

Valley County Planning and Zoning

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

STAFF REPORT: VAC 23-02 Vacation of Utility and Drainage Easement and V-3-23 Peterson Setback Variance

HEARING DATE: September 14, 2023

TO: Planning and Zoning Commission

STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

APPLICANT: Kevin Petersen
247 8th Ave N, Twin Falls ID 83301

PROPERTY OWNER: Kevin and Darla Petersen
247 8th Ave N, Twin Falls ID 83301

LOCATION: 43 Kayla Way
Whispering Pines Subdivision Lot 45 located in the NW ¼ Section 3, T.13N, R.4E, Boise Meridian, Valley County, Idaho

SIZE: 4.64 Acre Lot

REQUEST: Vacate platted utility and drainage easement as well as approve a variance to relax the front yard setback

EXISTING LAND USE: Residential Subdivision Lot with Existing Shop/Garage

Kevin Petersen is requesting a vacation of the 20-foot-wide utility and drainage easement on the interior side of Kayla Way, a private road. He states that there are no utilities within the easement.

In addition, he is requesting a variance to relax the setback from 20-ft to 14-ft at the property line along Kayla Way. Mr. Petersen would like to add an addition to the existing shop that would be 14-ft from the property line instead of the required 20-ft. The variance is requested due to topography.

The 4.6-acre lot is addressed at 43 Kayla Way.

Whispering Pines Subdivision was recorded on August 23, 2005. Per the plat, there is a 20-foot utility and drainage easement on all lot lines adjoining roads. This lot is split by Kayla Way.

FINDINGS:

1. The application was submitted on August 7, 2023.
2. Legal notice was posted in the *Star News* on August 24, 2023, and August 31, 2023. Potentially affected agencies were notified on August 15, 2023. Property owners within 300

feet of the property line were notified by fact sheet sent August 16, 2023. The site was posted on August 29. The notice and application were posted online at www.co.valley.id.us on August 15, 2023.

3. Agency comment received:

Mike Reno, Central District Health, has no objections. (August 16, 2023)

Laura Lacy, Idaho Power Associate Real Estate Specialist, stated Idaho Power does not have facilities located within requested area. Idaho Power agrees to partially relinquish our interest in the portion of the utility easement as shown on attached Exhibit A. (Sept. 6, 2023)

4. Public 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.

9-5H-10: VARIANCES:

- A. Conditions: Pursuant to Idaho Code section 67-6516, the commission shall be empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this title. In the case of a PUD involving variations from the requirements of this title, it shall not be necessary for the applicant to file a separate application for such variances. Variances may also be heard simultaneously with conditional use permit applications.
- B. Application:
 - 1. A variance may be granted to an applicant **only upon a showing of undue hardship as a result of characteristics of the site.**
 - 2. A written application for a variance shall be submitted to the administrator or staff containing:
 - a. Description of the nature of the variance requested.
 - b. A narrative statement and graphic material demonstrating:
 - (1) That special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.

- (2) That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
- c. A site plan showing the location of the variance and the special characteristics of the site.
 - d. A list of adjoining property owners within three hundred feet (300') of the site.
 - e. The fee set by resolution of the board shall accompany the application for a variance.
- C. Procedure: An application for a variance shall be reviewed by the administrator or staff and the commission in accordance with section 9-5H-11 of this article. The administrator shall post notice of the public hearing to the applicant, adjoining property owners, on site, and the public in accordance with subsection 9-5H-6B of this article.
- D. Granting Of Variance:
1. A variance may be granted if the commission makes specific findings of fact based directly on the particular evidence in the application which supports the conclusion that the above conditions have been met by the applicant.
 2. Within ten (10) days after a decision has been rendered, the administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
 3. The commission's decision shall be a recommendation to the board.
 4. The clerk, upon receipt of a recommendation from the commission, shall set the item on the agenda of the board at the earliest possible regular meeting of the board.
 5. The board shall consider and act upon the commission's recommendations by following the procedures outlined in section 9-5H-11 of this article. However, if the commission's recommendation is unanimous and there is no opposition to approval of the variance, then the board need not hold a public hearing, but may make a decision as a regular agenda item. Only the applicant must be notified as to the time on the agenda of the public meeting.
 6. A permit for the variance may be issued by the administrator or staff only after approval by the board.
 7. The variance approval is valid for five (5) years, unless a more specific date is specified.
-

STAFF QUESTIONS AND COMMENTS:

