment.

Idaho Power's review of the relinquishment application indicated that there are no facilities within the above noted easement area. As such, Idaho Power agrees to relinquish our interest in the public utility easement within the easement area so long as we retain the 10' PUE inside the front and rear lot lines of lot 74 & 75, Block C, Wagon Wheel Ranch No. 4 Subdivision.

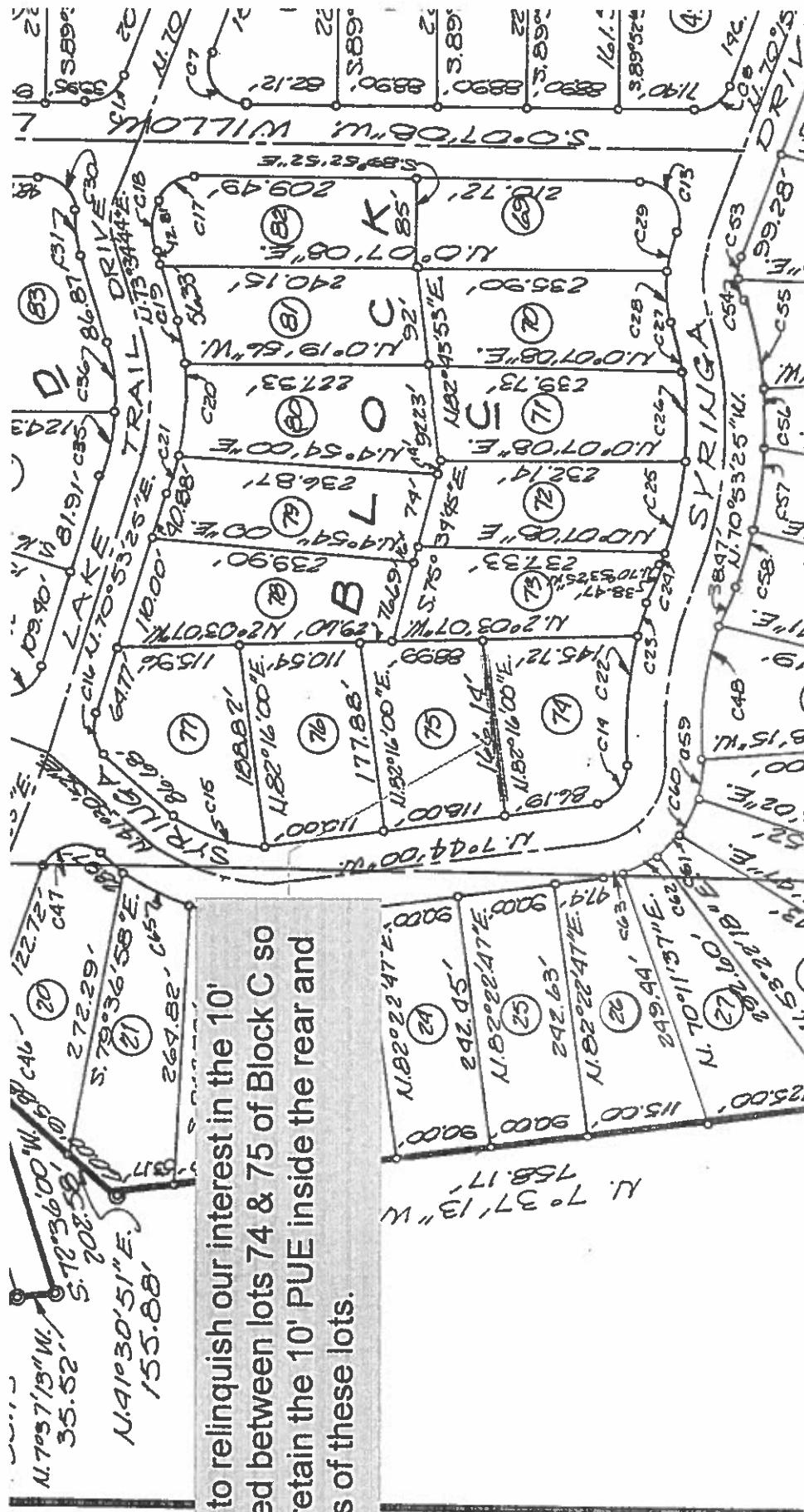
Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

