

Valley County Planning and Zoning

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Cascade, ID 83611-1350



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STAFF REPORT: VAC 22-02 Wykert Vacation of Utility Easement
HEARING DATE: August 29, 2022
TO: Board of County Commissioners
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT / OWNER: Nicole and Brad Wykert
3826 W Deerpath DR
Boise ID 83714
LOCATION: 1560 Crown Point Parkway
Lot Line between Lots 32 and 34 of Little Donner Subdivision Tract II
NE ¼ Section 11, T.14N, R.3E,
Boise Meridian, Valley County, Idaho
SIZE: 2 Acre
REQUEST: Vacate platted utility easement
EXISTING LAND USE: Residential Subdivision Lots

Little Donner Subdivision Tract II was recorded at Book 6, Page 2 on October 14, 1975. Per the plat, there is a 12-foot utility easement inside all rear lot lines and centered on all side lot lines for utilities.

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

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.

FINDINGS:

1. At a properly noticed public hearing on July 14, 2022, 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 August 4, 2022, and August 11, 2022. Potentially affected agencies were notified on July 28, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent July 28, 2022. The site was posted on August 5, 2022. The notice and application were posted online at www.co.valley.id.us on July 28, 2022.

3. Agency comment received:

Laura Lacy, Associate Real Estate Specialist, states that Idaho Power's review indicates that they do not have facilities located within the request area. Idaho Power agrees to relinquish interest in the public utility easement located between Lots 32 and 34, Little Donner Subdivision Tract II. (July 6, 2022)

Central District Health has no objections. (June 17, 2022; July 29, 2022)

4. Public comment received at P&Z Hearing:

Bradley Sheldon has no objections. (June 28, 2022)

David Moiza, owner of Little Donner Subdivision Tract II Lot 37, wants the other remaining easements to remain so utilities will be able to reach his property in the future. (July 7, 2022)

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)

STAFF COMMENTS:

- The lots are within the Cascade Fire District.
- The lots are not within a sewer district, irrigation district, nor a herd district.

- The Planning and Zoning Commission recommended approval with a condition of approval:
 - Easements shall remain on the lot lines between Lots 34 and 38 and Lots 31 and 34
- The Board needs to determine if the future development of the neighborhood would be inhibited by the vacation.
- The Board of County Commissioners will be signing a resolution for a Declaration of Vacation.
- A copy of the resolution shall be sent to Laura Lacy, Idaho Power, by the Planning and Zoning staff.

Staff's Recommended Motion:

I move to approve Vacation Application 22-02 Wykert Vacation of Utility Easement; accept the Planning and Zoning Commission Facts and Conclusions; and authorize the chairman to sign Resolution No. 22-14 Declaration of Vacation.

ATTACHMENTS:

- Proposed Resolution 2022-14
- Planning and Zoning Facts and Conclusions
- Planning and Zoning Meeting Minutes – July 14, 2022
- Vicinity Map
- Aerial Map
- Little Donner Subdivision Tract II
- Pictures Taken July 1, 2022, and August 5, 2022
- Responses
- Application

END OF STAFF REPORT

**RESOLUTION NO. 2022-14
DECLARATION OF VACATION
OF A PLATTED UTILITY EASEMENT
IN LITTLE DONNER SUBDIVISION TRACT II**

VAC-22-02 Wykert - Vacation of Utility Easement

Location: Easement located on lot line between Lots 32 and 34 of Little Donner Subdivision Tract II in NE ¼ Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho.

Whereas, the current action is to vacate the 12' wide utility easements centered between Lot 32 and Lot 34, in Little Donner Subdivision Tract II; and, to retain the utility easements on the front and rear property lines as requested by Idaho Power;

Whereas, Little Donner Subdivision Tract II was platted at Book 6, Page 2 on October 14, 1975;

Whereas, the applicant agrees that the lots have to be combined and if they build over the lot line both lots will be permanently encumbered, unless, a two-one acre parcels can be split from combined lots that meets setback requirements;

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 12' utility easement centered between Lot 32 and Lot 34, in Little Donner Subdivision Tract II, as shown on the attached plat; retain the utility easements on the front and rear property lines as requested by Idaho Power, shall remain on the lot lines between Lots 34 & 38 and Lots 31 & 34 at the request of the neighbors; 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 29th day of August, 2022.

Board of Valley County Commissioners

Elting Hasbrouck, Chairman

State of Idaho)
)SS
County of Valley)

On this ____ day of _____, 2022, 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: _____

for Engineers Affidavit see
 Lot # 95509
 C.C.R. 130173

LITTLE DONNER SUBDIVISION

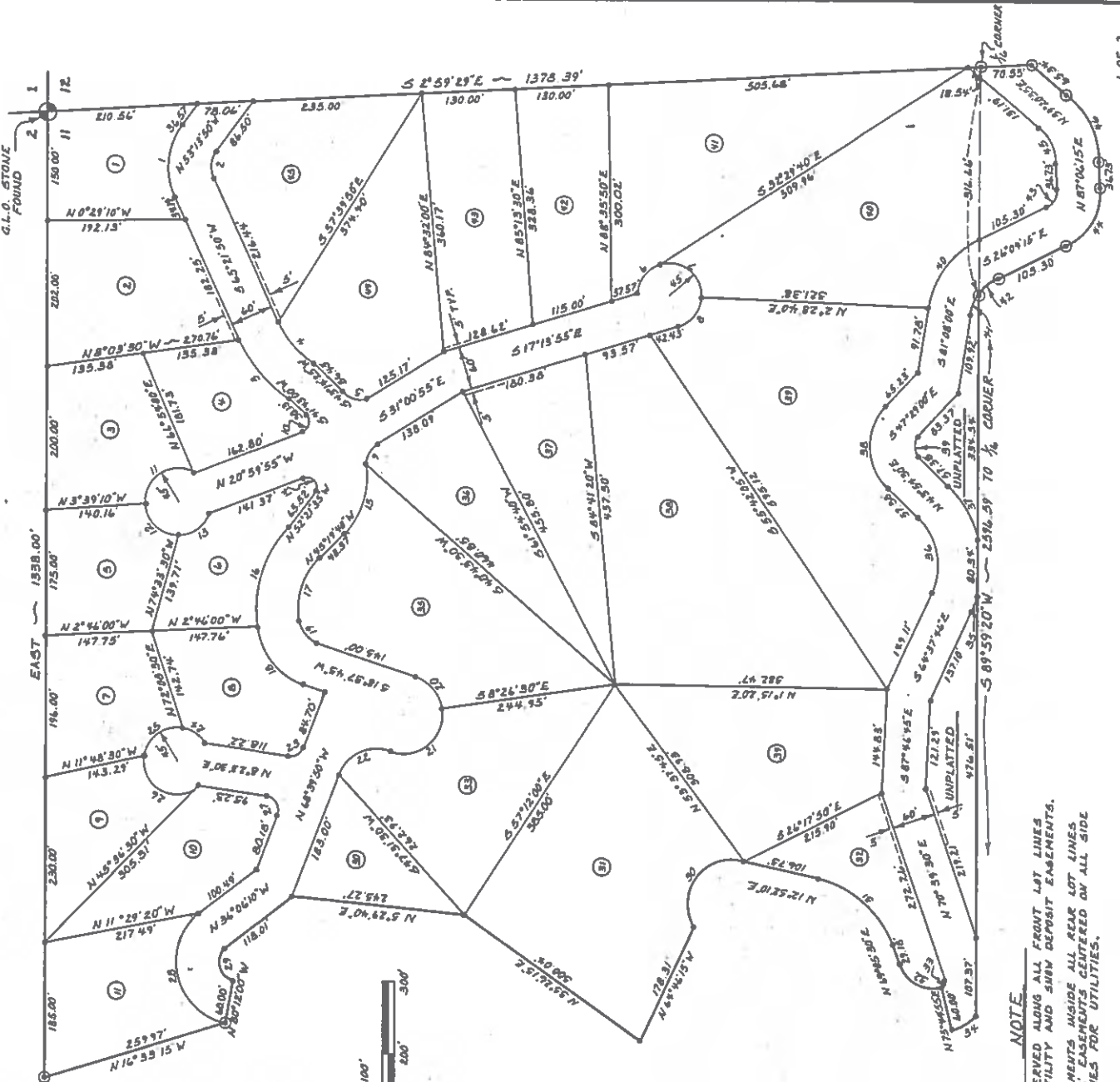
TRACT II

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
- 1/2" x 3/8" STEEL PIN
- LOT CORNER
- 1/2" x 24" STEEL PIN
- LOT NUMBER
- CURVE NUMBER

NO.	Δ	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	21°24'20"	97.48	104.97	99.54	10.53	S20°52'00"W
2	67°24'20"	37.48	40.17	38.87	1.88	N88°54'00"W
3	57°06'15"	202.55	113.48	112.00	5.49	N45°18'45"W
4	52°06'15"	192.52	79.84	78.82	4.99	N45°18'45"W
5	74°15'20"	23.93	28.43	33.79	5.76	S74°15'20"W
6	74°15'20"	23.93	28.43	33.79	5.76	S74°15'20"W
7	109°18'50"	95.00	85.99	73.99	13.97	S31°50'E
8	109°18'50"	95.00	85.99	73.99	13.97	S31°50'E
9	64°06'00"	30.30	33.02	35.11	6.45	N74°03'55"W
10	72°35'50"	20.00	23.54	28.00	7.79	N74°35'50"W
11	120°51'20"	45.00	44.92	78.88	33.93	N35°18'00"E
12	86°21'30"	43.00	27.83	41.59	14.95	N70°55'55"W
13	69°06'05"	29.00	54.34	61.09	13.93	S35°35'55"W
14	69°06'05"	29.00	50.76	27.82	14.94	S41°23'10"E
15	54°41'15"	116.43	108.24	101.69	17.71	N71°15'15"W
16	54°41'15"	116.43	108.24	101.69	17.71	N71°15'15"W
17	54°41'15"	116.43	108.24	101.69	17.71	N71°15'15"W
18	64°42'05"	99.12	107.38	102.10	5.49	S45°58'45"W
19	64°42'05"	99.12	107.38	102.10	5.49	S45°58'45"W
20	64°42'05"	99.12	107.38	102.10	5.49	S45°58'45"W
21	117°09'45"	25.00	112.39	123.83	13.94	N39°55'40"W
22	87°17'35"	57.43	87.50	79.28	14.90	N25°01'00"W
23	77°03'25"	29.00	24.90	24.92	13.90	N30°08'00"W
24	49°11'25"	45.00	97.85	56.74	5.37	S21°50'W
25	90°10'00"	45.00	70.49	63.64	5.34	S25°50'E
26	138°11'30"	45.00	109.54	84.00	12.10	S25°50'E
27	102°56'55"	28.00	35.93	51.21	13.94	N59°31'50'E
28	13°45'50"	86.00	201.30	156.40	57.50	S74°50'55"W
29	13°45'50"	86.00	201.30	156.40	57.50	S74°50'55"W
30	13°45'50"	86.00	201.30	156.40	57.50	S74°50'55"W
31	13°45'50"	86.00	201.30	156.40	57.50	S74°50'55"W
32	63°18'20"	144.86	144.10	138.88	13.98	N38°26'30"E
33	63°18'20"	144.86	144.10	138.88	13.98	N38°26'30"E
34	33°42'20"	66.54	40.31	59.73	11.01	N31°04'15"W
35	71°27'20"	151.02	24.24	24.21	6.49	S45°24'E
36	71°27'20"	151.02	113.52	104.31	11.79	S45°24'E
37	30°53'10"	65.00	80.80	79.85	11.05	N59°18'05"E
38	60°51'30"	65.00	105.16	94.91	10.87	N59°18'05"E
39	60°51'30"	65.00	121.37	111.18	10.87	N59°18'05"E
40	54°58'45"	124.63	121.51	116.10	5.39	S45°24'E
41	28°16'30"	64.63	28.23	28.02	6.49	S45°24'E
42	28°16'30"	64.63	33.71	33.28	6.49	S45°24'E
43	44°44'38"	25.74	27.94	28.81	6.59	N31°30'E
44	44°44'38"	25.74	27.94	28.81	6.59	N31°30'E
45	47°45'40"	26.13	26.13	26.13	53.54	N43°13'25"E
46	47°45'40"	26.13	102.14	102.12	11.63	N43°13'25"E



NOTE
 5' RESERVED ALONG ALL FRONT LOT LINES
 FOR UTILITY AND SHOWN DEPOSIT EASEMENTS.
 10' EASEMENTS INSIDE ALL REAR LOT LINES
 FOR EASEMENTS CONCERNING CHIEFED ON ALL SIDE
 LOT LINES FOR UTILITIES.

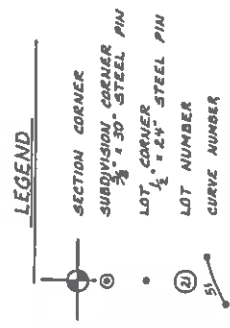
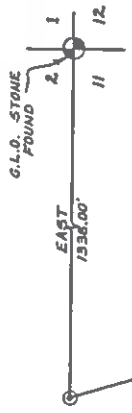
Locality references to here
within 1/4, 3/4
Chamberlain, Idaho

LITTLE DONNER SUBDIVISION TRACT II

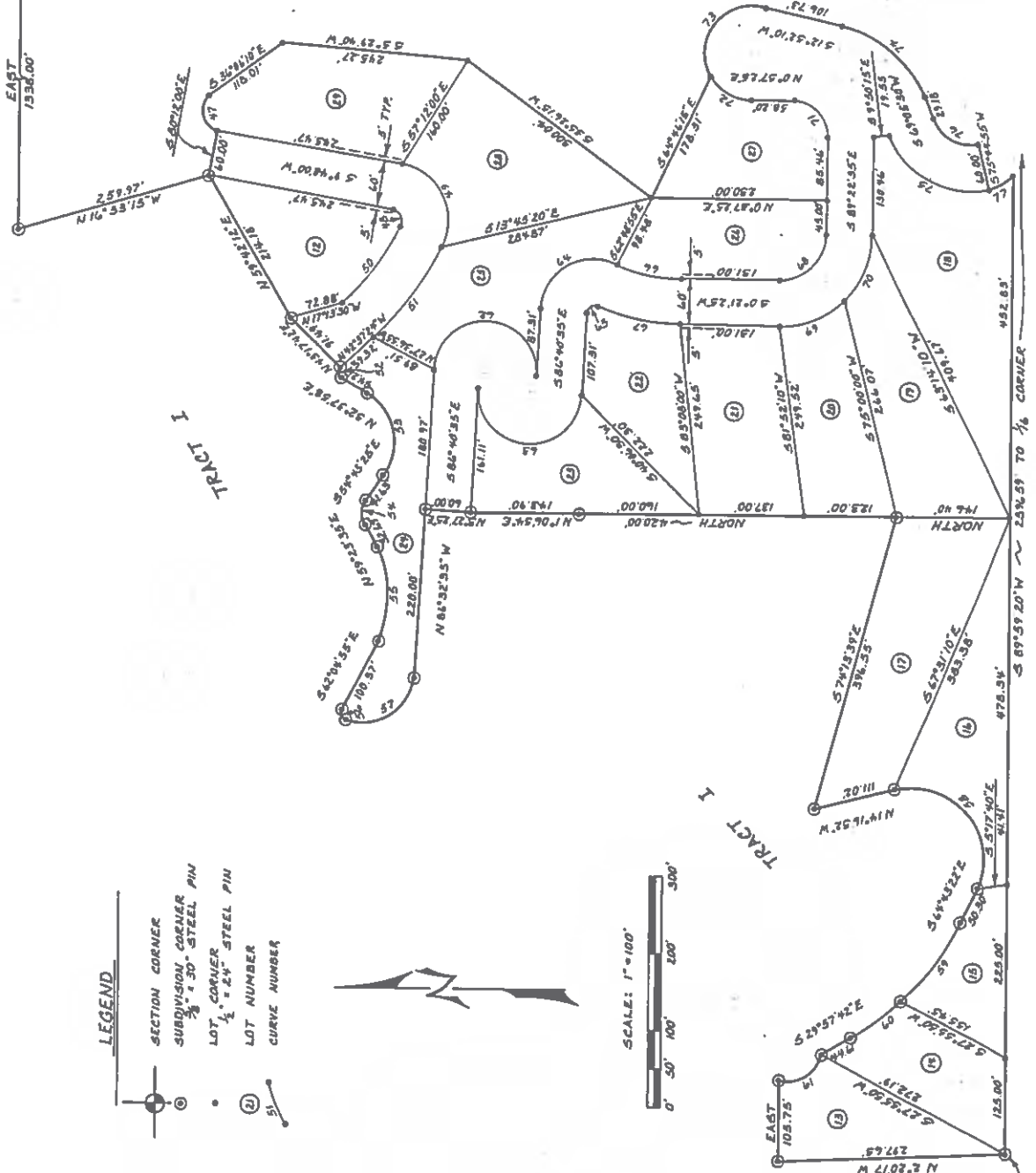
SHEET 2

A PORTION OF N 1/2 NE 1/4 SECTION 11 TOWNSHIP 14 NORTH, RANGE 3 EAST, B.M.
VALLEY COUNTY, IDAHO

A & B ENGINEERING - BOISE, IDAHO
1975



NO	Δ DELTA	RADIUS	LENGTH	CHORD	BEARING
47	15°05'50"	26.01	60.87	47.90	N76°50'55"E
48	106°34'40"	15.00	27.90	24.05	S63°05'20"W
49	106°34'40"	75.00	139.51	120.33	S63°05'20"W
50	20°59'35"	343.44	125.87	125.17	N53°07'21"W
51	20°59'35"	403.44	147.86	147.03	N53°07'21"W
52	80°44'40"	9.19	16.80	14.64	N88°00'17"E
53	92°36'35"	72.45	117.10	104.77	N78°54'16"E
54	65°31'00"	27.50	51.61	51.81	S67°40'55"E
55	58°31'50"	123.71	123.90	123.90	N88°39'20"E
56	47°37'20"	18.00	17.84	15.03	N68°06'25"E
57	106°50'20"	65.40	121.95	105.03	N35°07'25"W
58	12°19'00"	343.53	127.81	127.04	S54°03'50"E
59	27°19'00"	45.00	80.40	80.42	S30°41'00"E
60	13°12'40"	343.53	74.49	44.23	S30°41'00"E
61	98°45'55"	65.00	213.43	136.00	S3°19'25"W
62	180°00'00"	68.00	213.43	136.00	S3°19'25"W
63	180°00'00"	68.00	213.43	136.00	S3°19'25"W
64	111°21'35"	70.51	137.09	116.44	S66°59'58"E
65	111°21'35"	70.51	29.49	17.36	S20°59'50"E
66	24°19'35"	261.98	65.75	65.12	S12°31'15"W
67	24°19'35"	261.98	111.23	110.40	S12°31'15"W
68	89°44'00"	60.04	44.03	84.71	S48°30'35"E
69	44°05'10"	120.04	82.37	70.11	S68°41'15"E
70	44°05'10"	120.04	85.43	73.12	S66°23'18"E
71	89°44'00"	45.12	70.61	63.64	N45°47'22"E
72	60°34'40"	60.70	44.21	61.86	N37°15'05"E
73	136°51'50"	60.70	153.54	112.90	S50°15'15"E
74	54°15'20"	146.85	148.10	130.28	S58°58'50"W
75	83°20'35"	109.87	140.47	144.09	S27°25'10"W
76	83°20'35"	49.87	72.93	66.31	S27°25'10"W
77	35°42'20"	40.32	40.31	39.73	S31°06'15"E



NOTE:
5' RESERVED ALONG ALL FRONT LOT LINES
FOR UTILITY AND SHOWN DEPOSIT EASEMENTS.
12' EASEMENTS INSIDE ALL REAR LOT LINES
AND 12' EASEMENTS CENTERED ON ALL SIDE
LOT LINES FOR UTILITIES.

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned are the owners of the following described real property, a parcel of land in the NE 1/4 Sec. 11, T. 14N., R. 3E., B.M. Valley County, Idaho, described as beginning at the NE corner of said Sec. 11; thence S 2° 59' 29" E. 13078.4 feet along the section line; thence S 89° 59' 20" W. 2596.59 feet; thence N 2° 20' 17" W. 297.65 feet; thence East, 105.75 feet; thence along a curve to the left having a radius of 45.00 feet and a chord bearing S 30° 45' 59" E. 66.23 feet; thence S 29° 57' 42" E. 44.61 feet; thence along a curve to the left having a radius of 343.53 feet and a chord bearing S 47° 20' 32" E. 205.24 feet; thence S 64° 43' 22" E. 50.30 feet; thence along a curve to the left having a radius of 91.63 feet and a chord bearing N 50° 29' 55" E. 165.79 feet; thence N 14° 16' 52" W. 111.02 feet; thence S 74° 13' 39" E. 396.55 feet; thence North, 420.00 feet; thence N 1° 06' 54" E. 143.90 feet; thence N 3° 27' 25" E. 40.00 feet; thence N 86° 32' 35" W. 220.00 feet; thence along a curve to the right having a radius of 65.40 feet and a chord bearing N 33° 07' 25" W. 105.03 feet; thence along a curve to the right having a radius of 10.00 feet and a chord bearing N 67° 06' 25" E. 15.05 feet; thence S 62° 04' 55" E. 100.57 feet; thence along a curve to the left having a radius of 125.71 feet and a chord bearing N 88° 39' 20" E. 122.90 feet; thence N 59° 23' 35" E. 32.69 feet; thence along a curve to the right having a radius of 27.50 feet and a chord bearing S 87° 40' 55" E. 29.89 feet; thence S 54° 45' 25" E. 41.63 feet; thence along a curve to the left having a radius of 72.45 feet and a chord bearing N 78° 56' 16" E. 104.77 feet; thence N 32° 37' 58" E. 44.21 feet; thence along a curve right having a radius of 91.9 feet and a chord bearing N 85° 00' 17" E. 14.56 feet; thence N 43° 17' 42" E. 91.49 feet; thence N 59° 42' 12" E. 214.18 feet; thence N 16° 33' 15" W. 259.97 feet; thence East, 1338.00 feet along the section line to the point of beginning the NE corner of said Sec. 11. And beginning at the N 1/4 corner common to sections 11 and 12, thence S 89° 59' 20" W. 316.66 feet; thence along the arc of a curve having a radius of 66.63 feet and a chord bearing S 47° 30' 22" E. 35.28 feet; thence S 26° 09' 15" E. 105.30 feet; thence along a curve to the left having a radius of 85.72 feet and a chord bearing S 59° 31' 30" E. 94.30 feet; thence N 87° 06' 15" E. 36.73 feet; thence along a curve to the left having a radius of 126.13 feet and a chord bearing N 43° 13' 25" E. 102.12 feet; thence N 39° 20' 35" E. 65.34 feet; thence N 2° 59' 29" W. 70.55 feet to the place of beginning.

The streets shown on this plat are hereby dedicated to the use of the public and the easements indicated on said plat are not dedicated to the public but the right to use said easements is hereby reserved for public utilities, ditches, snow removal and any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

In Witness whereof, we have hereunto set our hands this 14th day of October, 1975.

Richard P. Clark Callenders Inc.
Richard P. Clark
James C. Mitchell
John Wyman
Dale Josephson
Ralph Gimes
Oscar Paulson

ACKNOWLEDGEMENT

(State of Idaho) County of Blaine) S.S.
 On this 14th day of October, 1975, before me the undersigned, a Notary Public in and for the said state, personally appeared Richard P. Clark and James C. Mitchell known to me to be the Vice-President and Secretary of Callender & Co. and Frank D. Callender and Sollic R. Callender known to me to be the President and Secretary of Callenders Inc. and John Wyman, Dale Josephson, Ralph Gimes, Oscar Paulson known to me to be general partners in East Side Developers, a general partnership, and executed this instrument on behalf of said corporations and partnership, and acknowledged to me that such corporations and partnership executed the same.
 IN WITNESS WHEREOF, I have hereunto set my hand on the day and year in this certificate first above written.
 Notary Public Residing at Blaine, Idaho
 Commission Expires 9/5/78

CERTIFICATE OF ENGINEER

I, Donald J. Watts, do hereby certify that I am a professional engineer licensed by the state of Idaho, and that this plat of LITTLE DANNER SUBDIVISION TRACT II as described in the certificate of owners and the attached plat was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and in the conformity with the provisions of Idaho code relating to plats and surveys.



Donald J. Watts
 Donald J. Watts

CERTIFICATE OF COUNTY SURVEYOR

I, Robert E. Smith, County Surveyor for Valley County, Idaho, certify that I have checked this plat of LITTLE DANNER SUBDIVISION TRACT II and that it complies with the state of Idaho Code relating to plats and surveys.



Robert E. Smith
 Robert E. Smith

APPROVAL OF COUNTY ZONING COMMISSION

Accepted and approved this 8th day of Oct., 1975, by the County Zoning Commission, of Valley County, Idaho.
 Attest
 By Robert E. Smith
 Chairman, of the County Zoning Commission

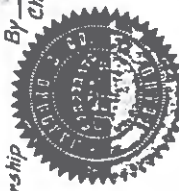
APPROVAL OF BOARD OF COUNTY COMMISSIONERS

Accepted and approved this 14th day of Oct., 1975, by the Board of County Commissioners of Valley County, Idaho.
 Attest
 By John Wyman
 Chairman, of the Board of County Commissioners



86402

STATE OF IDAHO,) ss.
 County of Valley,)
 I hereby certify that this instrument was filed for record at the request of Richard P. Clark
 at Blaine No. 6 minutes past 5
 o'clock P.M. This 14
 day of October 1975
 in my office and duly recorded in
 Book 6 of Plats
 at Blaine
John Wyman Deputy
 County Clerk



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

**SUBJECT: VAC 22-02 Wykert Vacation of Utility Easement
 Little Donner Subdivision Tract II**

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on July 14, 2022. The Commission reached a quorum. Commission members in attendance were Katlin Caldwell, Sasha Childs, Scott Freeman, and Acting Chairman Ken Roberts.

Nicole Wykert requested 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. The 2-acre site is addressed at 1560 Crown Point Parkway and located in the NENE Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meeting dated July 14, 2022, with the exhibits, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the existing use of the property described in the Petition is a single-family residential subdivision.
2. That the land use categorization in Valley County Code (Table 9-3-1) are as follows:
 - (2) Residential Uses (c) Subdivision for single-family residence.
3. That the surrounding land uses are single-family residential.
4. 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 June 23, 2022, and June 30, 2022. Potentially affected agencies were notified on June 14, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent June 17, 2022. The site was posted on July 1, 2022. The notice and application were posted online at www.co.valley.id.us on June 14, 2022.

5. Other persons in attendance expressed neither approval nor disapproval of the proposed use as long as the easement does not affect the ability to receive utilities on nearby lots.
6. Idaho Power's review indicates that they do not have facilities located within the request area of the vacation. Idaho Power agrees to relinquish interest in the public utility easement located between Lots 32 and 34, Little Donner Subdivision Tract II.

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.
3. Other existing easements will sufficiently provide access for utilities to other lots in the neighborhood.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, recommends to the Board of County Commissioners that the application of Nicole Wykert for Vacation No. 22-02 Wykert Vacation of Utility Easement, as described in the application, staff report, and minutes of the meeting be approved.

Recommended Conditions:

- Easements shall remain on the lot lines between Lots 34 and 38 and Lots 31 and 34.

NOTICE OF FINAL ACTION AND RIGHT TO REGULATORY TAKING ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such request must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

Please take notice that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely

affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

END FACTS AND CONCLUSIONS



Valley County
Planning and Zoning Commission Chairman

Date: 8-11-2022

Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Neal Thompson, Chairman
Ken Roberts, Vice-Chair

Katlin Caldwell, Commissioner
Sasha Childs, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission
July 14, 2022
Valley County Court House - Cascade, Idaho
PUBLIC HEARING – 6:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on “Watch Meetings Live”.

A. OPEN: Meeting called to order at 6:00 p.m. by Acting Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Sasha Childs:	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Neal Thompson:	Excused
PZ Assistant Planner – Lori Hunter:	Present

B. MINUTES: Commissioner Caldwell moved to approve the minutes of June 9, 2022, with a minor correction. Under C.U.P. 22-16 Camp Modern, the minutes should state “Acting Chairman Caldwell introduced the item and opened the public hearing. Acting Chairman Caldwell asked if there was any *ex parte* contact or conflict of interest.” Commissioner Freeman seconded the motion. Motion passed unanimously. Commissioner Freeman moved to approve the minutes of June 23, 2022; Commissioner Caldwell seconded. Motion passed unanimously.

PZ Commissioner Sasha Childs joined the Commissioners at 6:04 p.m.

C. NEW BUSINESS:

1. VAC 22-02 Wykert Vacation of Utility Easement: 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. The 2-acre site is addressed at 1560 Crown Point Parkway and located in the NENE Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

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

Acting Chairman Roberts asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – David Moiza is in opposition unless the easement does not affect his ability to receive utilities on his lot. (July 7, 2022)

Commissioner Freeman referred to the utility easements listed on the recorded plat and asked staff for confirmation that all other 12-ft easements would still exist except for the lot line between Lots 32

and 34 centered on all rear and side. If approved, only the easement on the lot line between Lots 32 and 34 would be vacated. Therefore, easements will continue to exist on lot lines to Mr. Moiza's lot.

Acting Chairman Roberts asked for the applicant's presentation.

Nicole Wykert, owner of both Lot 32 and 34, wants to vacate the easement between the lots they own; the other easements along the lot lines would remain.

Acting Chairman Roberts asked for proponents. There were none.

Acting Chairman Roberts asked for undecided. There were none.

Acting Chairman Roberts asked for opponents. There were none.

Acting Chairman Roberts closed the public hearing.

Commissioner Caldwell moved to recommend approval of VAC 22-02 to the Board of County Commissioners with an additional condition of approval:

COA: Easements shall remain on the lot lines between Lots 34 and 38 and Lots 31 and 34.

Commissioner Childs seconded the motion. Motion carried unanimously.

- VAC 22-03 Wardwell Vacation of Utility and Drainage Easement and V-3-22 Wardwell Setback Variance:** 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. Lot 142 will be combined with part of Lot 143. He is also requesting a variance to relax the rear setback from the required 20 feet to 7.5 feet. The site is addressed at 9 Nugget Drive and is in the NESE Section 9, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

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

Acting Chairman Roberts asked for the Staff Report.

Director Herrick stated the applicant has withdrawn the variance request.

Director Herrick presented the staff report and displayed the site and GIS map on the projector screen. The lot-line adjustment was clarified on the map. The new parcel will be Lot 142 and a portion of 143. The rear setback would be 20-ft. Many of the plats recorded in the 1970's have utility easements shown on all lot lines.

Chairman Roberts asked for the applicant's presentation.

Wayne Wardwell, 9 Nugget Drive and Boise, Idaho, purchased this lot to build or put a RV on the site. Toby Olson put in a driveway and septic system. Due to the hill, there is not a lot of buildable area. The Holden's sold them a part of Lot 143. He does not recall the conversation that Pam Holden refers to; however, he does not want to cause issues with the neighbors. Thus he has requested to withdraw the variance application.

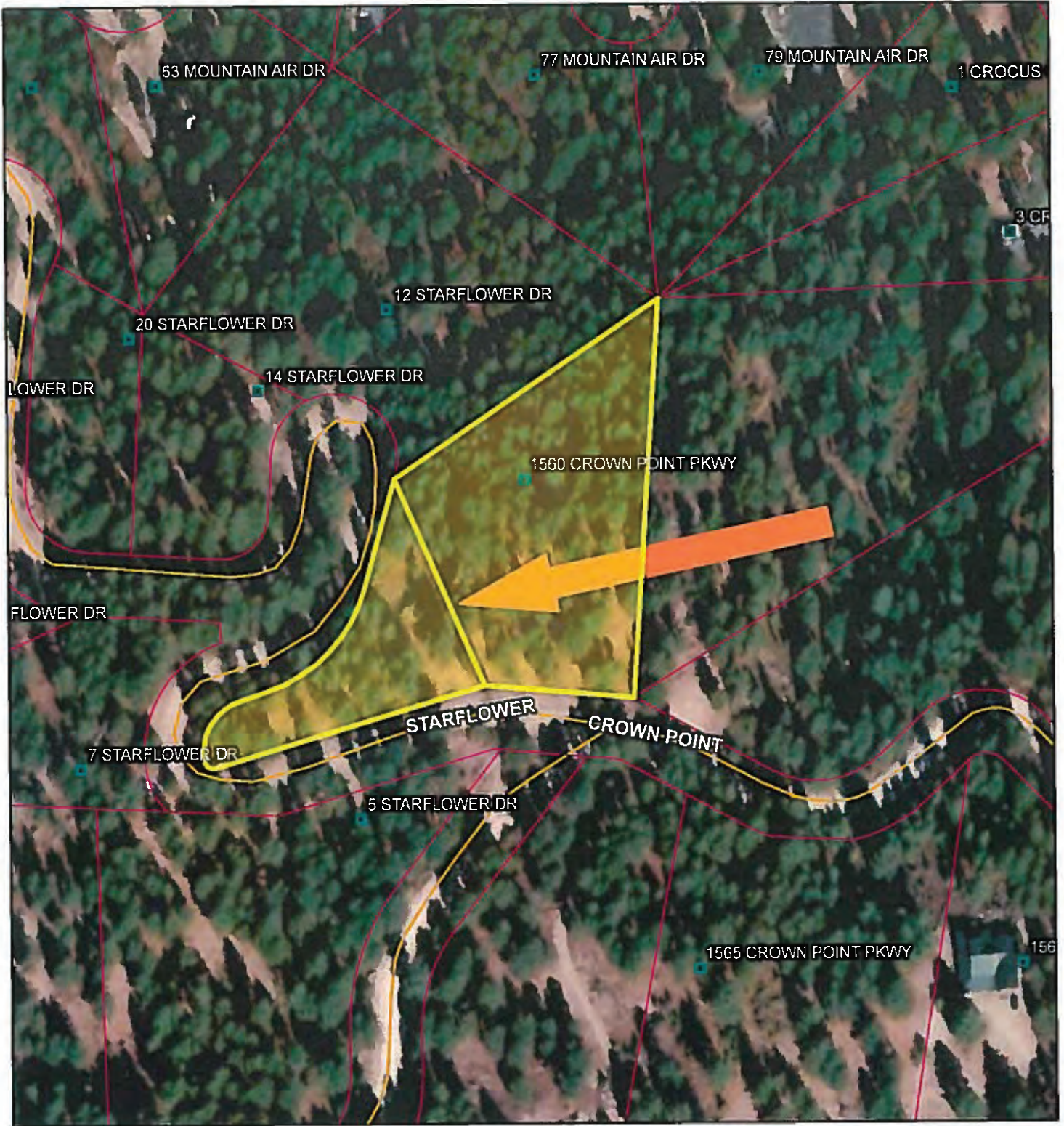
Acting Chairman Roberts asked for proponents. There were none.

Acting Chairman Roberts asked for undecided. There were none.

Acting Chairman Roberts asked for opponents. There were none.

Acting Chairman Roberts closed the public hearing.

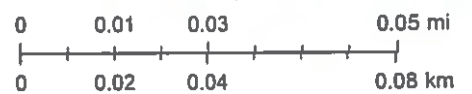
VAC 22-02



5/26/2022, 3:19:54 PM

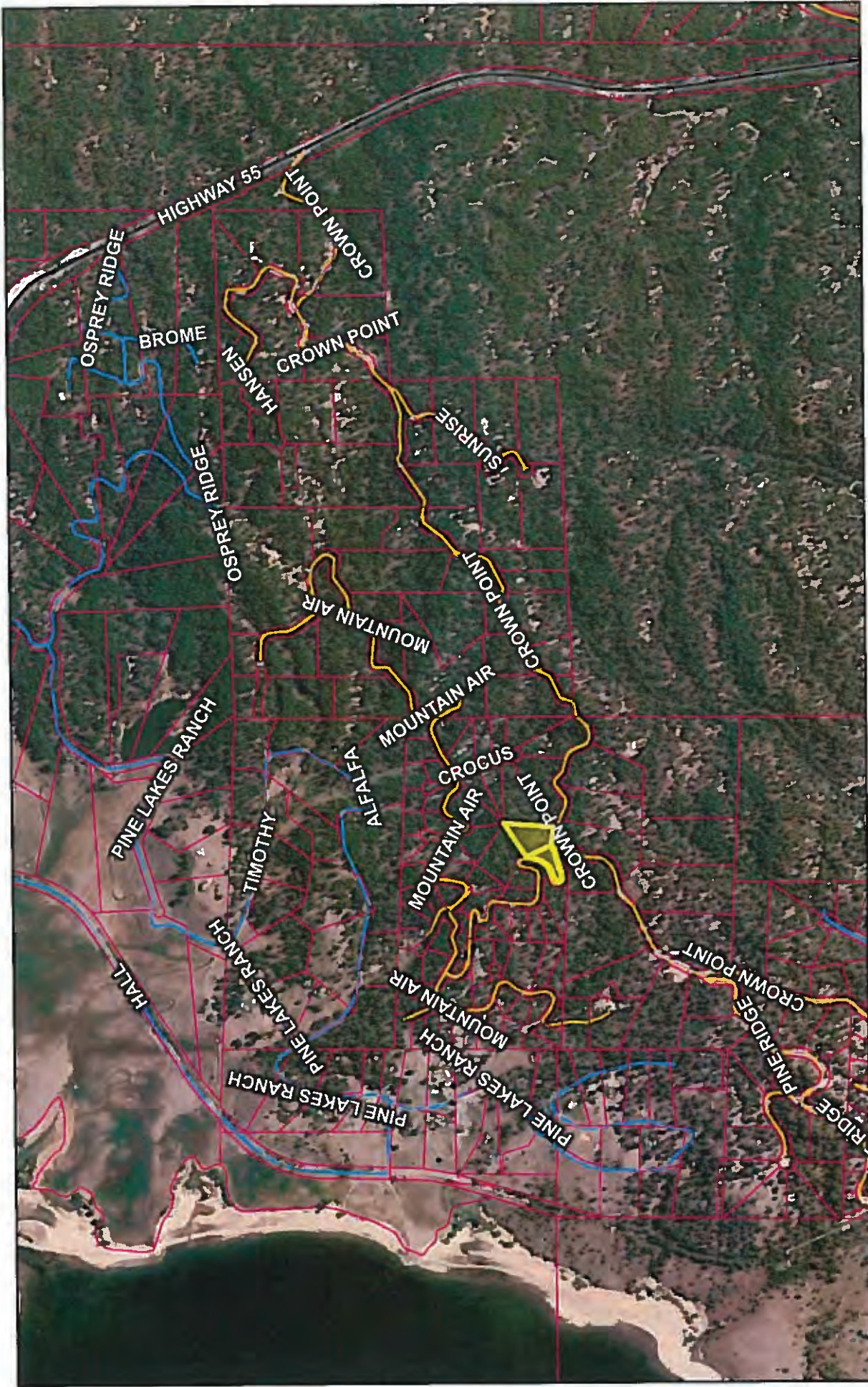
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- Addresses
- ▭ Parcel Boundaries
- Roads
- URBAN/RURAL



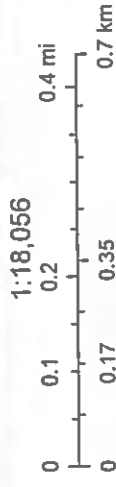
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

VAC 22-02 Vicinity Map



5/26/2022, 3:21:52 PM

- Parcel Boundaries
- Roads
- MAJOR
- PRIVATE
- URBAN/RURAL

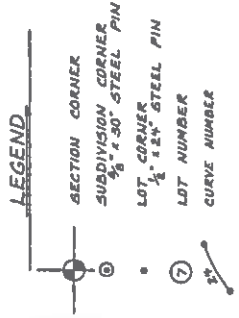
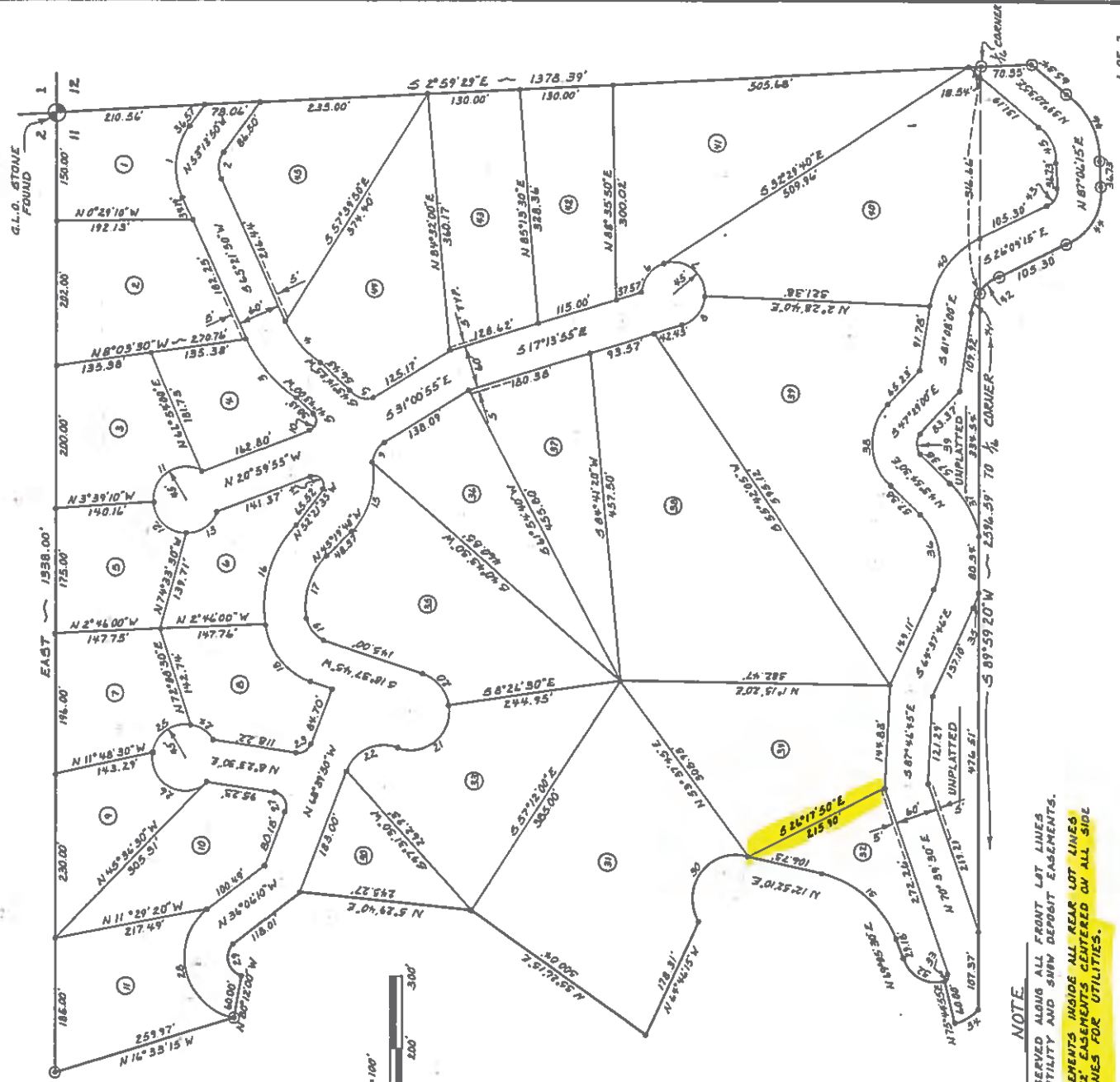


Source: Esri, Maxar Earthstar Geographics, and the GIS User Community

Sanitary Restriction Under Title 50
 Removed By Instrument No. 844103
 For Engineers Approval See
 Job # 93509
 O.C.E. 130173

LITTLE DONNER SUBDIVISION TRACT II

SHEET 1
 A PORTION OF N 1/2 NE 1/4 SECTION 11
 TOWNSHIP 14 NORTH, RANGE 3 EAST, B.M.
 VALLEY COUNTY, IDAHO
 A & B ENGINEERING BOISE, IDAHO
 1975



NO.	Δ	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	61°24'20"	97.84	104.47	59.54	11.83	S 83°54'00" W
2	61°24'20"	97.84	104.47	59.54	11.83	S 83°54'00" W
3	87°04'15"	142.52	115.44	112.00	4.89	S 69°16'50" W
4	3°20'04" S	142.52	79.42	78.82	5.49	S 87°18'40" W
5	74°15'20"	89.45	38.44	34.99	5.72	S 70°16'40" W
6	70°11'48"	85.00	46.40	41.32	5.25	S 65°20'00" W
7	109°28'50"	45.00	65.89	71.49	11.93	S 37°29'00" E
8	45°34'00"	45.00	64.40	51.36	13.51	S 51°31'00" E
9	45°34'00"	45.00	64.40	51.36	13.51	S 51°31'00" E
10	79°35'55"	30.00	43.94	43.65	17.76	S 73°38'45" W
11	152°07'20"	45.00	64.40	71.49	11.93	S 37°29'00" E
12	64°21'40"	45.00	64.40	51.36	13.51	S 51°31'00" E
13	89°00'45"	45.00	64.40	51.36	13.51	S 51°31'00" E
14	89°00'45"	45.00	64.40	51.36	13.51	S 51°31'00" E
15	81°42'15"	116.43	105.53	101.69	14.71	S 71°15'15" W
16	53°30'30"	160.40	149.53	146.00	17.51	S 53°30'30" W
17	53°30'30"	160.40	149.53	146.00	17.51	S 53°30'30" W
18	64°21'40"	45.00	64.40	51.36	13.51	S 51°31'00" E
19	64°21'40"	45.00	64.40	51.36	13.51	S 51°31'00" E
20	51°27'15"	38.72	107.28	102.18	5.49	S 51°27'15" W
21	51°27'15"	38.72	107.28	102.18	5.49	S 51°27'15" W
22	117°04'45"	62.00	112.39	83.84	28.55	S 69°16'50" W
23	37°12'45"	47.44	67.40	74.52	17.23	S 37°12'45" W
24	37°12'45"	47.44	67.40	74.52	17.23	S 37°12'45" W
25	44°11'45"	45.00	67.65	58.74	15.32	S 42°21'50" W
26	158°11'30"	45.00	104.73	65.64	35.56	S 55°20'00" E
27	122°56'35"	60.00	108.54	84.00	24.54	S 71°02'55" E
28	13°45'25"	86.00	30.18	51.23	34.97	S 13°45'25" W
29	13°45'25"	86.00	30.18	51.23	34.97	S 13°45'25" W
30	13°45'25"	86.00	30.18	51.23	34.97	S 13°45'25" W
31	13°45'25"	86.00	30.18	51.23	34.97	S 13°45'25" W
32	83°00'45"	45.00	64.40	51.36	13.51	S 51°31'00" E
33	83°00'45"	45.00	64.40	51.36	13.51	S 51°31'00" E
34	83°00'45"	45.00	64.40	51.36	13.51	S 51°31'00" E
35	83°00'45"	45.00	64.40	51.36	13.51	S 51°31'00" E
36	37°27'45"	181.82	113.24	106.31	17.77	S 37°27'45" E
37	37°27'45"	181.82	113.24	106.31	17.77	S 37°27'45" E
38	68°34'30"	68.00	105.16	74.81	30.35	S 68°34'30" E
39	68°34'30"	68.00	105.16	74.81	30.35	S 68°34'30" E
40	53°30'30"	122.63	121.57	116.70	5.53	S 53°30'30" E
41	53°30'30"	122.63	121.57	116.70	5.53	S 53°30'30" E
42	53°30'30"	122.63	121.57	116.70	5.53	S 53°30'30" E
43	64°44'30"	64.40	35.71	53.28	10.40	S 44°30'30" E
44	64°44'30"	64.40	35.71	53.28	10.40	S 44°30'30" E
45	47°45'40"	64.73	55.13	53.54	14.57	S 47°45'40" E
46	47°45'40"	122.13	105.14	102.12	14.57	S 47°45'40" E

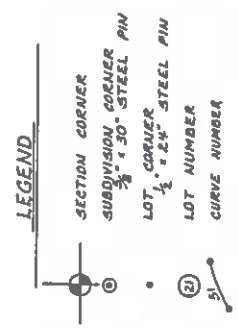
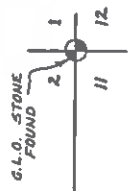
NOTE
 9' RESERVED ALONG ALL FRONT LOT LINES
 FOR UTILITY AND SNOW DEPOSIT EASEMENTS.
 12' EASEMENTS INSIDE ALL REAR LOT LINES
 AND 12' EASEMENTS CENTERED ON ALL SIDE
 LOT LINES FOR UTILITIES.

