

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 25-002 Trumpour Vacation of Easement
MEETING DATE: November 13, 2025
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT /
PROPERTY OWNER: Lynda Trumpour
144 Bear Drive, Richland, WA 99352
REPRESENTATIVE: Christopher Sage
114 Herrick Lane, Cascade ID 83611
LOCATION: 135 Skidoo Place
Round Valley Snow Haven No. 2 Lots 10 and 11, in the SWSW Section
21, T.12N, R.4E, Boise Meridian, Valley County, Idaho
REQUEST: Vacate the 10-ft Utility Easements Centered on Interior Lot Line
EXISTING LAND USE: Single-Family Residential Lots

Round Valley Snow Haven No. 2 was recorded on June 14, 1976. Per the plat, there are 10-foot easements centered on all lot lines.

Lynda Trumpour is requesting a vacation of a 10-ft easement that is centered on the lot line between Round Valley Snow Haven No. 2 Lots 10 and 11.

The applicant is requesting this vacation in order to build over the easement. The lots would be combined.

The 1.36-acre site is addressed at 135 Skidoo Place.

FINDINGS:

1. The application was submitted on September 15, 2025.
2. Legal notice was posted in the *Star News* on October 23, 2025, and October 30, 2025. The applicant was notified by letter on October 14, 2025. Potentially affected agencies were notified on October 14, 2025. Property owners within 300 feet of the property line were notified by fact sheet mailed on October 15, 2025. The notice was posted online at www.co.valley.id.us on October 14, 2025. The site was posted on October 15, 2025.
3. Agency comment received:

Kendra Conder, Idaho Transportation Department, had no comments. (October 15, 2025)

Leon Letson, Idaho Power Facility Siting Coordinator, stated their records indicated Idaho Power has no facilities located within the specific area and thus have no opposition or interest in the easement in question. (October 7, 2025)

Brent Copes, Central District Health, stated CDH has no objection. (October 27, 2025)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (October 20, 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:

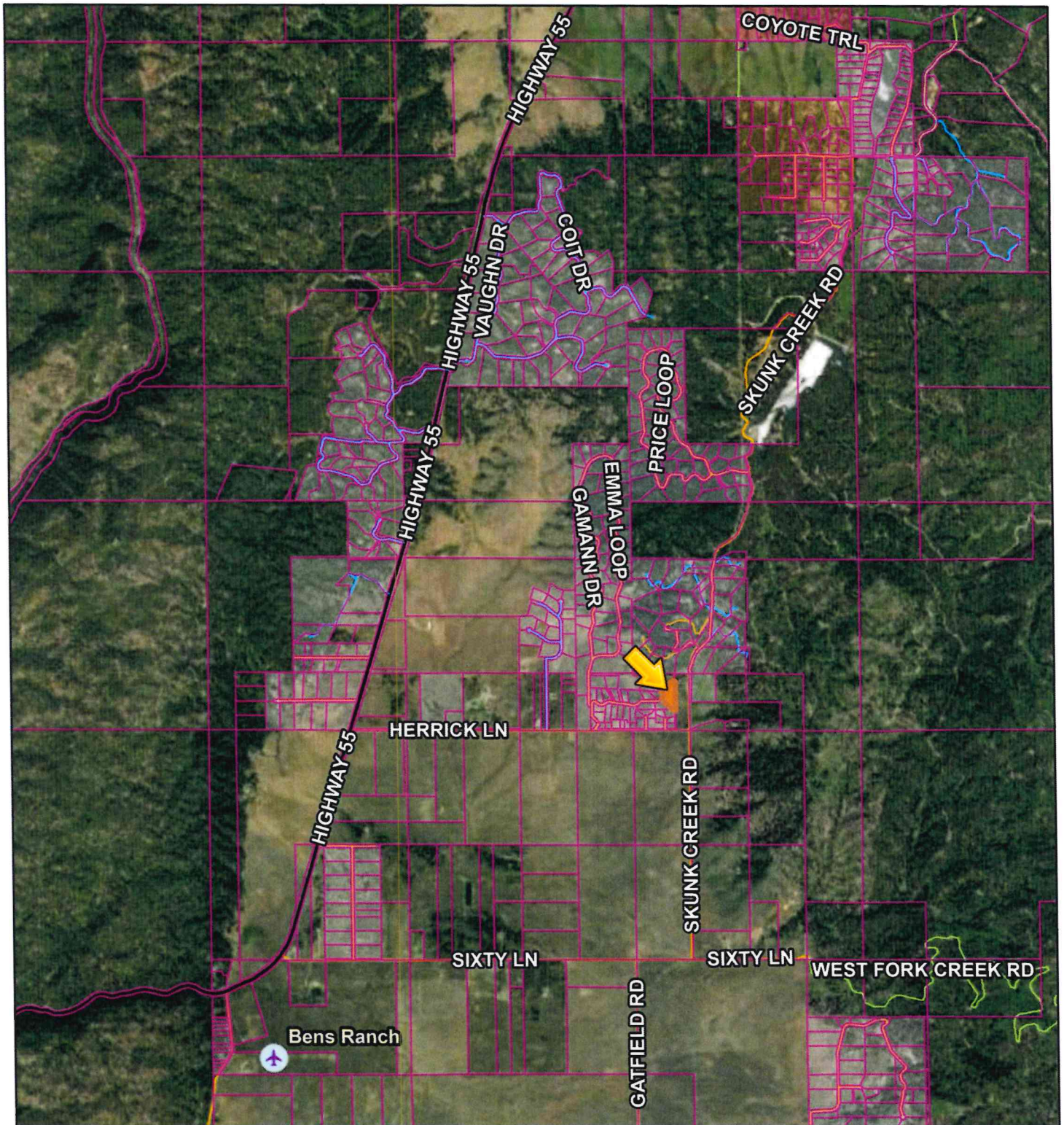
- 1. This site is within the Cascade Fire District and Water District 65. It is not within a herd district.
- 2. A condition of approval would be that Idaho Power releases the easements.
- 3. The Planning and Zoning Commission needs to determine if the future development of the neighborhood would be 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.12N R.4E Section 21
- Round Valley Snow Haven No. 2 – Recorded as Instrument # 88300
- Photos Taken October 15, 2025
- Responses

