

Valley County Planning and Zoning

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



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: VAC 25-001 Zrile Vacation of Utility Easements
MEETING DATE: October 16, 2025
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Albin Zrile
10672 Baucum Rd
Waxahachie, TX 75167
**SURVEYOR /
REPRESENTATIVE:** Aaron Bell, Sundance Land Surveys
PO Box 164, Idaho City, ID 83613
LOCATION: 67, 73, and 77 Mountain Air Drive
Little Donner Subdivision Tract II Lots 29, 30, and 33, in the NE ¼
Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho
REQUEST: Vacate the 12-ft Utility Easements Centered on Interior Lot Lines
EXISTING LAND USE: Single-Family Residential Lots

Little Donner Subdivision Tract II was recorded on October 14, 1975, instrument # 86402, Book 6, Page 2. Per the plat, there are 12-foot easements inside all rear lot lines and 12-ft easements centered on all side lot lines for utilities.

Albin Zrile is requesting vacations of 12-ft utility easements that are centered on the lot lines between Little Donner Subdivision Tract II Lots 29, 30, and 33 in order to build over the easements.

The applicant is requesting this vacation in order to build over the easements.

The three lots form a 2.62-acre site. The lots are addressed at 67, 73, and 77 Mountain Air Drive.

The site is accessed from Mountain Air Drive, a public road. V-3-06, a shared driveway variance, was previously approved for a shared driveway for Lots 73 and 77.

FINDINGS:

1. The application was submitted on August 22, 2025.
2. Legal notice was posted in the *Star News* on September 25, 2025, and October 2, 2025. The applicant was notified by letter on September 16, 2025. Potentially affected agencies were notified on September 16, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent by certified mail on September 17, 2025. The notice was

posted online at www.co.valley.id.us on September 16, 2025. The site was posted on September 25, 2025.

3. Agency comment received:

Brent Copes, Central District Health, stated CDH has no objection. (September 30, 2025)

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.
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STAFF COMMENTS / QUESTIONS:

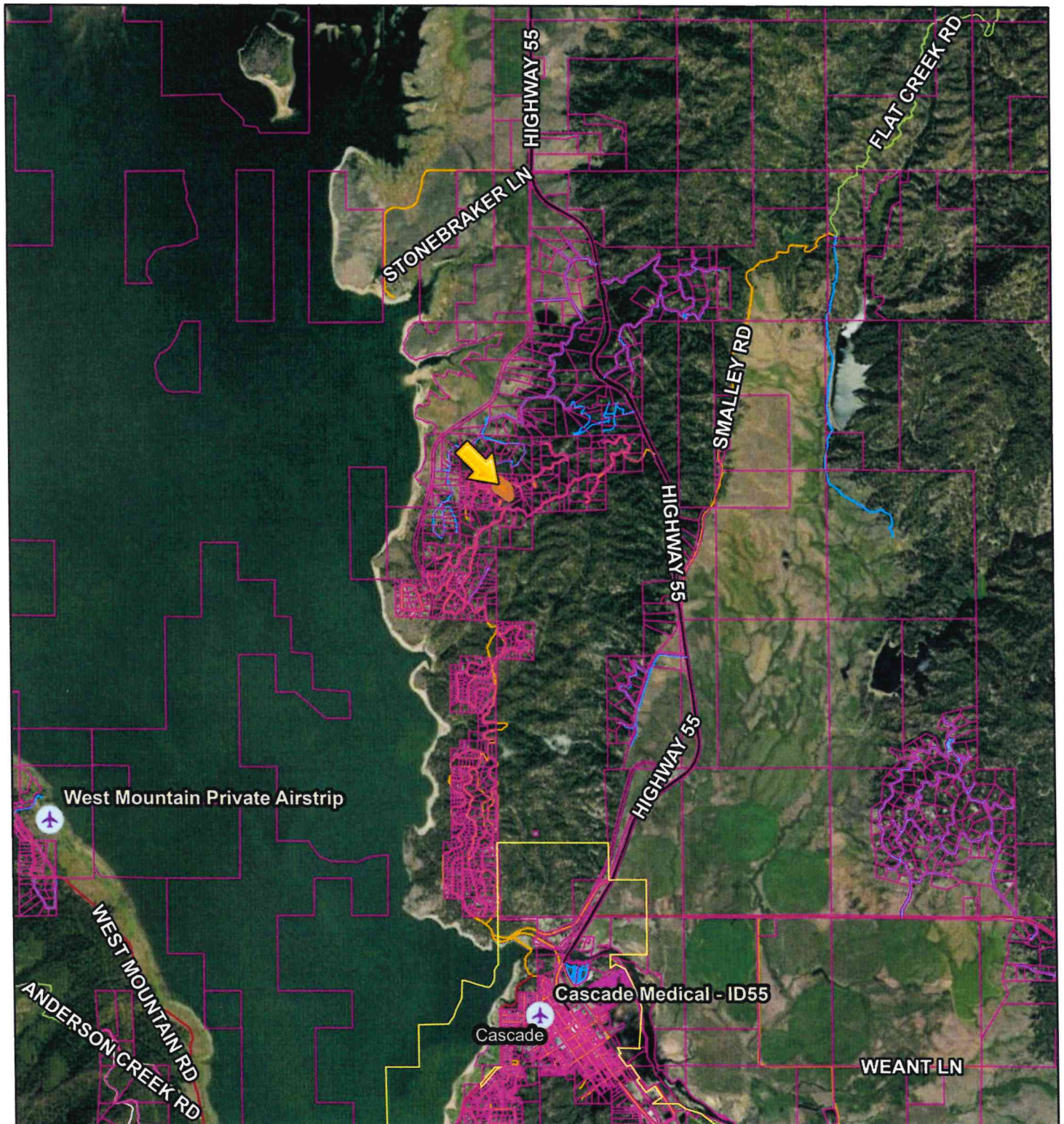
- 1. This site is within the Cascade Fire District and Water District 65.
- 2. A condition of approval would be that Idaho Power releases the easements.
- 3. The Planning and Zoning Commission needs to determine if the future development of the neighborhood would be inhibited by the vacation.
- 4. The Planning and Zoning Commission decision would be a recommendation to the Board of County Commissioners, who will then hold another public hearing.
- 5. The Board of County Commissioners will sign a Declaration of Vacation if approved.

ATTACHMENTS:

- Location Map
- Aerial Map
- Google Maps – Aerial View - 2025
- Assessor Plat – T.14N R.3E Section 11
- Little Donner Subdivision Tract II – Recorded as Instrument # 86402
- Photos Taken September 25, 2025
- Responses