LITTLE DONNER SUBDIVISION TRACT II SHEET 2

A PORTION OF N 1/2 NE 1/4 SECTION 14 TOWNSHIP 14 NORTH, RANGE 3 EAST, B.M.
 VALLEY COUNTY, IDAHO

A & B ENGINEERING ~ BOISE, IDAHO
 1975

Survey registered in Idaho
 under No. 147
 Charles H. Madsen, Civil



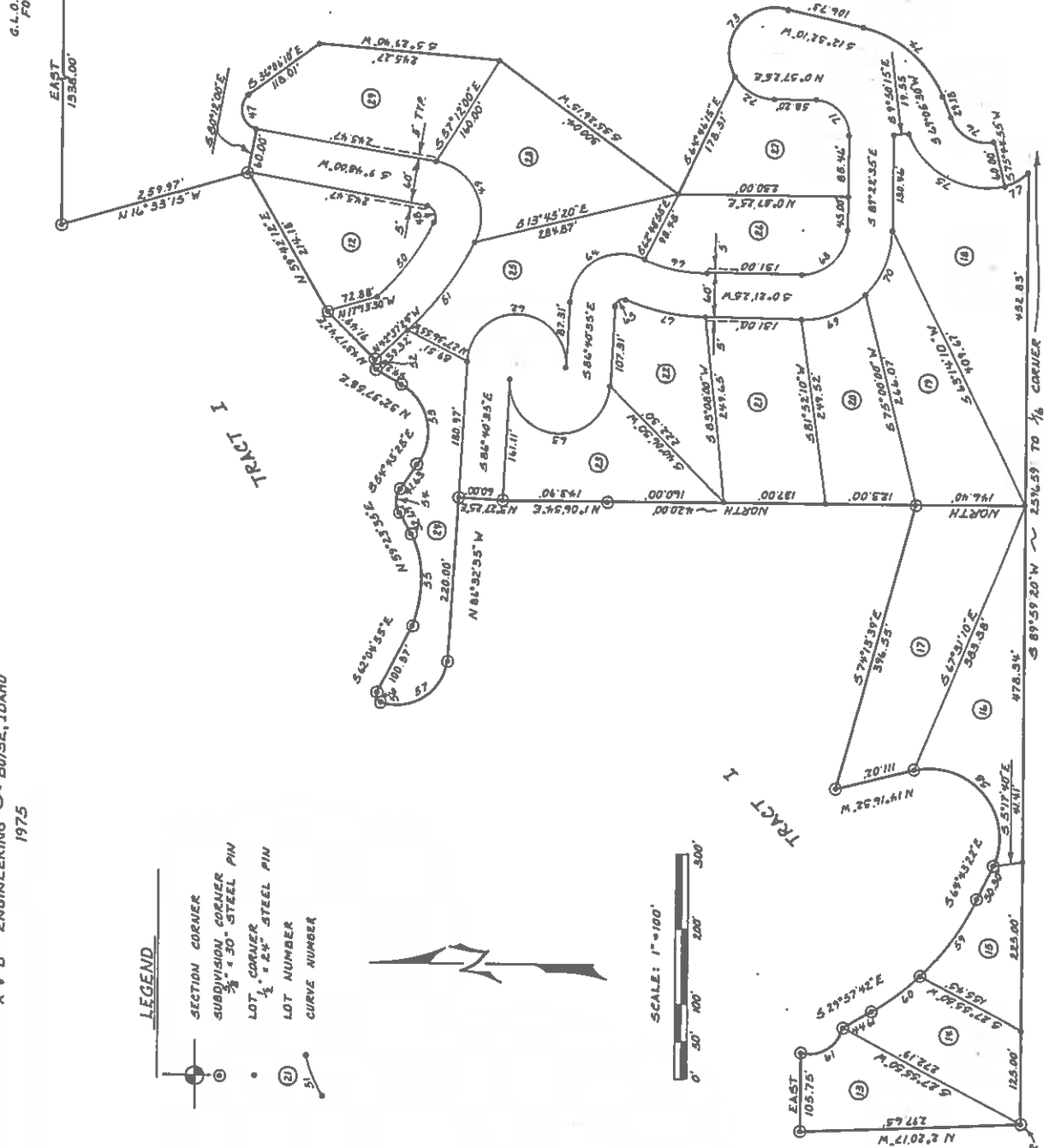
LEGEND

- SECTION CORNER
- SUBDIVISION CORNER
- LOT CORNER
- LOT NUMBER

NO.	Δ	DELTA	RADIUS	LENGTH (CHORD)	BEARING
47	134°05'50"	62.01	40.87	47.90	N 72°50'58"E
48	104°34'40"	75.00	27.90	24.05	S 63°05'20"W
49	104°34'40"	75.00	27.90	24.05	S 63°05'20"W
50	20°59'55"	343.94	125.87	125.17	N 16°37'21"W
51	20°59'55"	343.94	125.87	125.17	N 16°37'21"W
52	104°34'40"	75.00	27.90	24.05	S 63°05'20"W
53	92°24'35"	72.45	17.10	10.34	N 78°06'14"E
54	45°21'00"	17.50	11.11	11.11	S 81°06'55"E
55	87°27'20"	17.50	11.11	11.11	N 88°37'07"E
56	104°34'40"	75.00	27.90	24.05	S 63°05'20"W
57	104°34'40"	75.00	27.90	24.05	S 63°05'20"W
58	125°18'30"	91.83	29.20	14.57	N 50°33'53"E
59	125°18'30"	91.83	29.20	14.57	N 50°33'53"E
60	18°22'40"	373.53	60.40	60.42	S 51°41'00"E
61	18°22'40"	373.53	60.40	60.42	S 51°41'00"E
62	180°00'00"	48.00	23.63	23.60	S 3°15'25"W
63	180°00'00"	48.00	23.63	23.60	S 3°15'25"W
64	104°34'40"	75.00	27.90	24.05	S 63°05'20"W
65	111°21'35"	102.51	20.49	17.36	S 20°59'50"E
66	111°21'35"	102.51	20.49	17.36	S 20°59'50"E
67	87°27'20"	17.50	11.11	11.11	S 81°06'55"E
68	87°27'20"	17.50	11.11	11.11	S 81°06'55"E
69	87°27'20"	17.50	11.11	11.11	S 81°06'55"E
70	87°27'20"	17.50	11.11	11.11	S 81°06'55"E
71	87°27'20"	17.50	11.11	11.11	S 81°06'55"E
72	87°27'20"	17.50	11.11	11.11	S 81°06'55"E
73	87°27'20"	17.50	11.11	11.11	S 81°06'55"E
74	87°27'20"	17.50	11.11	11.11	S 81°06'55"E
75	87°27'20"	17.50	11.11	11.11	S 81°06'55"E
76	87°27'20"	17.50	11.11	11.11	S 81°06'55"E
77	35°42'20"	40.52	10.51	39.75	S 91°06'15"E

NOTE

5' RESERVED ALONG ALL FRONT LOT LINES
 FOR UTILITY AND SHAW DEPOSIT EASEMENTS.
 12' EASEMENTS INSIDE ALL REAR LOT LINES
 12' EASEMENTS CENTERED ON ALL SIDE
 LOT LINES FOR UTILITIES.



CERTIFICATE OF ENGINEER

I, Donald J. Watts, do hereby certify that I am a professional engineer licensed by the state of Idaho, and that this plat of **LITTLE DONNER SUBDIVISION TRACT II** as described in the certificate of owners and the attached plat was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and in the conformity with the Idaho code relating to plats and surveys.



Donald J. Watts
Donald J. Watts

CERTIFICATE OF COUNTY SURVEYOR

I, Robert E. Smith, County Surveyor for Valley County, Idaho, certify that I have checked this plat of **LITTLE DONNER SUBDIVISION TRACT II** and that it complies with the state of Idaho code relating to plats and surveys.



10/3/75
date

APPROVAL OF COUNTY ZONING COMMISSION

Accepted and approved this 8th day of Oct., 1975, by the County Zoning Commission, of Valley County, Idaho.
Attest
By *Robert E. Smith*
Chairman, of the County Zoning Commission

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

Accepted and approved this 11 day of Oct., 1975, by the Board of County Commissioners of Valley County, Idaho.
Attest
By *Robert E. Smith*
Chairman, of the Board of County Commissioners



86402

STATE OF IDAHO, }
County of Valley, } ss.
I hereby certify that this instrument was filed for record at the request of Robert E. Smith
at No. minutes past 5
o'clock P.M. This 11th day of October, 1975
in my office and duly recorded in Book 6 of Plats
at Page 2
By *Robert E. Smith* Es-Officia Recorder
Deputy
1975

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned are the owners of the following described real property, a parcel of land in the NE 1/4 NE 1/4, T.14N., R.3E., B.M. Valley County, Idaho, described as beginning at the NE corner of said Sec. 11; thence S 2° 59' 29" E, 1307.84 feet along the section line; thence S 89° 59' 20" W, 2596.59 feet; thence N 2° 20' 17" W, 2976.65 feet; thence East, 105.75 feet; thence along a curve to the left having a radius of 45.00 feet and a chord bearing S 30° 45' 59" E, 66.23 feet; thence S 29° 57' 42" E, 44.61 feet; thence along a curve to the left having a radius of 343.53 feet and a chord bearing S 47° 20' 32" E, 205.24 feet; thence S 64° 43' 22" E, 50.30 feet; thence along a curve to the left having a radius of 91.63 feet and a chord bearing N 50° 29' 53" E, 165.79 feet; thence N 14° 16' 52" W, 111.02 feet; thence S 74° 13' 39" E, 396.55 feet; thence North, 420.00 feet; thence N 10° 16' 54" E, 143.90 feet; thence N 3° 27' 25" E, 60.00 feet; thence N 86° 32' 35" W, 220.00 feet; thence along a curve to the right having a radius of 65.40 feet and a chord bearing N 35° 07' 25" W, 105.03 feet; thence along a curve to the right having a radius of 100.57 feet and a chord bearing N 69° 06' 25" E, 15.05 feet; thence S 62° 04' 55" E, 100.57 feet; thence along a curve to the left having a radius of 125.71 feet and a chord bearing N 88° 39' 20" E, 122.90 feet; thence N 59° 23' 35" E, 32.69 feet; thence along a curve to the right having a radius of 27.50 feet and a chord bearing S 87° 40' 55" E, 29.89 feet; thence S 54° 45' 25" E, 41.63 feet; thence along a curve to the left having a radius of 72.45 feet and a chord bearing N 78° 56' 16" E, 104.77 feet; thence N 32° 37' 58" E, 44.21 feet; thence S 10° 17' E, 14.56 feet; thence N 43° 17' 42" E, 91.49 feet; thence N 59° 42' 12" E, 214.18 feet; thence N 16° 33' 15" W, 259.97 feet; thence East, 1338.00 feet along the section line to the point of beginning the NE corner of said Sec. 11. And beginning at the NE corner common to sections 11 and 12, thence S 89° 59' 20" W, 316.66 feet; thence along the arc of a curve having a radius of 66.63 feet and a chord bearing S 47° 20' 32" E, 35.28 feet; thence S 22° 09' 15" E, 105.30 feet; thence along a curve to the left having a radius of 85.72 feet and a chord bearing S 59° 31' 30" E, 94.30 feet; thence N 87° 06' 15" E, 36.73 feet; thence along a curve to the left having a radius of 126.13 feet and a chord bearing N 13° 13' 25" E, 102.12 feet; thence N 31° 20' 35" E, 65.34 feet; thence N 2° 59' 29" W, 70.55 feet to the place of beginning.

The streets shown on this plat are hereby dedicated to the use of the public and the easements indicated on said plat are not dedicated to the public but the right to use said easements is hereby reserved for public utilities, ditches, snow removal and any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

In witness whereof, we have hereunto set our hands this 11th day of October, 1975.

Richard P. Callender
Richard P. Callender
James C. Mitchell
Callenders Inc.
East Side Developers, a partnership
John Wymen
John Wymen
Ralph Gines
Ralph Gines
Oscar Paulson
Oscar Paulson

ACKNOWLEDGEMENT

(State of Idaho ~ County of ~) 15.5.
On this 11th day of October, 1975, before me the undersigned, a Notary Public in and for the said state, personally appeared Richard P. Callender, Frank D. Callender and Sollic R. Callender known to me to be the President and Secretary of Callenders Inc. and John Wymen, Dale Josephson, Ralph Gines, Oscar Paulson known to me to be general partners in East Side Developers, a general partnership, and executed this instrument on behalf of said corporations and partnership, and acknowledged to me that such corporations and partnership executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand on the day and year in this certificate first above written.

Commission Expires 1978
Robert E. Smith
Notary Public Residing at Douglas Idaho







PUBLIC
NOTICE

07/01/2022





July 6, 2022

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

Valley County Planning & Zoning Commission
% Cynda Herrick
Post Office Box 1350
Cascade, Idaho 83611

Re: VAC 22-02 Wykert Vacation of Utility Easement -- Relinquishment of Public Utility Easement between the lot line of Lots 32 & 34 of the Little Donner Subdivision Tract II in Valley County, Idaho

Dear Cynda,

This is in response to the completed PUE relinquishment request submitted to Idaho Power Company and received in our office June 2022, regarding the relinquishment of a public utility easement (PUE) located between the lot line of Lots 32 & 34 of the Little Donner Subdivision Tract II in Valley County, Idaho. The front and rear PUE will be maintained as noted in the plat. The attached Exhibit A more specifically identifies the requested area for relinquishment.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the PUE that is located between the lot line of Lots 32 & 34 of the Little Donner Subdivision Tract II in Valley County, Idaho.

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

Sincerely,

A handwritten signature in black ink that reads "Laura Lacy".

Laura Lacy
Associate Real Estate Specialist
Idaho Power Company/ Corporate Real Estate
Land Management and Permitting Department
[REDACTED]

Sanitary Restriction Under Title So
 Removed By Instrument No. 54705
 For Engineers Official Use
 License # 93509
 C.E.C. 13073

EXHIBIT A

LITTLE DONNER SUBDIVISION TRACT II

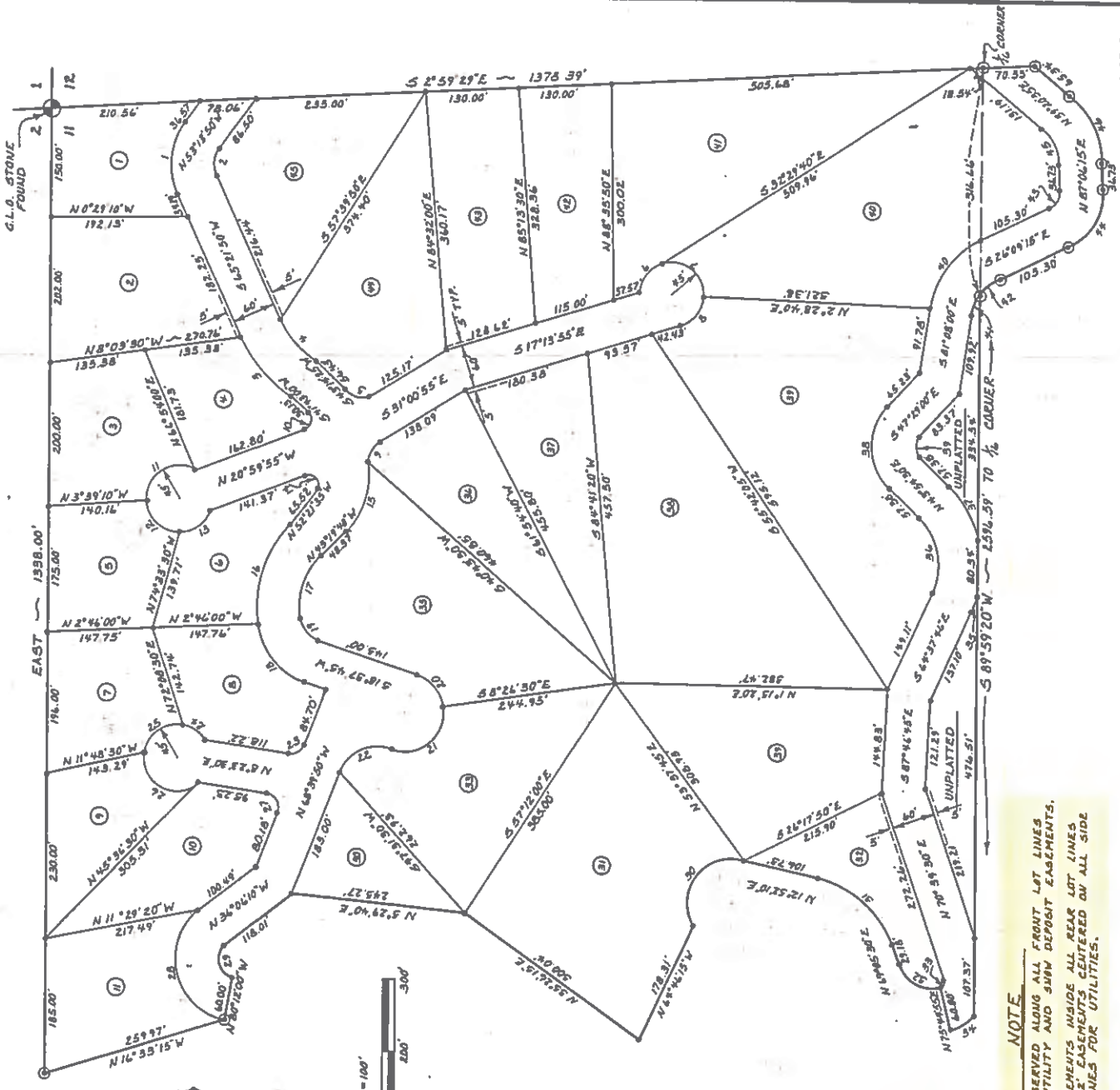
SHEET 1

A PORTION OF N 1/2 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 30" STEEL PIN
- LOT CORNER
- 1/4 x 24" STEEL PIN
- LOT NUMBER
- CURVE NUMBER



NO.	Δ	DELTA	RADIUS	LENGTH	CURVE	BEARING
1	178	104.77	99.84	N 83° 36' 00" W		
2	147	30.00	30.00	N 83° 36' 00" W		
3	32	104.15	104.15	N 83° 36' 00" W		
4	34	104.15	104.15	N 83° 36' 00" W		
5	34	104.15	104.15	N 83° 36' 00" W		
6	34	104.15	104.15	N 83° 36' 00" W		
7	34	104.15	104.15	N 83° 36' 00" W		
8	34	104.15	104.15	N 83° 36' 00" W		
9	34	104.15	104.15	N 83° 36' 00" W		
10	34	104.15	104.15	N 83° 36' 00" W		
11	34	104.15	104.15	N 83° 36' 00" W		
12	34	104.15	104.15	N 83° 36' 00" W		
13	34	104.15	104.15	N 83° 36' 00" W		
14	34	104.15	104.15	N 83° 36' 00" W		
15	34	104.15	104.15	N 83° 36' 00" W		
16	34	104.15	104.15	N 83° 36' 00" W		
17	34	104.15	104.15	N 83° 36' 00" W		
18	34	104.15	104.15	N 83° 36' 00" W		
19	34	104.15	104.15	N 83° 36' 00" W		
20	34	104.15	104.15	N 83° 36' 00" W		
21	34	104.15	104.15	N 83° 36' 00" W		
22	34	104.15	104.15	N 83° 36' 00" W		
23	34	104.15	104.15	N 83° 36' 00" W		
24	34	104.15	104.15	N 83° 36' 00" W		
25	34	104.15	104.15	N 83° 36' 00" W		
26	34	104.15	104.15	N 83° 36' 00" W		
27	34	104.15	104.15	N 83° 36' 00" W		
28	34	104.15	104.15	N 83° 36' 00" W		
29	34	104.15	104.15	N 83° 36' 00" W		
30	34	104.15	104.15	N 83° 36' 00" W		
31	34	104.15	104.15	N 83° 36' 00" W		
32	34	104.15	104.15	N 83° 36' 00" W		
33	34	104.15	104.15	N 83° 36' 00" W		
34	34	104.15	104.15	N 83° 36' 00" W		
35	34	104.15	104.15	N 83° 36' 00" W		
36	34	104.15	104.15	N 83° 36' 00" W		
37	34	104.15	104.15	N 83° 36' 00" W		
38	34	104.15	104.15	N 83° 36' 00" W		
39	34	104.15	104.15	N 83° 36' 00" W		
40	34	104.15	104.15	N 83° 36' 00" W		
41	34	104.15	104.15	N 83° 36' 00" W		
42	34	104.15	104.15	N 83° 36' 00" W		
43	34	104.15	104.15	N 83° 36' 00" W		
44	34	104.15	104.15	N 83° 36' 00" W		
45	34	104.15	104.15	N 83° 36' 00" W		
46	34	104.15	104.15	N 83° 36' 00" W		

NOTE
 5' RESERVED ALONG ALL FRONT LOT LINES
 FOR UTILITY AND SHW DEPOSIT EASEMENTS.
 15' EASEMENTS INSIDE ALL REAR LOT LINES
 AND 15' EASEMENTS CENTERED ON ALL SIDE
 LOT LINES FOR UTILITIES.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # VAC 22-02

Preliminary / Final / Short Plat _____

Lot 32 & 34 Little Donner Sub Tract II
1560 Casuar Point Parkway

- 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
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - in term sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 14. _____

Reviewed By:
7/29/22



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # VAC 22-02

Conditional Use # _____

Preliminary / Final / Short Plat _____

Lots 32 & 34 Little Donner Sub
1560 Crown Point Parkway

- 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
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality.
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 14. _____

Reviewed By: [Signature]
Date: 6.17.22

From: Shelden, Bradley [REDACTED]
Sent: Tuesday, June 28, 2022 5:57 PM
To: Cynda Herrick [REDACTED]
Subject: VAC 22-02

Thank you for sending me the meeting notice. I have no objections to vacating the utility easement.