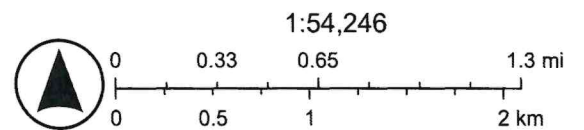
END OF STAFF REPORT

VAC 25-002 Location Map



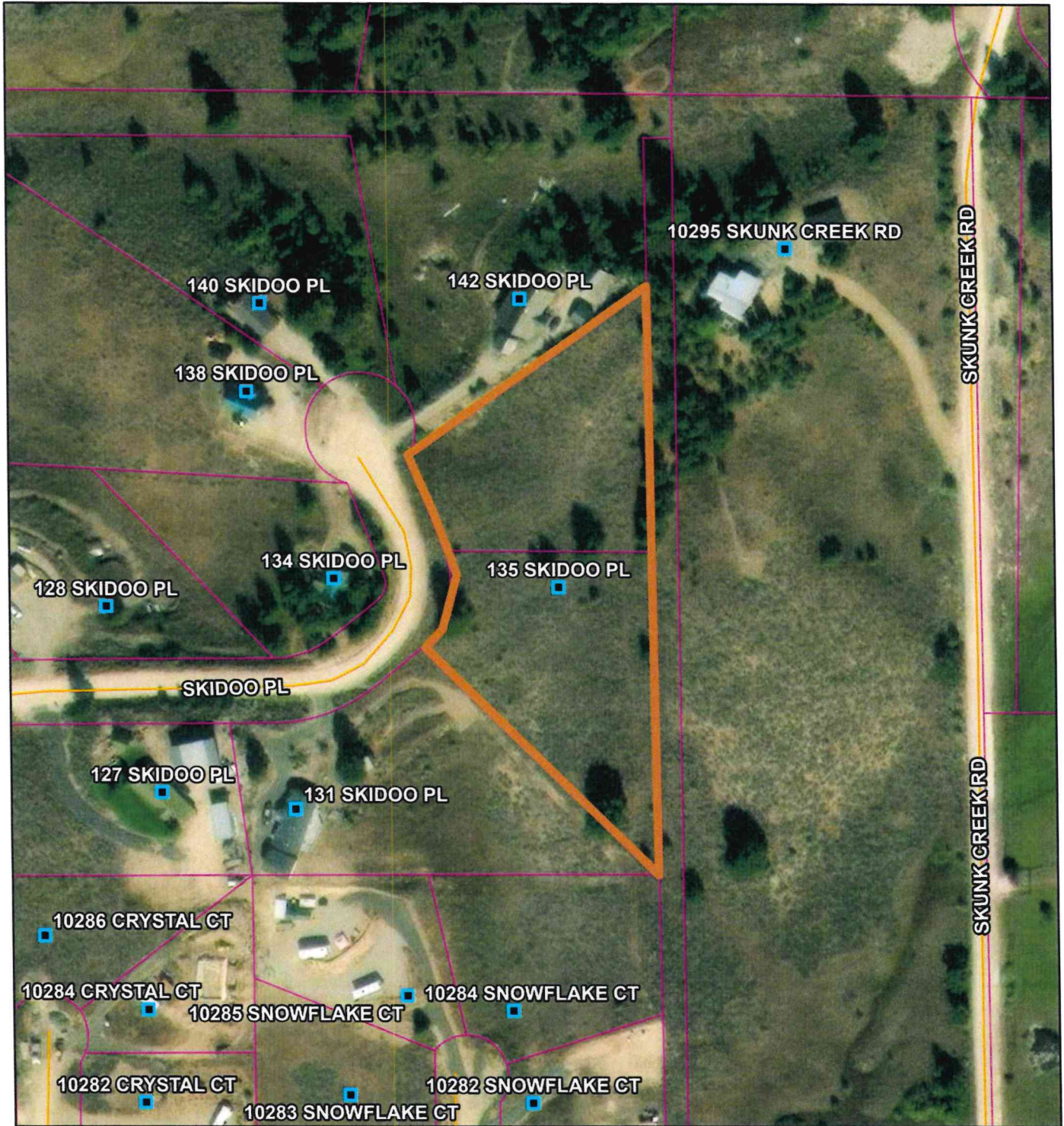
10/7/2025, 9:08:03 AM

-  Airstrips
-  Parcel Boundaries
- Roads**
 -  URBAN/RURAL
 -  USFS
 -  PRIVATE
 -  MAJOR