END OF STAFF REPORT

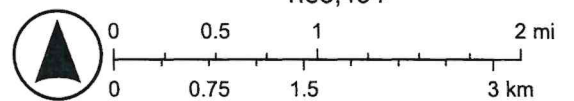
VAC 25-001 Location Map



9/3/2025, 10:12:50 AM

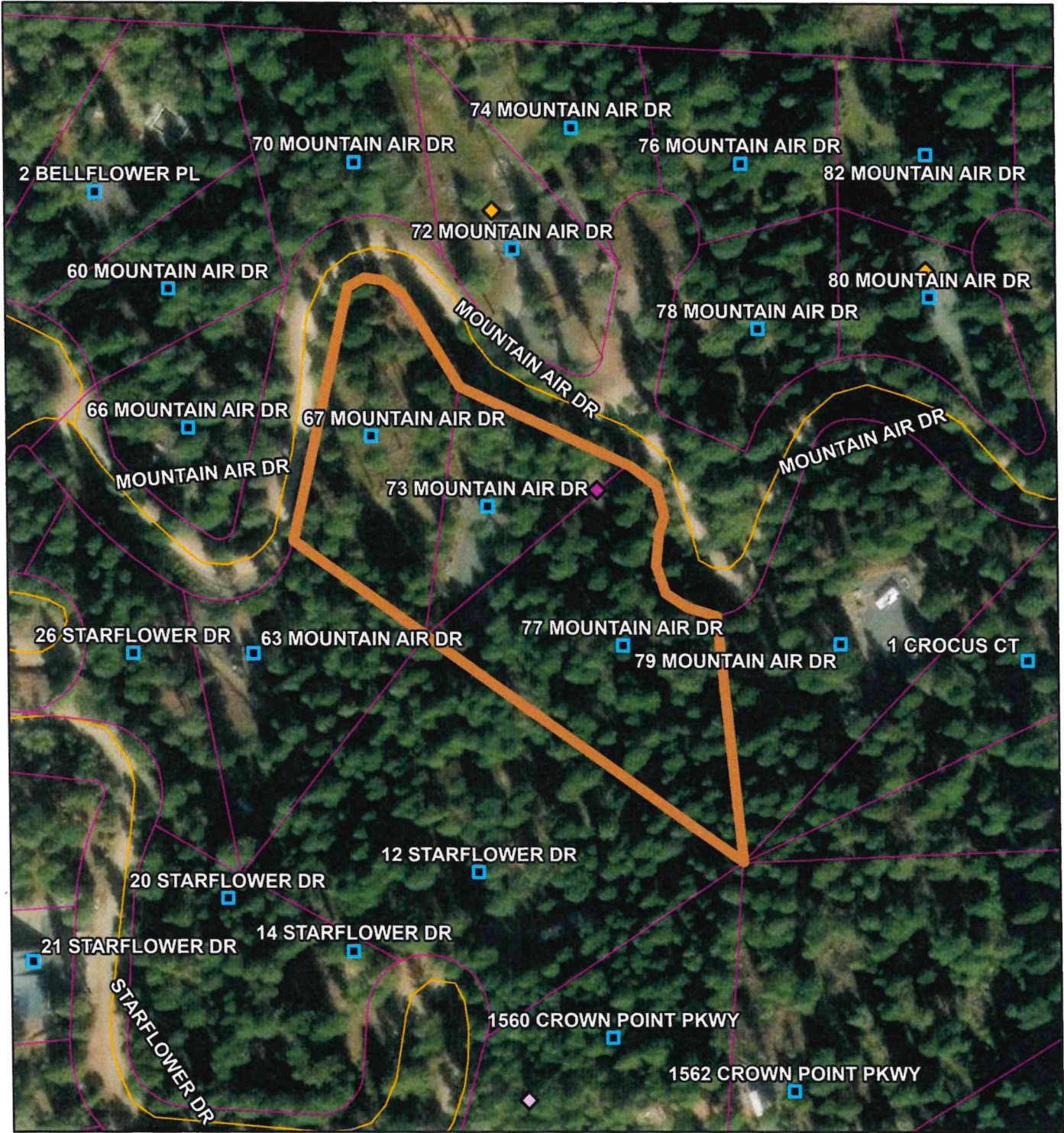
1:83,494

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



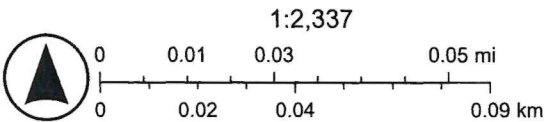
Earthstar Geographics

VAC 25-001 Aerial Map



9/3/2025, 10:07:37 AM

- Permits
- Address Points
 - Privy
 - VAC Roads
 - VAR
- Parcel Boundaries
- URBAN/RURAL



Maxar

Google Maps – Aerial View - 2025



LITTLE DONNER SUBDIVISION

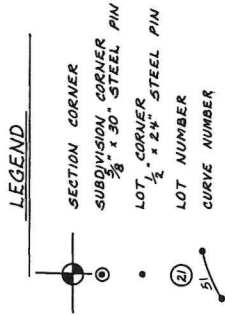
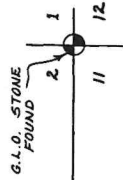
TRACT II

SHEET 2

A PORTION OF N $\frac{1}{2}$ NE $\frac{1}{4}$ SECTION 11 TOWNSHIP 14 NORTH, RANGE 3 EAST, B.M. VALLEY COUNTY, IDAHO

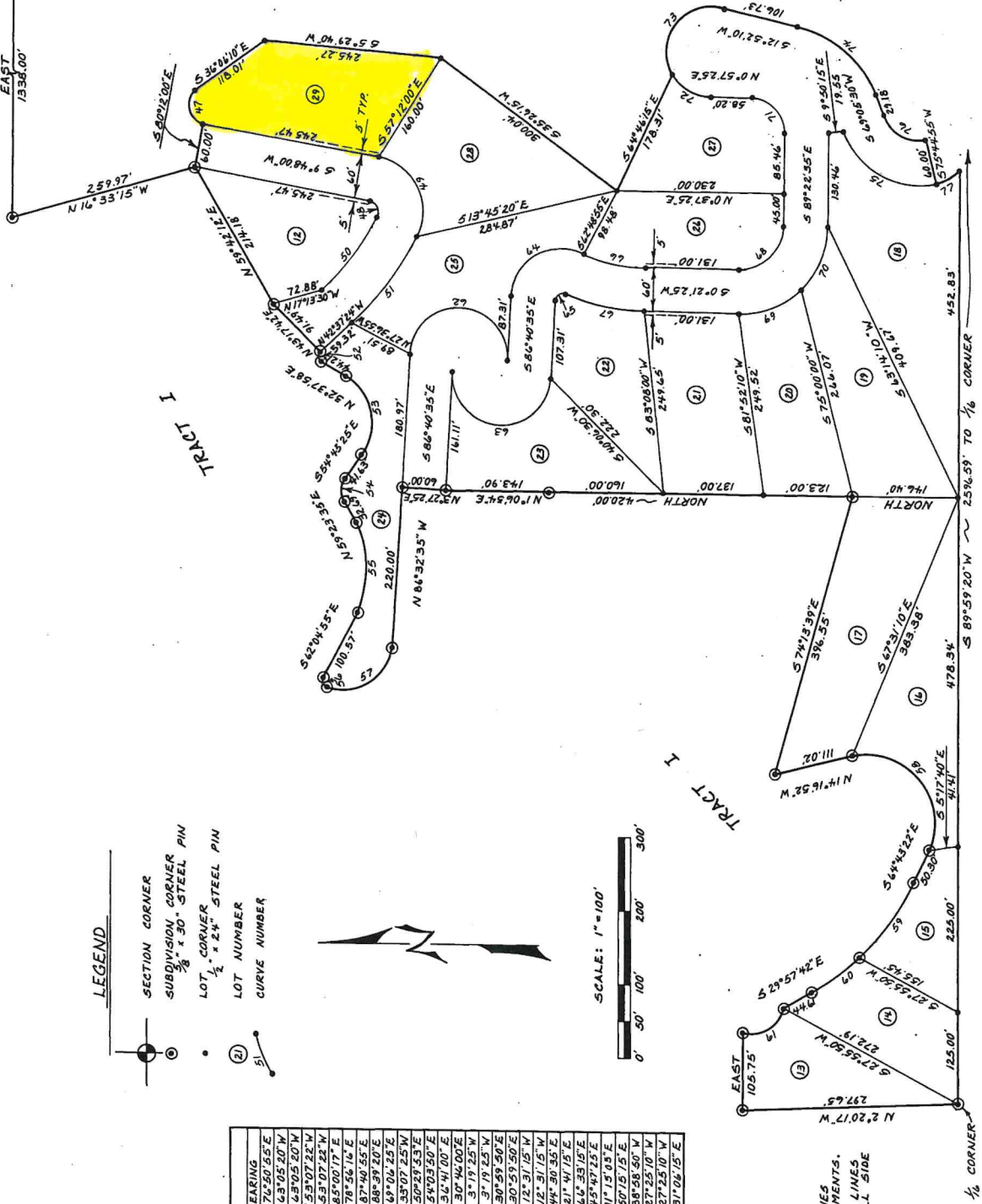
A & B ENGINEERING ~ BOISE, IDAHO
1975

Sanitary restriction in force
under Title S6
Chapter 13, Idaho Code



NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
47	134°05'50"	26.01	40.87	47.90	N 76°50'55"E
48	104°34'40"	15.00	27.90	24.05	S 63°05'20"W
49	104°34'40"	15.00	13.95	12.05	S 63°05'20"W
50	20°59'55"	343.94	125.87	125.17	N 53°07'22"W
51	20°59'55"	403.94	147.86	147.03	N 53°07'22"W
52	104°44'40"	9.19	16.80	14.54	N 85°00'17"E
53	92°36'35"	72.45	117.10	104.77	N 78°56'16"E
54	45°51'00"	27.50	31.61	29.89	S 87°40'55"E
55	58°31'30"	12.57	10.00	12.84	N 88°39'20"E
56	97°37'20"	10.00	17.04	15.05	N 69°06'25"E
57	104°50'20"	45.40	121.95	105.03	N 35°07'25"W
58	12°33'30"	91.63	207.20	165.79	N 50°29'53"E
59	21°19'00"	343.53	127.81	127.08	S 54°03'50"E
60	13°26'40"	343.53	180.40	80.42	S 53°41'00"E