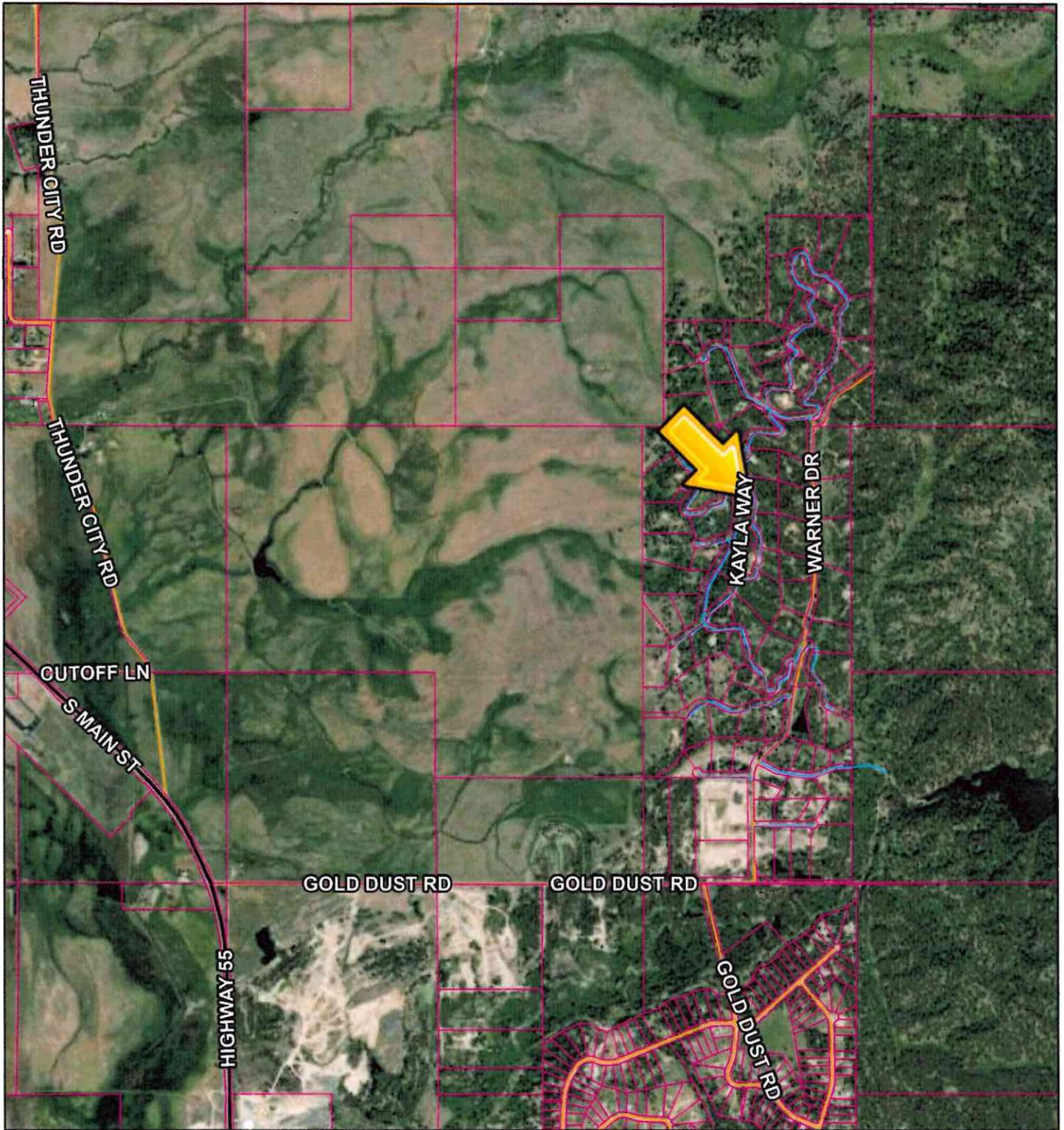
1. The Planning and Zoning Commission needs to determine if the future development of the neighborhood would be inhibited by the vacation or variance.
2. The Planning and Zoning Commission decision would be a recommendation to the Board of County Commissioners.
3. A condition of approval would be that Idaho Power releases the easement.
4. The lots are within the Cascade Fire District.
5. The lots are not within a sewer district, irrigation district, nor a herd district.
6. Is the roof structure only for storage of the Recreational Vehicle?
7. Is there a septic located on the property?

ATTACHMENTS:

- Vicinity Map
- Aerial Map
- Whispering Pines Subdivision – Assessor Plat – Sheet 2
- Assessor's Plat – T13N R4E Section 3
- Pictures Taken August 29, 2023
- Pictures from Assessor's Report
- Site Plan
- Responses

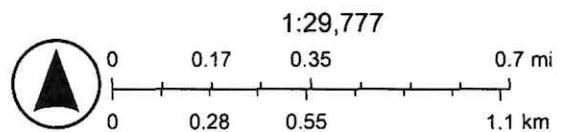
END OF STAFF REPORT

VAC 23-02 & V-3-23 Vicinity Map



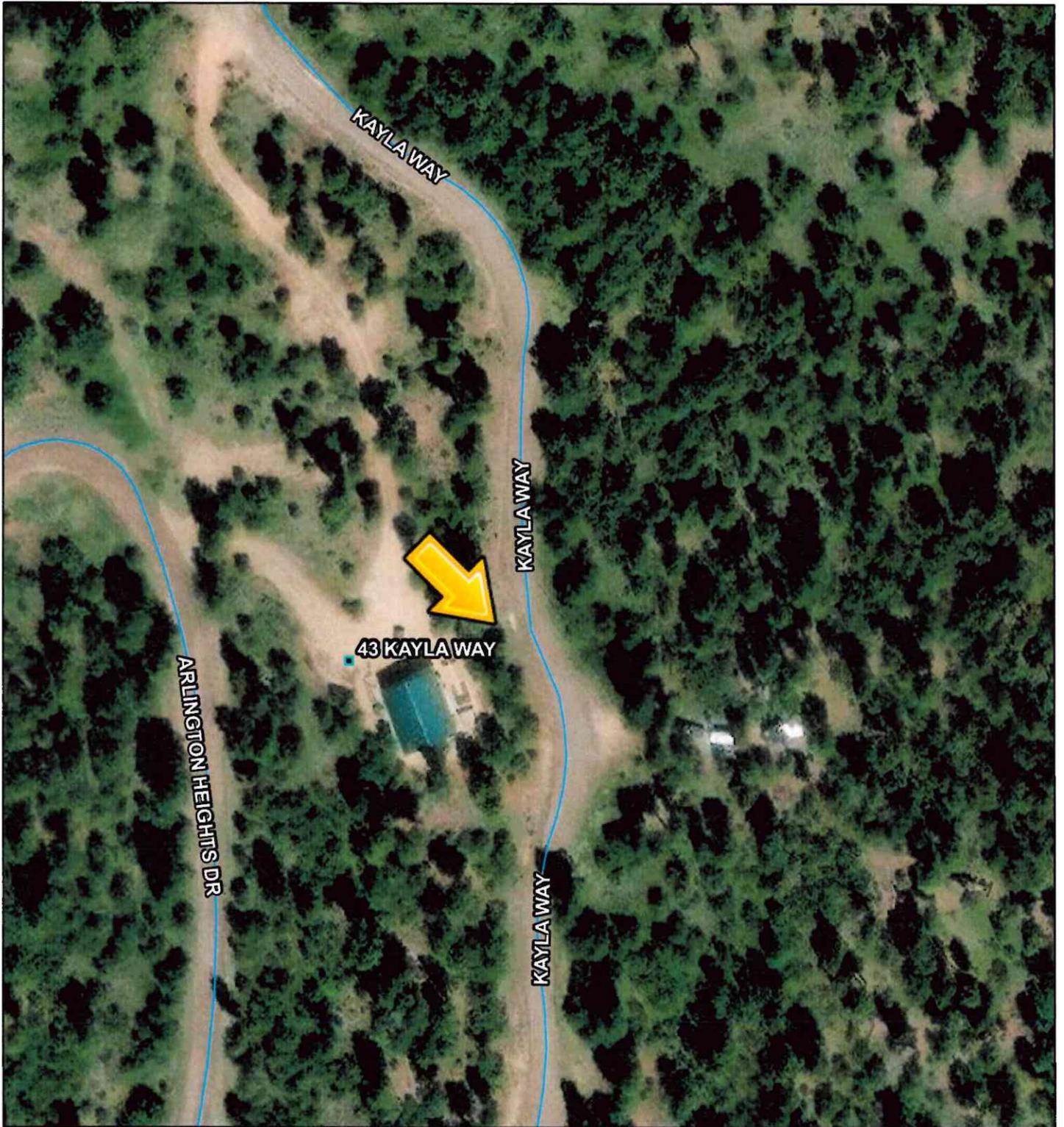
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- Parcel Boundaries
- Roads
 - URBAN/RURAL
 - PRIVATE
 - MAJOR



Maxar

VAC 23-02 & V-3-23 Aerial Map

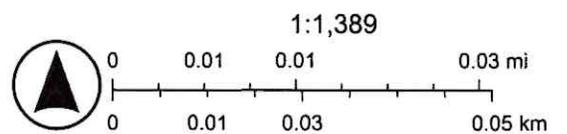


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■ Address Points

Roads

— PRIVATE



Maxar, Microsoft

A PLAT SHOWING Whispering Pines Subdivision

A Parcel of Land Located in a portion of Section 3, T.13N., R.4E., B.M. and Section 33, T.14N., R.4E., Valley County, Idaho

CP&F INST. NO. 180181
299237

CP&F INST. NO. 180181
299237

CP&F INST. NO. 180181
299237



LINE TABLE (continued)

LINE	LENGTH	BEARING
L15	50.25	S101°5'21"W
L16	48.72	N10°48'20"W
L17	75.97	N04°25'24"E
L18	46.24	S17°28'20"E
L19	46.24	S17°28'20"E
L20	57.39	S18°16'41"E
L21	57.39	S18°16'41"E
L22	37.78	S00°10'54"E
L23	28.65	S35°15'42"W
L24	55.22	S19°27'16"W
L25	25.77	S88°38'31"E

LINE TABLE (continued)

LINE	LENGTH	BEARING
L26	50.25	S101°5'21"W
L27	50.25	S101°5'21"W
L28	71.97	S12°11'18"E
L29	116.23	N63°25'45"E
L30	116.23	N63°25'45"E
L31	116.23	N63°25'45"E
L32	116.23	N63°25'45"E
L33	49.72	N10°48'20"W
L34	48.72	N10°48'20"W
L35	118.66	N62°22'42"E
L36	118.66	N62°22'42"E
L37	78.97	N04°25'24"E
L38	135.09	S17°28'20"E
L39	135.09	S17°28'20"E
L40	105.71	S08°44'19"W
L41	46.24	S42°08'20"E
L42	46.24	S42°08'20"E
L43	31.89	S02°48'44"W
L44	25.49	S02°48'44"W
L45	33.64	S17°28'20"E
L46	28.65	S35°15'42"W
L47	28.65	S35°15'42"W
L48	33.21	S00°32'43"W
L49	156.42	S35°22'43"E
L50	131.72	N69°30'04"E
L51	253.18	S41°05'22"E
L52	331.66	S00°32'43"W
L53	331.66	S00°32'43"W
L54	131.71	S07°36'03"E

CURVE TABLE (continued)

CURVE	LENGTH	RADIUS	CHORD	BEARING
C4	175.57	715.00	131.78	S00°13'37"E
C5	200.03	715.00	158.59	N44°48'23"E
C6	241.99	10.00	18.97	N24°19'24"E
C7	31.98	715.00	3.95	S08°51'21"E
C8	18.37	20.00	17.31	N25°22'38"E

CURVE TABLE (continued)

CURVE	LENGTH	RADIUS	CHORD	BEARING
C9	166.37	166.37	166.37	S00°00'00"E
C10	166.37	166.37	166.37	S00°00'00"E
C11	166.37	166.37	166.37	S00°00'00"E
C12	166.37	166.37	166.37	S00°00'00"E
C13	166.37	166.37	166.37	S00°00'00"E
C14	166.37	166.37	166.37	S00°00'00"E
C15	166.37	166.37	166.37	S00°00'00"E
C16	166.37	166.37	166.37	S00°00'00"E
C17	166.37	166.37	166.37	S00°00'00"E
C18	166.37	166.37	166.37	S00°00'00"E
C19	166.37	166.37	166.37	S00°00'00"E
C20	166.37	166.37	166.37	S00°00'00"E
C21	166.37	166.37	166.37	S00°00'00"E
C22	166.37	166.37	166.37	S00°00'00"E
C23	166.37	166.37	166.37	S00°00'00"E
C24	166.37	166.37	166.37	S00°00'00"E
C25	166.37	166.37	166.37	S00°00'00"E
C26	166.37	166.37	166.37	S00°00'00"E
C27	166.37	166.37	166.37	S00°00'00"E
C28	166.37	166.37	166.37	S00°00'00"E
C29	166.37	166.37	166.37	S00°00'00"E
C30	166.37	166.37	166.37	S00°00'00"E
C31	166.37	166.37	166.37	S00°00'00"E
C32	166.37	166.37	166.37	S00°00'00"E
C33	166.37	166.37	166.37	S00°00'00"E
C34	166.37	166.37	166.37	S00°00'00"E
C35	166.37	166.37	166.37	S00°00'00"E
C36	166.37	166.37	166.37	S00°00'00"E
C37	166.37	166.37	166.37	S00°00'00"E
C38	166.37	166.37	166.37	S00°00'00"E
C39	166.37	166.37	166.37	S00°00'00"E
C40	166.37	166.37	166.37	S00°00'00"E
C41	166.37	166.37	166.37	S00°00'00"E
C42	166.37	166.37	166.37	S00°00'00"E
C43	166.37	166.37	166.37	S00°00'00"E
C44	166.37	166.37	166.37	S00°00'00"E
C45	166.37	166.37	166.37	S00°00'00"E
C46	166.37	166.37	166.37	S00°00'00"E
C47	166.37	166.37	166.37	S00°00'00"E
C48	166.37	166.37	166.37	S00°00'00"E
C49	166.37	166.37	166.37	S00°00'00"E
C50	166.37	166.37	166.37	S00°00'00"E
C51	166.37	166.37	166.37	S00°00'00"E
C52	166.37	166.37	166.37	S00°00'00"E
C53	166.37	166.37	166.37	S00°00'00"E
C54	166.37	166.37	166.37	S00°00'00"E
C55	166.37	166.37	166.37	S00°00'00"E
C56	166.37	166.37	166.37	S00°00'00"E
C57	166.37	166.37	166.37	S00°00'00"E
C58	166.37	166.37	166.37	S00°00'00"E
C59	166.37	166.37	166.37	S00°00'00"E
C60	166.37	166.37	166.37	S00°00'00"E
C61	166.37	166.37	166.37	S00°00'00"E
C62	166.37	166.37	166.37	S00°00'00"E
C63	166.37	166.37	166.37	S00°00'00"E
C64	166.37	166.37	166.37	S00°00'00"E
C65	166.37	166.37	166.37	S00°00'00"E
C66	166.37	166.37	166.37	S00°00'00"E
C67	166.37	166.37	166.37	S00°00'00"E
C68	166.37	166.37	166.37	S00°00'00"E
C69	166.37	166.37	166.37	S00°00'00"E
C70	166.37	166.37	166.37	S00°00'00"E
C71	166.37	166.37	166.37	S00°00'00"E
C72	166.37	166.37	166.37	S00°00'00"E
C73	166.37	166.37	166.37	S00°00'00"E
C74	166.37	166.37	166.37	S00°00'00"E
C75	166.37	166.37	166.37	S00°00'00"E

Notes
No additional domestic water supply will be provided beyond the water system approved in the sanitary restriction report.
Reference is made to public health letter on file regarding additional restrictions.
This plat is subject to Idaho Code Sections 31-302. No other water shall be supplied to any lot herein.
Exterior lighting shall comply with the Valley County Land Use and Development Ordinance.
Refer to Sheet 1 for Legend.
Refer to R.O.S. Inst. No. 186512, Book 4, Page 26.
No Lots shall be reduced in size.

Health Certificate
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.
District Health Department, FHS
Date
299237
Instrument

Declaration of Private Roads
Water drive is Public Right-of-Way. All other roads constructed in Whispering Pines Subdivision are private. The Subdivision has not been completed at time of recording of this plat.
CP&F INST. NO. 299238

Utility and Drainage Easements
Utility and drainage easements shall be 20 feet wide on the interior side of all lot lines adjoining roads. The right-of-way of roads, trails, and ways shall further serve as utility and drainage easements.

Building Setbacks
Setbacks will comply with Valley County Regulations.

Declaration of Utilities
The utilities serving Whispering Pines Subdivision are private. The Subdivision has not been completed at time of recording of this plat.
CP&F INST. NO. 299238

Building Setbacks
Setbacks will comply with Valley County Regulations.

Declaration of Utilities
The utilities serving Whispering Pines Subdivision are private. The Subdivision has not been completed at time of recording of this plat.
CP&F INST. NO. 299238

Rennison Fodrea, Inc.

Engineers • Surveyors • Planners

Casco Office
 105 N. Main Street, P.O. Box 186
 Casco, Idaho 83411
 Office: 208.382.4802
 Fax: 208.382.3410

Eagle Office
 128 S. Eagle Rd., Suite B
 Eagle, Idaho 83422
 Office: 208.382.4840
 Fax: 208.382.4441

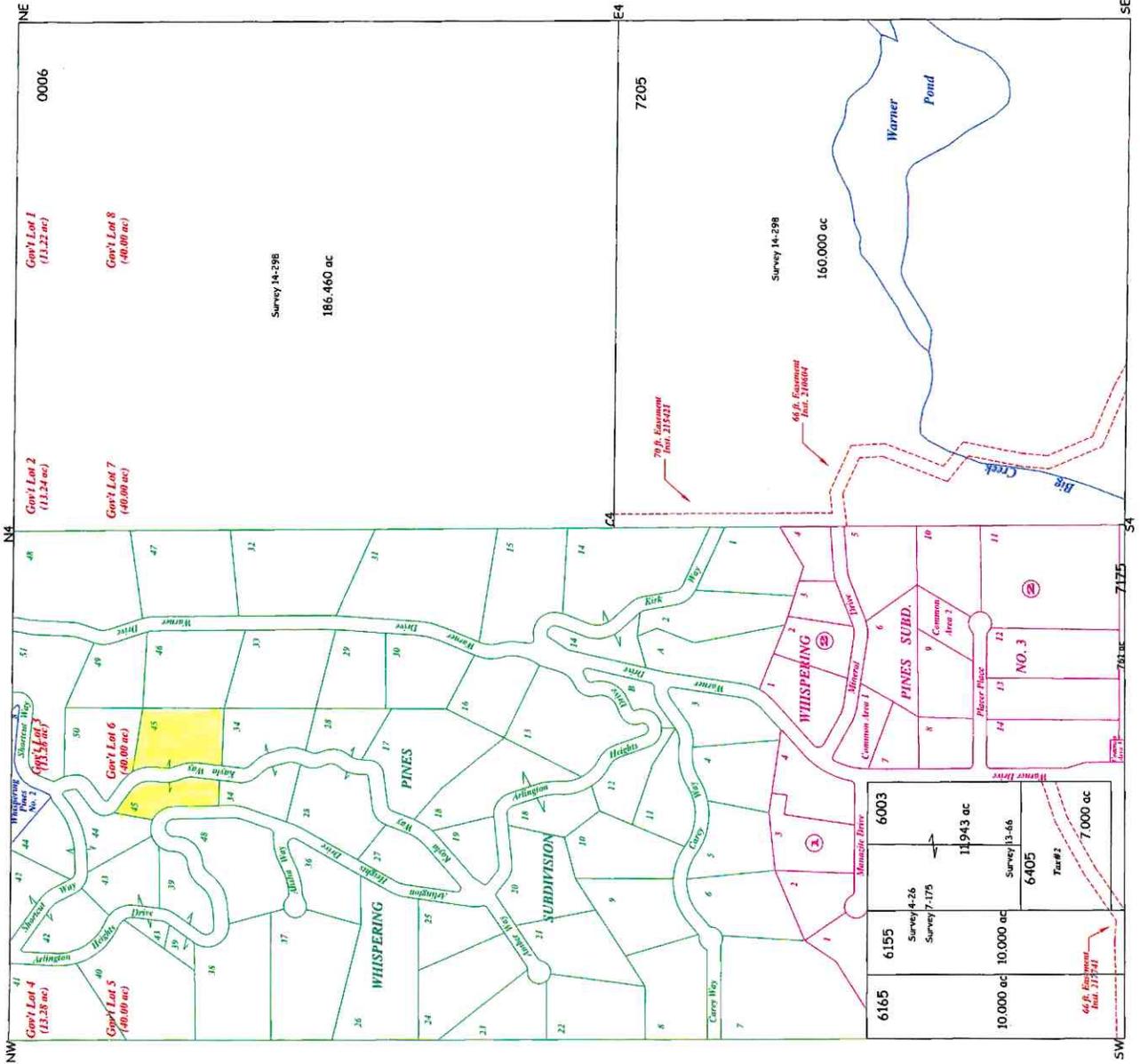
JOB NO. 2004-60 DRAWN BY: DTD DATE: 8-15-06 SHEET 2 of 3

PLAT TITLE

T W P . 1 3 N R O 4 E S E C . 0 3

VALLEY COUNTY
 Cartography Dept.
 Assessor's Office
 Cascade, ID 83611

Filename: Valley County Base Map
 Scale: 1" = 400 ft.
 Date: 1/19/2023
 Drawn by: L. Frederick



This drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Measurements. Contacted Through.



IMAGES

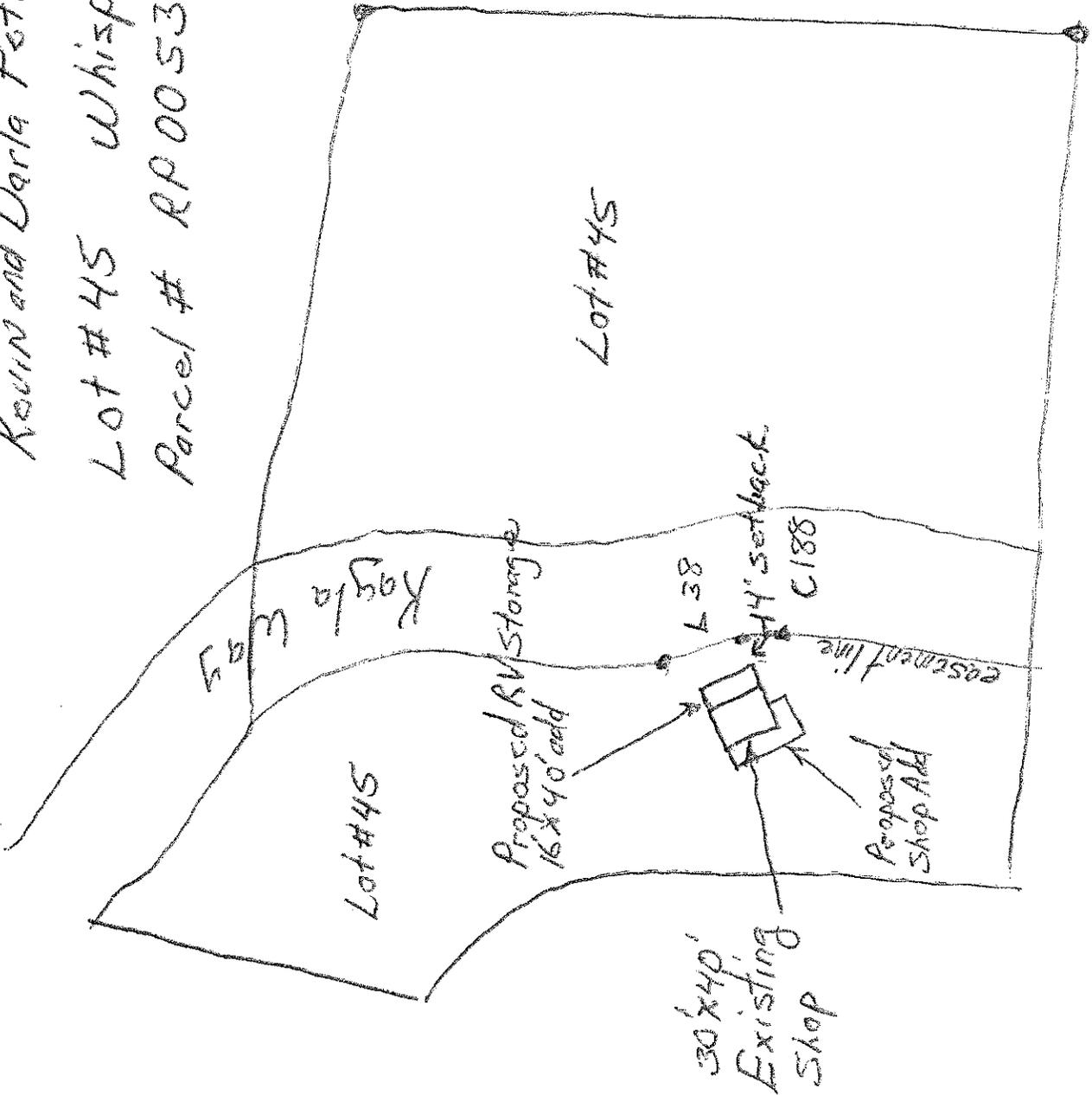


Kevin and Darla Petersen

Lot # 45 Whispering Pines

Parcel # RP005340000450

Set back along
C.188 and L.38
would be 14' after addition
of RV storage





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # VAC 23-02 & V-3-23

Preliminary / Final / Short Plat _____

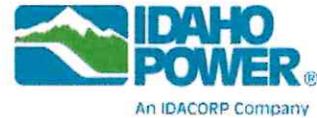
Lot 45 Whispering Pines Sub
43 Kayla Way

- 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. CDH has no objection to this Vacation or property line Variance

Reviewed by: [Signature]

Date: 8-16-23



September 6, 2023

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

Valley County Planning & Zoning Commission
% Cynda Herrick
219 N Main St.
Cascade, ID 83611

Re: V-3-23 Peterson Setback Variance -- Partial Relinquishment from 20 feet to 14 feet of the Public Utility Easement located at line segment L38 and curve segment C188 of Block 1, Lot 45, Whispering Pines Subdivision, Valley County, ID

Dear Cynda,

This is in response to the notification request submitted to Idaho Power Company and received in our office regarding the possible partial relinquishment of a public utility easement (PUE) located as noted above. The attached Exhibit A more specifically identifies the requested area for relinquishment highlighted in blue.

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 partially relinquish our interest in the portion of the PUE within the Whispering Pines Subdivision, as shown in Exhibit A.

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

Sincerely,

A handwritten signature in cursive script that reads "Laura Lacy".

Laura Lacy
Associate Real Estate Specialist
Corporate Real Estate / Idaho Power Company



Whispering Pines Subdivision

A Parcel of Land Located in a portion of Section 3, T.13N., R.4E., B.M. and Section 33, T.14N., R.4E., 4415.73 Valley County, Idaho 3090.68'

CE's 299237
CP&F INST. NO. 180(18)

200 100 0 200 400
HORIZONTAL SCALE IN FEET



SEE SHEET 1 FOR CONTINUATION

LINE	LENGTH	BEARING
L1	50.25	S107°23'17"W
L2	70.15	N107°23'17"E
L3	70.15	S107°23'17"W
L4	70.15	N107°23'17"E
L5	70.15	S107°23'17"W
L6	70.15	N107°23'17"E
L7	70.15	S107°23'17"W
L8	70.15	N107°23'17"E
L9	70.15	S107°23'17"W
L10	70.15	N107°23'17"E
L11	70.15	S107°23'17"W
L12	70.15	N107°23'17"E
L13	70.15	S107°23'17"W
L14	70.15	N107°23'17"E
L15	70.15	S107°23'17"W
L16	70.15	N107°23'17"E
L17	70.15	S107°23'17"W
L18	70.15	N107°23'17"E
L19	70.15	S107°23'17"W
L20	70.15	N107°23'17"E
L21	70.15	S107°23'17"W
L22	70.15	N107°23'17"E
L23	70.15	S107°23'17"W
L24	70.15	N107°23'17"E
L25	70.15	S107°23'17"W

SEE SHEET 1 FOR CONTINUATION

LINE	LENGTH	BEARING
L26	70.15	N107°23'17"E
L27	70.15	S107°23'17"W
L28	70.15	N107°23'17"E
L29	70.15	S107°23'17"W
L30	70.15	N107°23'17"E
L31	70.15	S107°23'17"W
L32	70.15	N107°23'17"E
L33	70.15	S107°23'17"W
L34	70.15	N107°23'17"E
L35	70.15	S107°23'17"W
L36	70.15	N107°23'17"E
L37	70.15	S107°23'17"W
L38	70.15	N107°23'17"E
L39	70.15	S107°23'17"W
L40	70.15	N107°23'17"E
L41	70.15	S107°23'17"W
L42	70.15	N107°23'17"E
L43	70.15	S107°23'17"W
L44	70.15	N107°23'17"E
L45	70.15	S107°23'17"W
L46	70.15	N107°23'17"E
L47	70.15	S107°23'17"W
L48	70.15	N107°23'17"E
L49	70.15	S107°23'17"W
L50	70.15	N107°23'17"E
L51	70.15	S107°23'17"W
L52	70.15	N107°23'17"E
L53	70.15	S107°23'17"W
L54	70.15	N107°23'17"E

SEE SHEET 1 FOR CONTINUATION

LINE	LENGTH	BEARING
L55	70.15	S107°23'17"W
L56	70.15	N107°23'17"E
L57	70.15	S107°23'17"W
L58	70.15	N107°23'17"E
L59	70.15	S107°23'17"W
L60	70.15	N107°23'17"E
L61	70.15	S107°23'17"W
L62	70.15	N107°23'17"E
L63	70.15	S107°23'17"W
L64	70.15	N107°23'17"E
L65	70.15	S107°23'17"W
L66	70.15	N107°23'17"E
L67	70.15	S107°23'17"W
L68	70.15	N107°23'17"E
L69	70.15	S107°23'17"W
L70	70.15	N107°23'17"E
L71	70.15	S107°23'17"W
L72	70.15	N107°23'17"E
L73	70.15	S107°23'17"W
L74	70.15	N107°23'17"E
L75	70.15	S107°23'17"W
L76	70.15	N107°23'17"E
L77	70.15	S107°23'17"W
L78	70.15	N107°23'17"E
L79	70.15	S107°23'17"W
L80	70.15	N107°23'17"E

SEE SHEET 1 FOR CONTINUATION

LINE	LENGTH	BEARING
L81	70.15	S107°23'17"W
L82	70.15	N107°23'17"E
L83	70.15	S107°23'17"W
L84	70.15	N107°23'17"E
L85	70.15	S107°23'17"W
L86	70.15	N107°23'17"E
L87	70.15	S107°23'17"W
L88	70.15	N107°23'17"E
L89	70.15	S107°23'17"W
L90	70.15	N107°23'17"E
L91	70.15	S107°23'17"W
L92	70.15	N107°23'17"E
L93	70.15	S107°23'17"W
L94	70.15	N107°23'17"E
L95	70.15	S107°23'17"W
L96	70.15	N107°23'17"E
L97	70.15	S107°23'17"W
L98	70.15	N107°23'17"E
L99	70.15	S107°23'17"W
L100	70.15	N107°23'17"E

SEE SHEET 1 FOR CONTINUATION

LINE	LENGTH	BEARING
L101	70.15	S107°23'17"W
L102	70.15	N107°23'17"E
L103	70.15	S107°23'17"W
L104	70.15	N107°23'17"E
L105	70.15	S107°23'17"W
L106	70.15	N107°23'17"E
L107	70.15	S107°23'17"W
L108	70.15	N107°23'17"E
L109	70.15	S107°23'17"W
L110	70.15	N107°23'17"E
L111	70.15	S107°23'17"W
L112	70.15	N107°23'17"E
L113	70.15	S107°23'17"W
L114	70.15	N107°23'17"E
L115	70.15	S107°23'17"W
L116	70.15	N107°23'17"E
L117	70.15	S107°23'17"W
L118	70.15	N107°23'17"E
L119	70.15	S107°23'17"W
L120	70.15	N107°23'17"E

SEE SHEET 1 FOR CONTINUATION

LINE	LENGTH	BEARING
L121	70.15	S107°23'17"W
L122	70.15	N107°23'17"E
L123	70.15	S107°23'17"W
L124	70.15	N107°23'17"E
L125	70.15	S107°23'17"W
L126	70.15	N107°23'17"E
L127	70.15	S107°23'17"W
L128	70.15	N107°23'17"E
L129	70.15	S107°23'17"W
L130	70.15	N107°23'17"E
L131	70.15	S107°23'17"W
L132	70.15	N107°23'17"E
L133	70.15	S107°23'17"W
L134	70.15	N107°23'17"E
L135	70.15	S107°23'17"W
L136	70.15	N107°23'17"E
L137	70.15	S107°23'17"W
L138	70.15	N107°23'17"E
L139	70.15	S107°23'17"W
L140	70.15	N107°23'17"E

SEE SHEET 1 FOR CONTINUATION

LINE	LENGTH	BEARING
L141	70.15	S107°23'17"W
L142	70.15	N107°23'17"E
L143	70.15	S107°23'17"W
L144	70.15	N107°23'17"E
L145	70.15	S107°23'17"W
L146	70.15	N107°23'17"E
L147	70.15	S107°23'17"W
L148	70.15	N107°23'17"E
L149	70.15	S107°23'17"W
L150	70.15	N107°23'17"E
L151	70.15	S107°23'17"W
L152	70.15	N107°23'17"E
L153	70.15	S107°23'17"W
L154	70.15	N107°23'17"E
L155	70.15	S107°23'17"W
L156	70.15	N107°23'17"E
L157	70.15	S107°23'17"W
L158	70.15	N107°23'17"E
L159	70.15	S107°23'17"W
L160	70.15	N107°23'17"E

SEE SHEET 1 FOR CONTINUATION

LINE	LENGTH	BEARING
L161	70.15	S107°23'17"W
L162	70.15	N107°23'17"E
L163	70.15	S107°23'17"W
L164	70.15	N107°23'17"E
L165	70.15	S107°23'17"W
L166	70.15	N107°23'17"E
L167	70.15	S107°23'17"W
L168	70.15	N107°23'17"E
L169	70.15	S107°23'17"W
L170	70.15	N107°23'17"E
L171	70.15	S107°23'17"W
L172	70.15	N107°23'17"E
L173	70.15	S107°23'17"W
L174	70.15	N107°23'17"E
L175	70.15	S107°23'17"W
L176	70.15	N107°23'17"E
L177	70.15	S107°23'17"W
L178	70.15	N107°23'17"E
L179	70.15	S107°23'17"W
L180	70.15	N107°23'17"E

SEE SHEET 1 FOR CONTINUATION

LINE	LENGTH	BEARING
L181	70.15	S107°23'17"W
L182	70.15	N107°23'17"E
L183	70.15	S107°23'17"W
L184	70.15	N107°23'17"E
L185	70.15	S107°23'17"W
L186	70.15	N107°23'17"E
L187	70.15	S107°23'17"W
L188	70.15	N107°23'17"E
L189	70.15	S107°23'17"W
L190	70.15	N107°23'17"E
L191	70.15	S107°23'17"W
L192	70.15	N107°23'17"E
L193	70.15	S107°23'17"W
L194	70.15	N107°23'17"E
L195	70.15	S107°23'17"W
L196	70.15	N107°23'17"E
L197	70.15	S107°23'17"W
L198	70.15	N107°23'17"E
L199	70.15	S107°23'17"W
L200	70.15	N107°23'17"E

Notes
No additional domestic water supplies shall be installed beyond those shown on this plat. In the event of a sanitary restriction, reference is made to public health letter on file regarding additional restrictions.
This plat is subject to Idaho Code Section 31-3005. No irrigation water shall be supplied to any lot herein.
Exterior lighting shall comply with the Valley County Land Use and Development Ordinance.
Refer to Sheet 1 for Legend.
Refer to R.O.S. Inst. No. 186512, Book 4, Page 26.
No Lots shall be reduced in size.

Health Certificate
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.
District Health Department, EHS Date 2/27/23

Declaration of Private Roads
The utilities serving Whispering Pines Subdivision are private. Subdivision is not completed at time of recording of this plat.
The right-of-way of roads, maintenance of said roads, and drainage easements shall be 20 feet wide on the Valley County Regulations.
The right-of-way of roads, maintenance of said roads, and drainage easements shall further serve as utility and drainage easements.

Building Setbacks
Setbacks will comply with Valley County Regulations.

Utility and Drainage Easements
Utility and drainage easements shall be 20 feet wide on the Valley County Regulations. The right-of-way of roads, maintenance of said roads, and drainage easements shall further serve as utility and drainage easements.

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