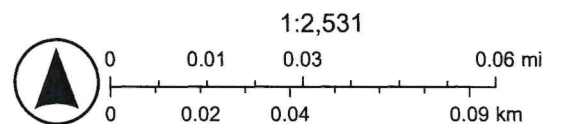
Earthstar Geographics

VAC 25-002 Aerial Map



10/7/2025, 8:55:33 AM

- Address Points
- Parcel Boundaries
- Roads
- URBAN/RURAL



Maxar

Google Maps – Aerial View - 2025

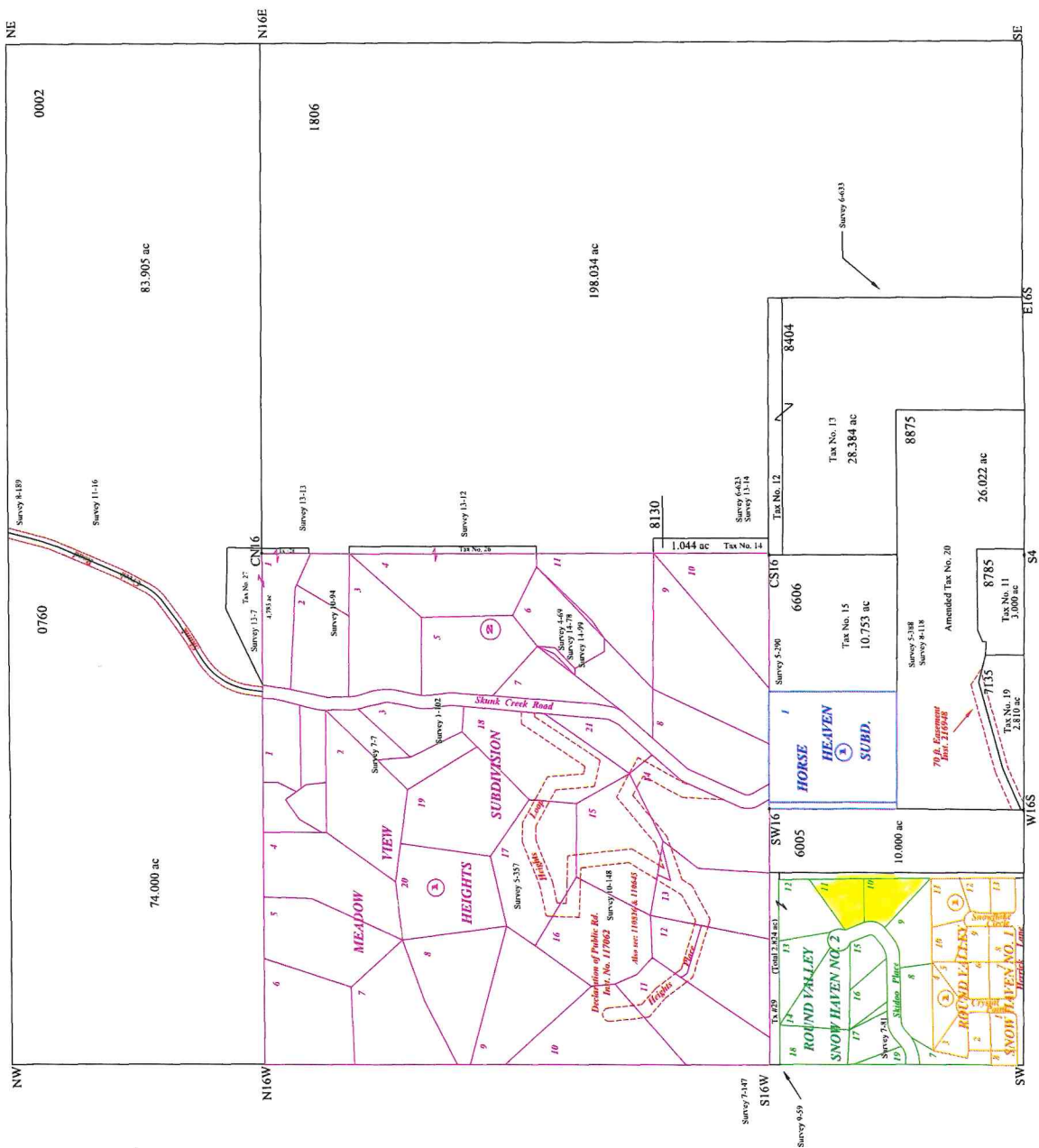