61	94°45'55"	45.00	74.43	44.23	S 30°40'00"E
62	180°00'00"	68.00	213.63	136.00	S 3°19'25"W
63	180°00'00"	68.00	213.63	136.00	S 3°19'25"W
64	111°21'35"	70.51	137.03	116.44	S 30°59'50"E
65	111°21'35"	70.51	20.43	17.36	S 12°31'15"W
66	24°19'35"	201.98	65.75	85.12	S 12°31'15"W
67	24°19'35"	201.98	111.23	110.40	S 12°31'15"W
68	89°44'00"	60.04	94.03	84.71	S 44°30'55"E
69	44°05'20"	120.04	92.37	90.11	S 21°41'15"E
70	45°58'40"	120.04	95.63	93.12	S 44°30'55"E
71	69°40'00"	45.12	70.61	63.62	N 45°47'15"E
72	60°34'40"	60.70	64.21	61.15	N 31°15'15"E
73	136°51'50"	60.70	153.54	112.90	S 50°17'15"E
74	52°13'20"	146.65	144.10	138.38	S 38°58'50"W
75	83°20'35"	107.87	160.67	144.09	S 27°25'10"W
76	83°20'35"	107.87	72.93	66.31	S 27°25'10"W
77	33°42'20"	68.52	40.31	39.75	S 31°06'15"E

NOTE
S¹ RESERVED ALONG ALL FRONT LOT LINES
FOR UTILITY AND SNOW DEPOSIT EASEMENTS.
UT EASEMENTS INSIDE ALL REAR LOT LINES
AND UT EASEMENTS CENTERED ON ALL SIDE
LOT LINES FOR UTILITIES.



Sanitary Restriction Under Title So
Removed By Instrument No. 84403

In Engineer's affidavit see
Set #93509
C.C. 130173

Sanitary restriction in force
under Title 50
Chapter 13, Idaho Code

LITTLE DONNER SUBDIVISION TRACT II

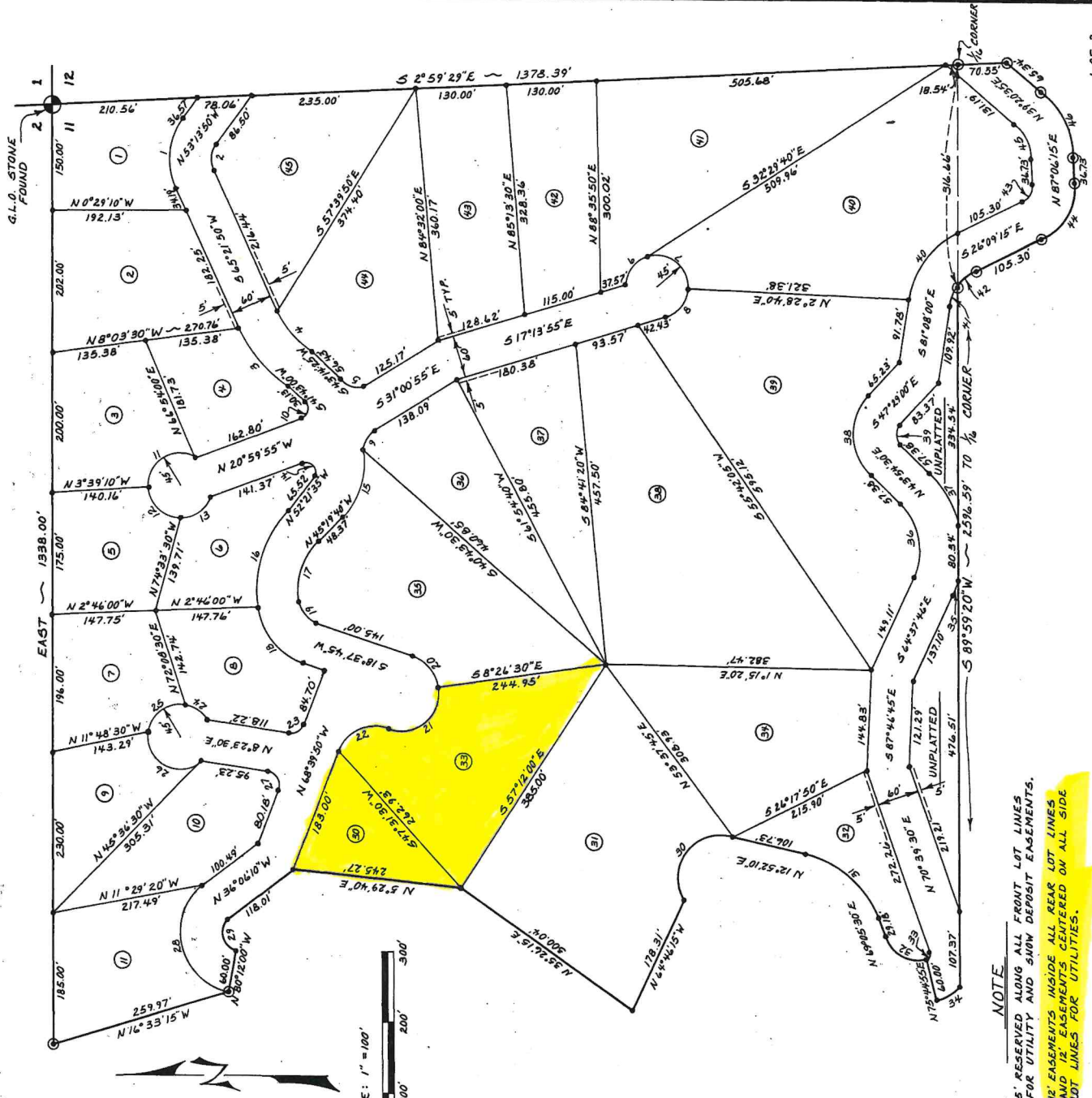
A PORTION OF N 1/2 NE 1/4 SECTION 11
TOWNSHIP 14 NORTH, RANGE 3 EAST, B.M.
VALLEY COUNTY, IDAHO

A & B ENGINEERING ~ BOISE, IDAHO
1975

LEGEND

- SECTION CORNER
- SUBDIVISION CORNER
3/8" x 30" STEEL PIN
- LOT CORNER
1/2" x 24" STEEL PIN
- LOT NUMBER
- CURVE NUMBER

CURVE DATA		
NO.	DELTA	RADIUS
1	67°24'20"	97.48
2	67°24'20"	37.48
3	32°06'15"	202.52
4	32°06'15"	142.52
5	74°15'20"	29.45
6	70°31'50"	45.00
7	109°28'50"	45.00
8	70°31'50"	45.00
9	62°06'00"	30.35
10	72°35'55"	20.00
11	120°51'20"	45.00
12	84°21'30"	45.00
13	84°21'30"	45.00
14	88°08'05"	20.00
15	51°47'15"	116.43
16	53°20'30"	140.40
17	53°20'30"	100.40
18	42°42'05"	98.12
19	42°42'05"	58.12
20	42°42'05"	55.00
21	177°04'45"	55.00
22	87°17'55"	57.49
23	77°03'25"	20.00
24	49°11'25"	45.00
25	90°00'00"	45.00
26	138°11'30"	45.00
27	102°54'35"	20.00
28	134°05'50"	84.01
29	134°05'50"	24.01
30	134°05'50"	40.70
31	54°31'30"	44.85
32	83°20'25"	49.87
33	95°05'25"	8.52
34	33°42'20"	68.32
35	9°57'20"	151.02
36	37°39'10"	151.02
37	30°59'10"	151.02
38	68°34'30"	48.00
39	54°58'40"	124.63
40	54°58'40"	44.63
41	24°46'30"	64.63
42	30°42'15"	64.63
43	44°44'30"	25.72
44	44°44'30"	65.72
45	47°45'40"	64.13
46	47°45'40"	126.13