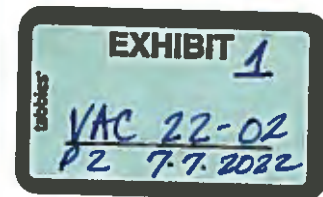
Bradley J Shelden

From: David Moiza [REDACTED]
Sent: Thursday, July 7, 2022 12:35 PM
To: Cynda Herrick [REDACTED]
Subject: Fwd: July 14, 2022 public hearing

Begin forwarded message:

From: David Moiza [REDACTED]
Date: July 7, 2022 at 12:29:45 PM MDT
To: [REDACTED]
Subject: July 14, 2022 public hearing

This is David Moiza at lot 37 I oppose unless he/ she can move the easement to 34 same lot they own they need to move the easement so it still hits the all points corners of the Lots 31.32.33.34.35.36.37 so in the future we could still get power or utilities thank you for your service



Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



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		<input checked="" type="checkbox"/> Check # <u>1256</u> or <input type="checkbox"/> Cash
FILE # <u>VAC 22-02</u>		FEE \$ <u>500.00</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): <u>Little Donner Subd Tract II</u>		DATE <u>5-13-2022</u>
PROPOSED USE: _____		
<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Vacation of Road and/or Right-of-Way	<input checked="" type="checkbox"/> Vacation of Utility Easement
		<input type="checkbox"/> Other

Name of Applicant(s): Nicole Wykert
Applicant's Signature: Nicole Wykert Date: 5-11-22
Mailing Address of Applicant(s): 3826 W Deerpath Dr Boise ID 83714
Phone #: [REDACTED] email: [REDACTED]

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.
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.

Location: 1560 Crown Point Parkway, Cascade ID 83611

Lot line between lots Lot 34 (RP001430000340) and Lot 32 (RP001430000320), Little Donner Subdivision Tract II, a portion of N ½ NE ¼, Section 11, Township 14 North, Range 3 East.

We are requesting a vacation of public utility easement on the two adjoining properties that we own in Valley County. Per the plat, there is a 12-foot utility easement centered on all interior lot lines.

We have requested these two lots be combined for tax purposes and taking into account future building (dates tbd).

Lot 32 does not qualify for septic so there are no build options on that lot. Idaho Power (Paul Marshall) has also indicated that providing power to these lots from the SE side (closest to Lot 32) would likely require boring. Idaho Power is preparing a work order to bring in power from the NE side down Crown Point Parkway (closest to Lot 34) and have indicated they do not foresee a need for the public utility easement between these two adjoining lots. We have submitted an application to Idaho Power for a release of easement between lot 34 and lot 32.

There is no pending or future planned sale of these lots.

Owners: Brad D. Wykert and Nicole J. Wykert

Property address: 1560 Crown Point Parkway, Cascade ID 83611

Little Donner Subdivision Tract II, a portion of N ½ NE ¼, Section 11, Township 14 North, Range 3 East, Lot 34 (RP001430000340) and Lot 32 (RP001430000320)



The Land is described: Lots 32 and 34 of Little Donner Subdivision Tract II, according to the official plat thereof, filed in Official Records of Valley County, 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

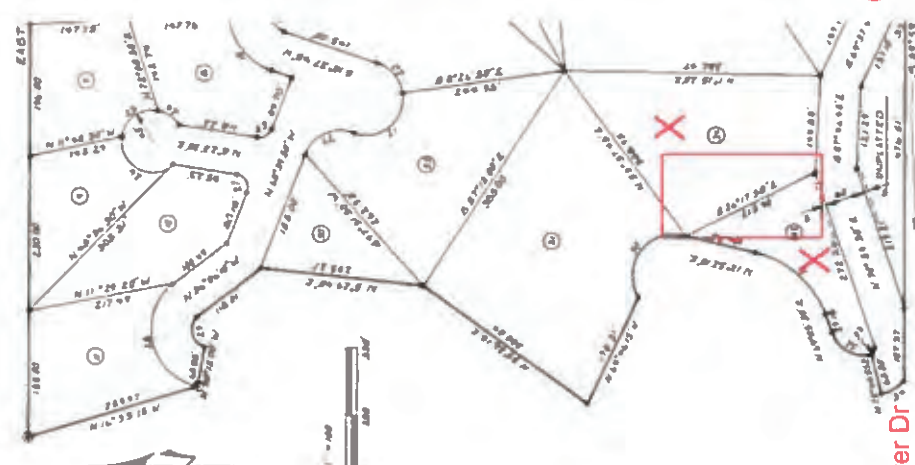
A & B ENGINEERING BOISE, IDAHO
1975

LEGEND

- SECTION CORNER
- SUBDIVISION CORNER
- 1/4" x 1/4" STEEL PIN
- LOT CORNER
- 1/4" x 1/4" STEEL PIN
- LOT NUMBER
- DATE NUMBER



STATION	DELTA	CHORD	CHORD BEARING
1	180.00	180.00	S 00° 00' 00" W
2	180.00	180.00	S 00° 00' 00" W
3	180.00	180.00	S 00° 00' 00" W
4	180.00	180.00	S 00° 00' 00" W
5	180.00	180.00	S 00° 00' 00" W
6	180.00	180.00	S 00° 00' 00" W
7	180.00	180.00	S 00° 00' 00" W
8	180.00	180.00	S 00° 00' 00" W
9	180.00	180.00	S 00° 00' 00" W
10	180.00	180.00	S 00° 00' 00" W
11	180.00	180.00	S 00° 00' 00" W
12	180.00	180.00	S 00° 00' 00" W
13	180.00	180.00	S 00° 00' 00" W
14	180.00	180.00	S 00° 00' 00" W
15	180.00	180.00	S 00° 00' 00" W
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41	180.00	180.00	S 00° 00' 00" W
42	180.00	180.00	S 00° 00' 00" W
43	180.00	180.00	S 00° 00' 00" W
44	180.00	180.00	S 00° 00' 00" W
45	180.00	180.00	S 00° 00' 00" W
46	180.00	180.00	S 00° 00' 00" W
47	180.00	180.00	S 00° 00' 00" W
48	180.00	180.00	S 00° 00' 00" W
49	180.00	180.00	S 00° 00' 00" W
50	180.00	180.00	S 00° 00' 00" W
51	180.00	180.00	S 00° 00' 00" W
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61	180.00	180.00	S 00° 00' 00" W
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63	180.00	180.00	S 00° 00' 00" W
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65	180.00	180.00	S 00° 00' 00" W
66	180.00	180.00	S 00° 00' 00" W
67	180.00	180.00	S 00° 00' 00" W
68	180.00	180.00	S 00° 00' 00" W
69	180.00	180.00	S 00° 00' 00" W
70	180.00	180.00	S 00° 00' 00" W
71	180.00	180.00	S 00° 00' 00" W
72	180.00	180.00	S 00° 00' 00" W
73	180.00	180.00	S 00° 00' 00" W
74	180.00	180.00	S 00° 00' 00" W
75	180.00	180.00	S 00° 00' 00" W
76	180.00	180.00	S 00° 00' 00" W
77	180.00	180.00	S 00° 00' 00" W
78	180.00	180.00	S 00° 00' 00" W
79	180.00	180.00	S 00° 00' 00" W
80	180.00	180.00	S 00° 00' 00" W
81	180.00	180.00	S 00° 00' 00" W
82	180.00	180.00	S 00° 00' 00" W
83	180.00	180.00	S 00° 00' 00" W
84	180.00	180.00	S 00° 00' 00" W
85	180.00	180.00	S 00° 00' 00" W
86	180.00	180.00	S 00° 00' 00" W
87	180.00	180.00	S 00° 00' 00" W
88	180.00	180.00	S 00° 00' 00" W
89	180.00	180.00	S 00° 00' 00" W
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92	180.00	180.00	S 00° 00' 00" W
93	180.00	180.00	S 00° 00' 00" W
94	180.00	180.00	S 00° 00' 00" W
95	180.00	180.00	S 00° 00' 00" W
96	180.00	180.00	S 00° 00' 00" W
97	180.00	180.00	S 00° 00' 00" W
98	180.00	180.00	S 00° 00' 00" W
99	180.00	180.00	S 00° 00' 00" W
100	180.00	180.00	S 00° 00' 00" W



Starflower Dr
Crown Point Pkwy

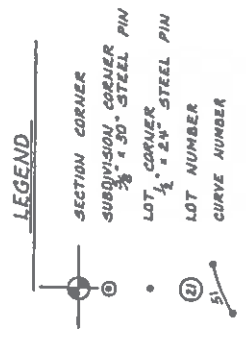
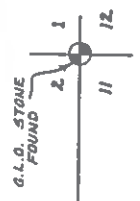
NOTE:
 1. SURVEYED ALONG ALL FRONT LOT LINES
 FOR UTILITY AND 4000 FOOT EASEMENTS.
 2. EASEMENTS BEHIND ALL REAR 150' LINES.
 3. EASEMENTS BEHIND ALL REAR 150' LINES.
 4. LOT LINES FOR UTILITIES.

LITTLE DONNER SUBDIVISION TRACT II SHEET 2

A PORTION OF N 1/2 NE 1/4 SECTION 11 TOWNSHIP 14 NORTH, RANGE 3 EAST, B.M.
 VALLEY COUNTY, IDAHO

A & B ENGINEERING ~ BOISE, IDAHO
 1975

Existing easements in front
 under Title 50
 Chapter 11, Idaho Code.