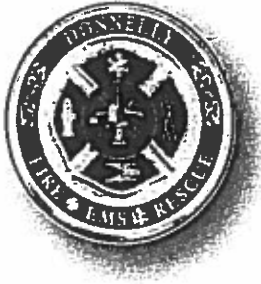


Krista Englund
Assoc. Real Estate Specialist
Land Management and Permitting Department
Corporate Real Estate
Idaho Power Company

208-388-2245
kenglund@idahopower.com



IPC Agrees to relinquish our interest in the 10' PUE centered between lots 74 & 75 of Block C so long as we retain the 10' PUE inside the rear and front lot lines of these lots.



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

January 17, 2021

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: Vac 20-04

After review, the Donnelly Rural Fire Protection District has no comments or concerns on this matter.

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in black ink, appearing to read "Jess Ellis".

Fire Marshal

Donnelly Fire Department

From: Pozzanghera, Casey <casey.pozzanghera@idfg.idaho.gov>
Sent: Tuesday, January 12, 2021 11:11 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: FW: Agency Notice for Feb. 2021

Hi Cynda,

IDFG does not have any comments regarding the attached notices, and does not intend to participate in the public hearing. Thank you for the opportunity to review.

Casey

Casey Pozzanghera
Staff Biologist, Southwest Region
Idaho Department of Fish and Game
15950 N Gate Blvd
Nampa, ID 83687
(208) 854-8947



<https://idfg.idaho.gov>

From: Lori Hunter <lhunter@co.valley.id.us>
Sent: Tuesday, January 12, 2021 11:04 AM
To: Pozzanghera, Casey <casey.pozzanghera@idfg.idaho.gov>; ITD Development Services <d3development.services@itd.idaho.gov>; Durena Farr <durena.farr@id.nacdnet.net>; Patti Bolen <pbolen@co.valley.id.us>; Mike Reno @ CDH <mreno@cdh.idaho.gov>; Suzanne @ CDH <smack@cdh.idaho.gov>; Tom White @ CDH <twhite@cdh.idaho.gov>
Subject: Agency Notice for Feb. 2021

Please read, distribute, and comment on the attached public hearing notices. Relevant maps, site plans, etc., will also be attached. More information, including applications and staff reports, will be available at www.co.valley.id.us/public-hearing-information/

Send comments to: cherrick@co.valley.id.us

Lori Hunter, P&Z Technician
Valley County Planning & Zoning Dept.
Phone: 208-382-7115
Fax: 208-382-7119
lhunter@co.valley.id.us

The smallest good deed is greater than the grandest intention.

Visit the P&Z GIS map at www.co.valley.id.us/departments/information-technology/gis-maps/

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 # VAC 20-04

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: To build over existing utility easement

☒ Check # 29530 or ☐ Cash

FEE \$ 500

DEPOSIT _____

DATE 12-28-2020

☐ Vacation of Plat ☐ Vacation of Road and/or Right-of-Way ☒ Vacation of Utility Easement ☐ Other

Name of Applicant(s): Robert Workman

Applicant's Signature: [Signature]

Date: 12/28/2020

Mailing Address of Applicant(s): 10154 Arnold Rd Boise Idaho 83714

Phone #: 208-939-8474 email: FRANNING40@QWESTPHONE.NET

Required Attachments

1. Narrative describing property and the reason(s) for the request
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.~~

NOT REQUIRED
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.

12/28/20

TO: Valley County

Would like to Build New Addition to
Existing House. Would Cross Property EASEMENT
Between Both Properties I own. Addition
Would Be 27' x 44' Built over EASEMENT Lots
74/75 Block C.

Thank You

Robert Workman

 12/28/20

New Addition

Existing Home