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, 1307.84 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 34.35 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°13'59"E, 39.55 feet; thence North, 420.00 feet; thence N 1°06'54"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 33°07'25"W, 105.03 feet; thence along a curve to the right having a radius of 100.00 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, 24.89 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 9.19 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 11°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, 516.66 feet; thence along the arc of a curve having a radius of 66.43 feet and a chord bearing S 41°30'12"E, 35.28 feet; thence S 62°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, 34.73 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 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.

Baynard & Co. Callenders Inc.

Richard P. Clark
Richard P. Clark
Frank D. Callender
James C. Mitchell
Sollic R. Callender

East Side Developers, a partnership

John Wyman
John Wyman
Dale Josephson
Ralph Gines
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 Baynard & 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 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
Notary Public Residing at Boise, Idaho
Yvonne E. Eggen

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 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 code relating to plats and surveys.

10/15/75
date



APPROVAL OF COUNTY ZONING COMMISSION

Accepted and approved this 14th 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 *John Wyman*

at No. minutes past 5

o'clock P.M. This 14th

day of October 1975

in my office and duly recorded in

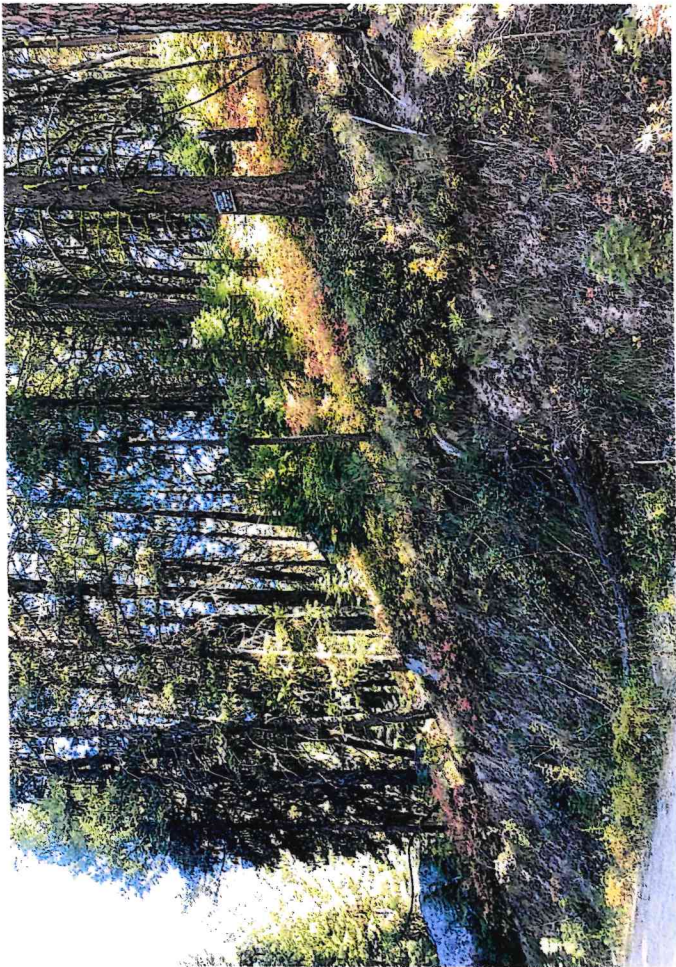
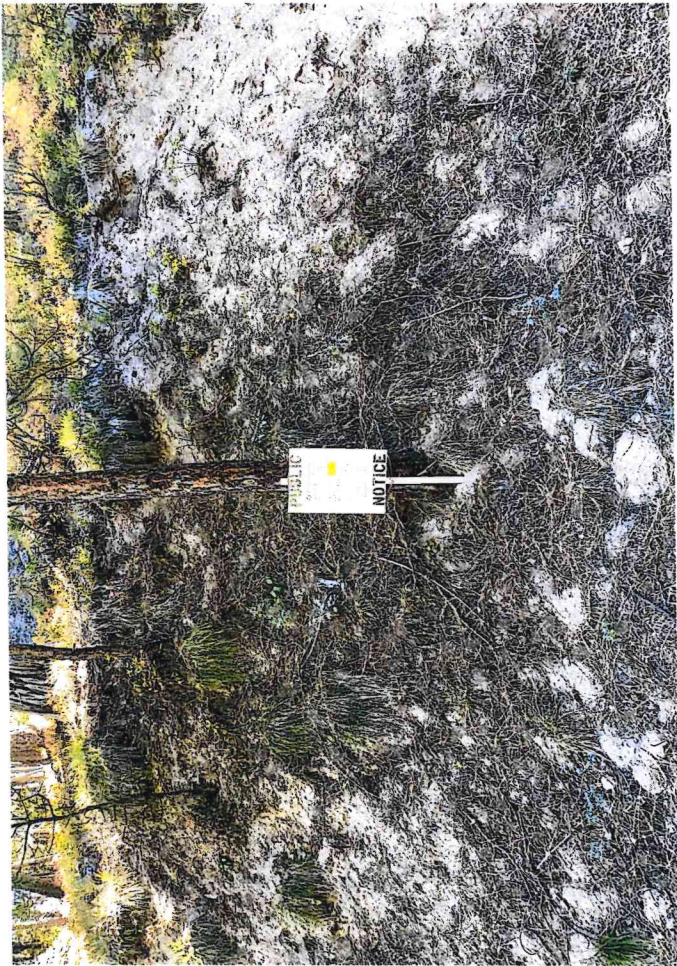
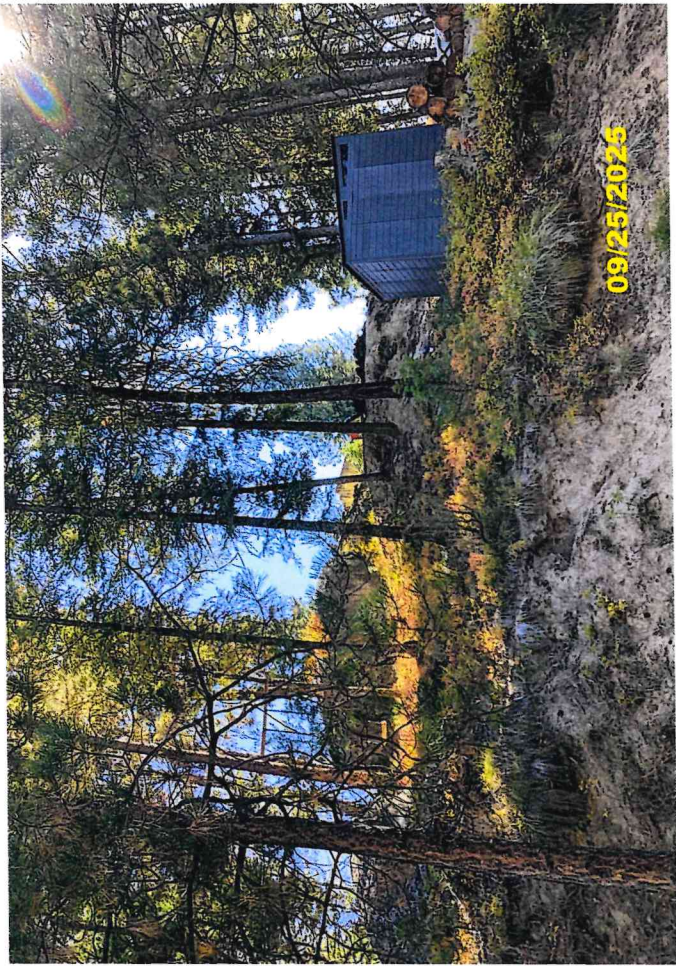
Book 6 of *Plats*

at Page 3

By *John Wyman* Es-Officio Recorder

By *R. E. Smith* Deputy

Fees \$25.00





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

VAC 25-001 Zoned Vacation of Utility Easements

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☒ 14. CDH has no objection to the vacations of the 12' utility easements that are centered on the lot lines of 67, 73, and 77 Mountain Air Drive.
Reviewed By: Brett Cooper
Date: 9/30/25