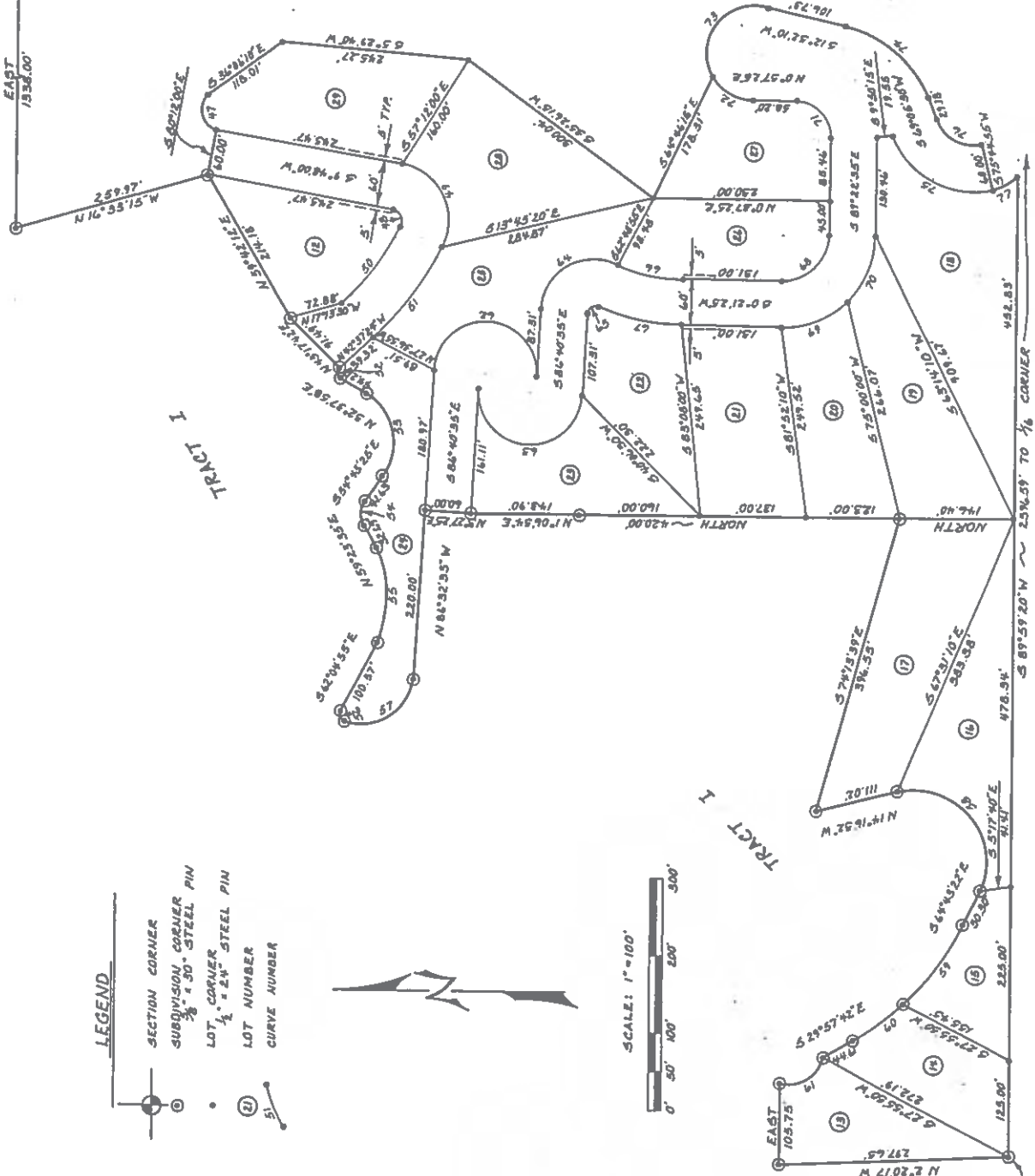
LEGEND

- SECTION CORNER
- SUBDIVISION CORNER
- LOT CORNER
- LOT NUMBER
- CURVE NUMBER

CURVE DATA					
NO.	Δ	RADIUS	LENGTH	CHORD	BEARING
47	134°05'50"	46.01	40.87	47.10	N 76°50'25"E
48	102°34'40"	15.00	27.90	24.05	S 63°05'10"W
49	90°34'40"	75.00	139.51	120.25	S 63°05'10"W
50	20°59'55"	343.44	123.87	123.17	N 63°07'32"W
51	20°59'55"	409.44	147.64	147.03	N 63°07'32"W
52	104°44'40"	9.19	14.60	14.54	N 45°00'17"E
53	92°36'35"	72.43	117.10	104.77	N 78°54'16"E
54	43°31'00"	27.50	51.41	39.89	S 37°40'35"E
55	58°31'00"	125.71	124.44	113.90	N 88°39'10"E
56	97°37'20"	18.00	17.04	15.05	N 81°06'23"E
57	102°30'20"	63.40	121.95	105.05	N 50°07'25"W
58	119°48'50"	91.43	107.20	163.79	N 50°27'53"E
59	21°19'00"	343.53	127.81	127.02	S 59°02'30"E
60	75°28'40"	343.53	80.40	80.42	S 59°41'00"E
61	94°45'35"	46.00	74.98	46.23	S 30°44'00"E
62	180°00'00"	26.00	213.43	136.00	S 3°19'25"W
63	180°00'00"	68.00	213.43	136.00	S 3°19'25"W
64	111°27'35"	70.51	137.03	116.46	S 80°59'20"E
65	111°27'35"	10.51	20.43	17.36	S 20°59'20"E
66	24°19'35"	201.98	66.76	65.12	S 12°31'15"W
67	24°19'35"	261.98	111.23	110.40	S 12°31'15"W
68	89°49'50"	60.04	94.03	84.71	S 44°30'35"E
69	44°05'20"	120.04	95.43	93.12	S 66°33'15"E
70	45°38'40"	45.12	70.61	63.62	N 45°47'23"E
71	89°40'00"	60.70	64.21	61.64	N 31°15'03"E
72	60°34'40"	60.70	103.54	112.90	S 50°15'15"E
73	130°51'50"	146.06	149.10	150.58	S 58°48'50"W
74	63°20'56"	102.87	160.62	146.09	S 27°23'10"W
75	63°20'56"	40.87	72.93	64.31	S 27°23'10"W
76	35°42'00"	48.52	40.21	39.73	S 91°06'15"E
77	35°42'00"	48.52	40.21	39.73	S 91°06'15"E



SCALE: 1" = 100'



NOTE
 5' RESERVED ALONG ALL FRONT LOT LINES FOR UTILITY AND SHOWN DEPOSIT EASEMENTS.
 10' EASEMENTS INSIDE ALL REAR LOT LINES AND 12' EASEMENTS CENTERED ON ALL SIDE LOT LINES FOR UTILITIES.

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned are the owners of the following described real property, a parcel of land in the N 1/4 Sec. 11, T. 14N., R. 3E., B.M. Valley County, Idaho, described as beginning at the NE corner of said Sec. 11; thence S 2°59'29"E, 1307.84 feet along the section line; thence S 89°59'20"W, 2596.59 feet; thence N 2°20'17"W, 897.65 feet; thence East, 105.75 feet; thence along a curve to the left having a radius of 45.00 feet and a chord bearing S 30°45'59"E, 66.23 feet; thence S 29°57'42"E, 44.61 feet; thence along a curve to the left having a radius of 343.53 feet and a chord bearing S 47°20'32"E, 205.24 feet; thence S 64°43'22"E, 50.30 feet; thence along a curve to the left having a radius of 91.63 feet and a chord bearing N 50°29'53"E, 165.79 feet; thence N 14°14'52"W, 111.02 feet; thence S 74°13'39"E, 396.55 feet; thence North, 420.00 feet; thence N 1°06'54"E, 193.90 feet; thence N 3°27'25"E, 60.00 feet; thence N 86°32'35"W, 220.00 feet; thence along a curve to the right having a radius of 65.90 feet and a chord bearing N 33°07'25"W, 105.03 feet; thence along a curve to the right having a radius of 10.00 feet and a chord bearing N 69°06'25"E, 15.05 feet; thence S 62°04'55"E, 100.57 feet; thence along a curve to the left having a radius of 125.71 feet and a chord bearing N 88°39'20"E, 122.90 feet; thence N 59°23'35"E, 32.69 feet; thence along a curve to the right having a radius of 27.50 feet and a chord bearing S 87°40'55"E, 29.89 feet; thence S 54°45'25"E, 41.63 feet; thence along a curve to the left having a radius of 72.45 feet and a chord bearing N 78°56'16"E, 104.77 feet; thence N 32°37'58"E, 44.21 feet; thence along a curve right having a radius of 91.9 feet and a chord bearing N 85°00'17"E, 14.56 feet; thence N 43°17'42"E, 91.49 feet; thence N 59°42'12"E, 214.18 feet; thence N 16°33'15"W, 259.97 feet; thence East, 1338.00 feet along the section line to the point of beginning the NE corner of said Sec. 11. And beginning at the N 1/4 corner common to sections 11 and 12, thence S 89°59'20"W, 316.66 feet; thence along the arc of a curve having a radius of 66.63 feet and a chord bearing S 47°30'22"E, 35.28 feet; thence S 22°09'15"E, 105.30 feet; thence along a curve to the left having a radius of 85.72 feet and a chord bearing S 59°31'30"E, 94.30 feet; thence N 87°06'15"E, 36.73 feet; thence along a curve to the left having a radius of 126.13 feet and a chord bearing N 63°13'25"E, 102.12 feet; thence N 39°20'35"E, 65.34 feet; thence N 2°59'29"W, 70.55 feet to the piece of beginning.

The streets shown on this plat are hereby dedicated to the use of the public and the easements indicated on said plat are not dedicated to the public but the right to use said easements is hereby reserved for public utilities, ditches, snow removal and any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

In witness whereof, we have hereunto set our hands this 14th day of October, 1975.

Barbard & Co
Callenders Inc.
East Side Developers, a partnership

Richard P. Clark
Richard P. Clark
James C. Mitchell
John Wymann
John Wymann
Paul Josephson
Paul Josephson
Ralph Gines
Ralph Gines
Oscar Paulson
Oscar Paulson

ACKNOWLEDGEMENT

(State of Idaho - County of) S.S.
On this 14th day of October, 1975, before me the undersigned, a Notary Public in and for the said state, personally appeared Richard P. Clark and James C. Mitchell known to me to be the Vice-President and Secretary of Bernard & Co. and Frank D. Callender and Sollie R. Callender known to me to be the President and Secretary of Callenders Inc. and John Wymann, Dale Josephson, Ralph Gines, Oscar Paulson known to me to be general partners in East Side Developers, a general partnership, and executed this instrument on behalf of said corporations and partnership, and acknowledged to me that such corporations and partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand on the day and year in this certificate first above written.

Commission Expires 9/15/78
W. Cassel Engelsen
Notary Public Residing at Boise, Idaho

CERTIFICATE OF ENGINEER

I, Donald J. Watts, do hereby certify that I am a professional engineer licensed by the state of Idaho, and that this plat of LITTLE DONNER SUBDIVISION TRACT II as described in the certificate of owners and the attached plat was drawn from an actual survey made on the ground under my direct supervision and accurate representation of the points plotted thereon, and in the conformity with the code of Idaho relating to plats and surveys.



Donald J. Watts
Donald J. Watts

CERTIFICATE OF COUNTY SURVEYOR

I, Robert E. Smith, County Surveyor for Valley County, Idaho, certify that I have checked this plat of LITTLE DONNER SUBDIVISION TRACT II and that it complies with the state of Idaho laws relating to plats and surveys.

10/17/75
date



APPROVAL OF COUNTY ZONING COMMISSION

Accepted and approved this 8th day of Oct., 1975, by the County Zoning Commission, of Valley County, Idaho.

Attest
By *Robert E. Smith*
Chairman, of the County Zoning Commission

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

Accepted and approved this 14th day of Oct., 1975, by the Board of County Commissioners of Valley County, Idaho.

Attest
By *Richard P. Clark*
Chairman, of the Board of County Commissioners



566402

STATE OF IDAHO, }
County of Valley, }

I hereby certify that this instrument was filed by record at the request of

Richard P. Clark

at No. minutes past 5

o'clock P.M. This 14th

day of October, 1975

in my office and duly recorded in

Book 6 of

at Page 3

Richard P. Clark
County Clerk

By *R. Paulson*
Deputy

Fee \$ 75.00

VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

GENERAL PROPERTY SUMMARY

PARCEL ID	RP001430000320
OWNER(S)	WYKERT BRAD D WYKERT NICOLE J
SITUS ADDRESS	
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	3826 W DEERPATH DR
MAILING CITY, STATE, ZIP	GARDEN CITY ID 83714
MAILING COUNTRY	



PROPERTY DESCRIPTION & LAND DATA

ACREAGE - SQ FT - FRONTAGE	ACRES: 0.581	SQUARE FEET: 25308	FRONTAGE: 0
LAND DESCRIPTION	Average/Good		
LEGAL DESCRIPTIONS	LITTLE DONNER SUB TRACT II LOT 32		
NEIGHBORHOOD	320800 Pine Lakes Ranch		
PLAT LINKS	Assessor's Plat: 14N 3E S11.pdf LITTLE DONNER SUBDIVISION TRACT II		
CURRENT LAND USES	USE: Rural Residential	ACRES: 0.581	

SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE
07/23/2021	SHAW LARRY B	442566

ASSESSMENT HISTORY

ASSESS DATE	01/01/2021	01/01/2020	01/01/2019	01/01/2018	1/1/2017
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	43992	55059	17960	17062	26845
IMPROVEMENTS	0	0	0	0	0
TOTAL	43992	55059	17960	17062	26845

VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 – 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

GENERAL PROPERTY SUMMARY

PARCEL ID	RP001430000340
OWNER(S)	WYKERT BRAD D WYKERT NICOLE J
SITUS ADDRESS	1560 CROWN POINT PKWY
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	3826 W DEERPATH DR
MAILING CITY, STATE, ZIP	GARDEN CITY ID 83714
MAILING COUNTRY	



PROPERTY DESCRIPTION & LAND DATA

ACREAGE - SQ FT - FRONTAGE	ACRES: 1.389	SQUARE FEET: 60504	FRONTAGE: 0
LAND DESCRIPTION	Average	Fair/Average (Buffer)	
LEGAL DESCRIPTIONS	LITTLE DONNER SUB TRACT II LOT 34		
NEIGHBORHOOD	320800 Pine Lakes Ranch		
PLAT LINKS	Assessor's Plat: 14N 3E S11.pdf LITTLE DONNER SUBDIVISION TRACT II		
CURRENT LAND USES	USE: Rural Residential	ACRES: 1	
	Rural Residential	0.389	

SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE
07/23/2021	SHAW LARRY B	442566

ASSESSMENT HISTORY

ASSESS DATE	01/01/2021	01/01/2020	01/01/2019	01/01/2018	1/1/2017
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	44857	53857	30730	29339	28125
IMPROVEMENTS	0	0	0	0	0
TOTAL	44857	53857	30730	29339	28125