PLAT TITLE

T W P . 1 2 N R O 4 E S E C . 2 1

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

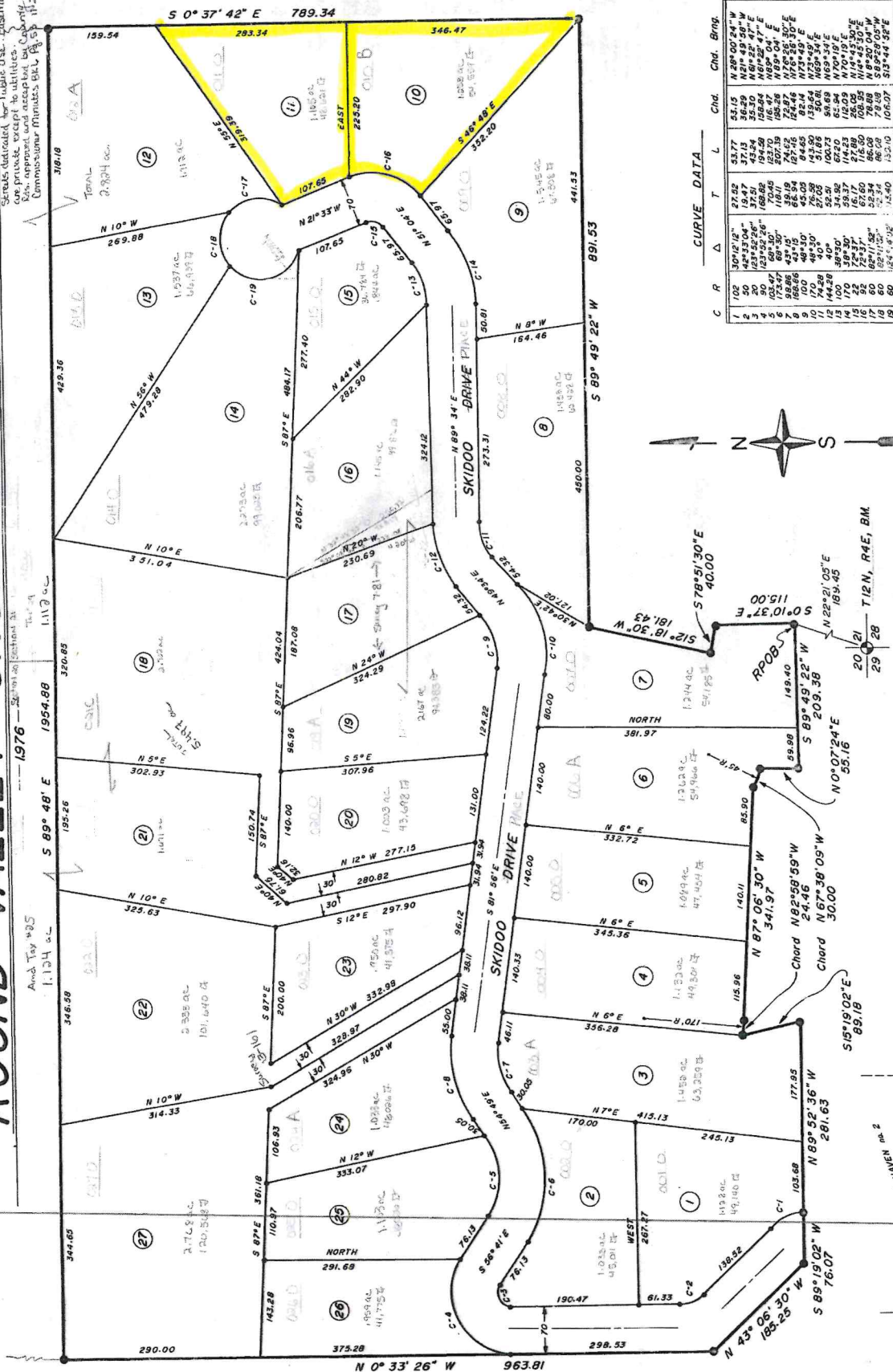
Filename:
Valley County Base Map
Scale: 1" = 400'±
Date: 7/17/2023
Drawn by: L. Frederick



This Drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.

3K6A.11 inst. NO. 88300 6-14-76
Rec'd. inst. NO. 88301
Board of Controllers #456787 5/2/2023

lands dedicated for Public Use. Easements
are private except to utilities.
Eas. approved and accepted by County
Commissioner Minutes Bk. 1 Pg. 50 11-26-79



I, HOWARD L. FRIEND HEREBY CERTIFY
THAT THIS PLAT IS A TRUE AND
EXACT COPY OF THE ORIGINAL.

NOTE

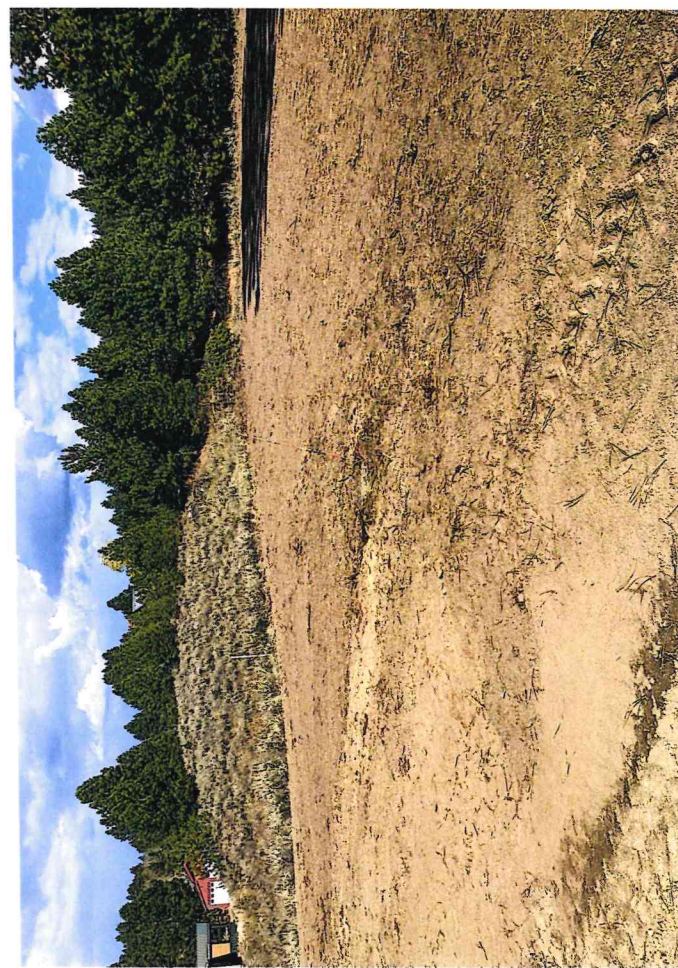
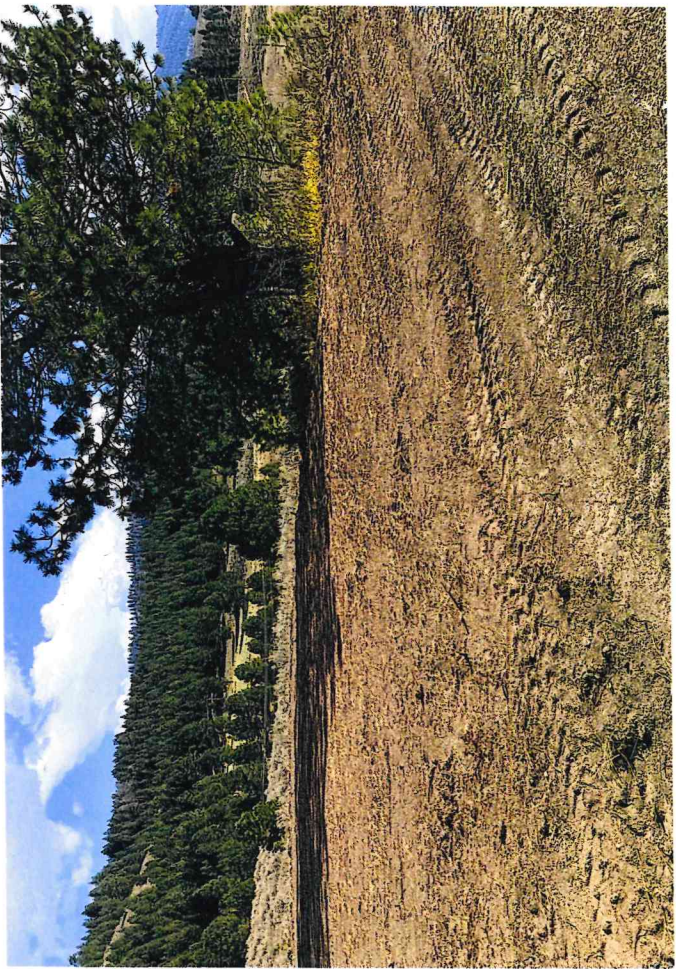
10' EASEMENTS WILL BE CENTERED ON ALL LOT LINES

12' EASEMENTS ON ALL ROAD FRONTAGE LOTS

2.00 0 1/16 COR.

2.00 0 1/16 COR.

NOT TO SCALE)



Public Notices - Valley County PZ - November 13, 2025

From Kendra Conder <Kendra.Conder@itd.idaho.gov>

Date Wed 10/15/2025 1:14 PM

To Cynda Herrick <cherrick@valleycountyid.gov>

Cc Lori Hunter <lhunter@valleycountyid.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cynda,

ITD does not have any comments for the November 13 agency notice. However, our request for turn lane warrants for SUB 25-019 has not been met.

Let me know if you have any questions!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



YOUR Safety * YOUR Mobility *** YOUR Economic Opportunity**

From: Letson, Leon <LLetson@idahopower.com>
Sent: Friday, October 17, 2025 9:50 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: RE: Public Notices - Valley County PZ - November 13, 2025

Hi Lori,

I reviewed VAC 25-0002 with our Land Rights group. Below is their comment. Doesn't look like we will need anything for this one.

Our records indicate we have no facilities located within the specific area and thus have no opposition or interest in the easement in question.

Best Regards

*Michael Churella
Land Rights Professional, SR/WA
Idaho Power Company
Cell (208) 371-4664
Office (208) 388-2690
mchurella@idahopower.com*

Thanks,

Leon Letson
FACILITY SITING COORDINATOR
Idaho Power | 1221 W. Idaho Street | Boise, ID | 83702
Office 208-388-5224
idahopower.com



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 25-002 Trumpour Vacation of Easement

- ☐ 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 this proposal.

Reviewed By: B. W. Cooper

Date: 10/27/25



October 20, 2025

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
219 N. Main Street
P.O. Box 1350
Cascade, Idaho 83611
cherrick@co.valley.id.us

Subject: Public Notices - Valley County PZ - November 13, 2025

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator