

Valley County Planning and Zoning

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



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STAFF REPORT: VAC 25-001 Zrile Vacation of Utility Easements
MEETING DATE: December 1, 2025
TO: Board of County Commissioners
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 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. On October 16, 2025, the Valley County Planning and Zoning Commission unanimously recommended approval of the requested vacation of utility easements at a properly-notice public hearing. Facts and Conclusions are attached.
2. Legal notice for the public hearing on December 1, 2025, was posted in the *Star News* on November 6, 2025, and November 13, 2025. The applicant and representative were notified by letter and email sent on October 27, 2025. Potentially affected agencies were notified on October 27, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent on October 27, 2025. Neighbors were previously notified of the PZ

Commissioner public hearing by certified mail. The notice was posted online at www.co.valley.id.us on October 27, 2025. The site was posted on November 3, 2025.

3. Agency comment received:

Brent Copes, Central District Health, stated CDH has no objection. (September 30, 2025; October 27, 2025)

Meg Kelly, Idaho Power, stated Idaho Power does not object to the vacation as they have no facilities within the interior lot lines. (October 31, 2025)

4. Public comment received: *none*

5. The PZ Commission made the following conclusions:

- 1) The commission is tasked to consider the interests of adjacent property owners, of the neighborhood, of utilities, and of various public agencies for all vacation requests.
- 2) Future development of the subdivision will not be inhibited by the vacation.
- 3) Other existing easements will sufficiently provide access for utilities to nearby lots.
- 4) Approval is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety, and welfare.
- 5) The Commission unanimously recommended approval of the vacation request as long as Idaho Power Company is in favor.

6. 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.

STAFF COMMENTS / QUESTIONS:

If approved, the following will occur:

- A copy of the resolution shall be sent to Idaho Power by the Planning and Zoning staff.
 - A condition of approval would be that Idaho Power releases the easement.
 - The Board of County Commissioners will sign a Declaration of Vacation.
-

Recommended Motion if Approved:

- I move to approve Vacation Application VAC 25-001 Zrile Vacation of Utility Easements and accept the Planning and Zoning Commission Facts and Conclusions as our own.
- I move to approve Resolution No. 2026-04 Declaration of Vacation of Utility Easements.

Recommended Motion if Denied:

- I move to deny Vacation Application Vacation Application VAC 25-001 Zrile Vacation of Utility Easements.
-

ATTACHMENTS:

- Resolution 2026-04 Declaration of Vacation
- Planning and Zoning Facts and Conclusions
- Relevant Portion of Planning and Zoning Meeting Minutes – October 16, 2025
- 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, and November 3, 2025
- Responses

END OF STAFF REPORT

**RESOLUTION NO. 2026-04
DECLARATION OF VACATION
OF PLATTED UTILITY EASEMENTS
IN LITTLE DONNER SUBDIVISION TRACT II**

VAC 25-001 Zrile Vacation of Utility Easements

Location: A 2.62 acre property platted in Little Donner Subdivision Tract II Lots 29, 30, and 33, addressed at 67, 73, and 77 Mountain Air Drive and located in the NE¼ Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho.

Whereas, the current action is to vacate the 12' wide utility easements centered on the lot lines that separate Lots 29, 30, and 33, in Little Donner Subdivision Tract II;

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

Whereas, the applicants want to combine Lots 29, 30, and 33 in order to build over the lot lines;

Whereas, it has been determined that vacation of the utility easement will not inhibit future development of the neighborhood;

Therefore, the Board of County Commissioners hereby vacate the 12' utility easement centered on the lot lines that separate Lots 29, 30, and 33 in Little Donner Subdivision Tract II, as shown on the attached plat; 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 1st day of December, 2025.

Board of Valley County Commissioners

Sherry Maupin, Chairman

State of Idaho)
)SS
County of Valley)

On this ____ day of _____, 2025, before me, _____, the undersigned, a Notary Public in and for said State, personally appeared Sherry Maupin 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: _____

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

SUBJECT: 25-001 Zrile Vacation of Utility Easements

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on October 16, 2025. The Commission reached a quorum. Commission members in attendance were Ben Oyarzo, Carrie Potter, Heidi Schneider, and Chairman Ken Roberts.

Aaron Bell, representing Albin Zrile, the applicant, was present and requested 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 2.62-acre site is addressed at 67, 73, and 77 Mountain Air Drive and located in the NE¼ 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 October 16, 2025, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code, and by the Laws of the State of Idaho.
 - The complete application was received from the applicant on August 22, 2025.
 - Legal notice was posted in the *Star News* on September 25, 2025, and October 2, 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 and application were posted online at www.co.valley.id.us on September 16, 2025.
 - The site was posted on September 25, 2025.
 - A public hearing was held on October 16, 2025.
2. No one commented during public testimony on the proposal.
3. 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.
4. The applicant own three adjacent lots, intends to combine the lots for taxing purposes, and wishes to build over the existing utility easements.

CONCLUSIONS

Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes

as follows:

1. The commission is tasked to consider the interests of adjacent property owners, of the neighborhood, of utilities, and of various public agencies for all vacation requests.
2. Future development of the subdivision will not be inhibited by the vacation.
3. Other existing easements will sufficiently provide access for utilities to nearby lots.
4. Approval is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety, and welfare.
5. The Commission unanimously recommended approval of the vacation request as long as Idaho Power Company is in favor.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, recommends that the application of Albin Zrile for VAC 25-001 Zrile Vacation of Utility Easements, as described in the application, staff report, correspondence, and minutes of the meeting be approved.


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 requests 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, after seeking reconsideration within 14 days in accordance with Valley County Code 9-5H-13 and Idaho Code §67-6535 .

END FACTS AND CONCLUSIONS

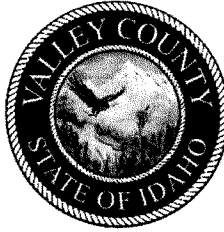


Valley County Planning and Zoning Commission Chairman

Date: 11/13/2025

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

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission
October 16, 2025
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

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

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Excused
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Schneider moved to approve the minutes of September 11, 2025, with the corrected condition of approval for C.U.P. 25-020. Commissioner Potter seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

- 1. C.U.P. 25-022 Paikka Bakery - Amendment of C.U.P. 22-13:** Finn Place LLC is requesting an amendment to a conditional use permit to allow the public to pick up orders on-site five days per week, to modify approved site plan, and to add an additional greenhouse. The existing septic system and individual wells would be used. The 3-acre site is addressed at 14118 Highway 55 and located in Finn Barn Subdivision Lot 1 Block 1 in the SENE Section 18, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Tabled from September 11, 2025.* Action Item.

Chairman Roberts introduced the item and asked if there was any ex parte contact or conflict of interest; there was none. Commissioner Schneider moved to approve C.U.P. 25-022 Paikka Bakery from the table. Commissioner Potter seconded. Motion passed unanimously.

Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

Chairman Roberts asked for the applicant's presentation.

maintenance, similar to a project in Round Valley. Size and locations of existing ponds were discussed. Does water exist year-round? Could the ponds be made bigger? Only a portion of the pond by the entrance is on the applicant's property. The site and pond was reviewed on the GIS map. Sprinklers could be required in the home. The WUI Plan would be implemented. WUI plan does not address water source for fire protection. A dry hydrant would not be helpful if there was not a fire truck available to pump it. SITPA would respond to a wildland fire, not a structural fire. A pond is helpful but more information on size is needed; could the pond be used as a dipping site by a helicopter? There is also a large pond at Wilderness Lake Ranch approximately three miles away.

The production of wells in the area was reviewed by Staff and Commissioners. Not all well logs are on the Idaho Department of Water Resources website, nor are all the marked locations precise.

Commissioner Potter moved to table SUB 25-018 Tripod View to November 13, 2025, at 6:00 p.m., for more information from the applicant on wells, structural fire protection, and water sources for fire suppression. Commissioner Schneider seconded the motion. Motion carried unanimously.

Director Herrik stated the applicant might consider speaking to a fire district in the Ola area in Gem County.

9:35 p.m.

6. **VAC 25-001 Zrile Vacation of Utility Easements:** 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 2.62-acre site is addressed at 67, 73, and 77 Mountain Air Drive and located in the NE ¼ Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

No utilities are located in these easement areas. Staff has not yet heard from Idaho Power.

Chairman Roberts asked for the applicant's presentation.

Aaron Bell, Idaho City, represented the applicant. He is the applicant's land surveyor. The applicant would like to build over the lot lines. An application has also been submitted to Idaho Power Company.

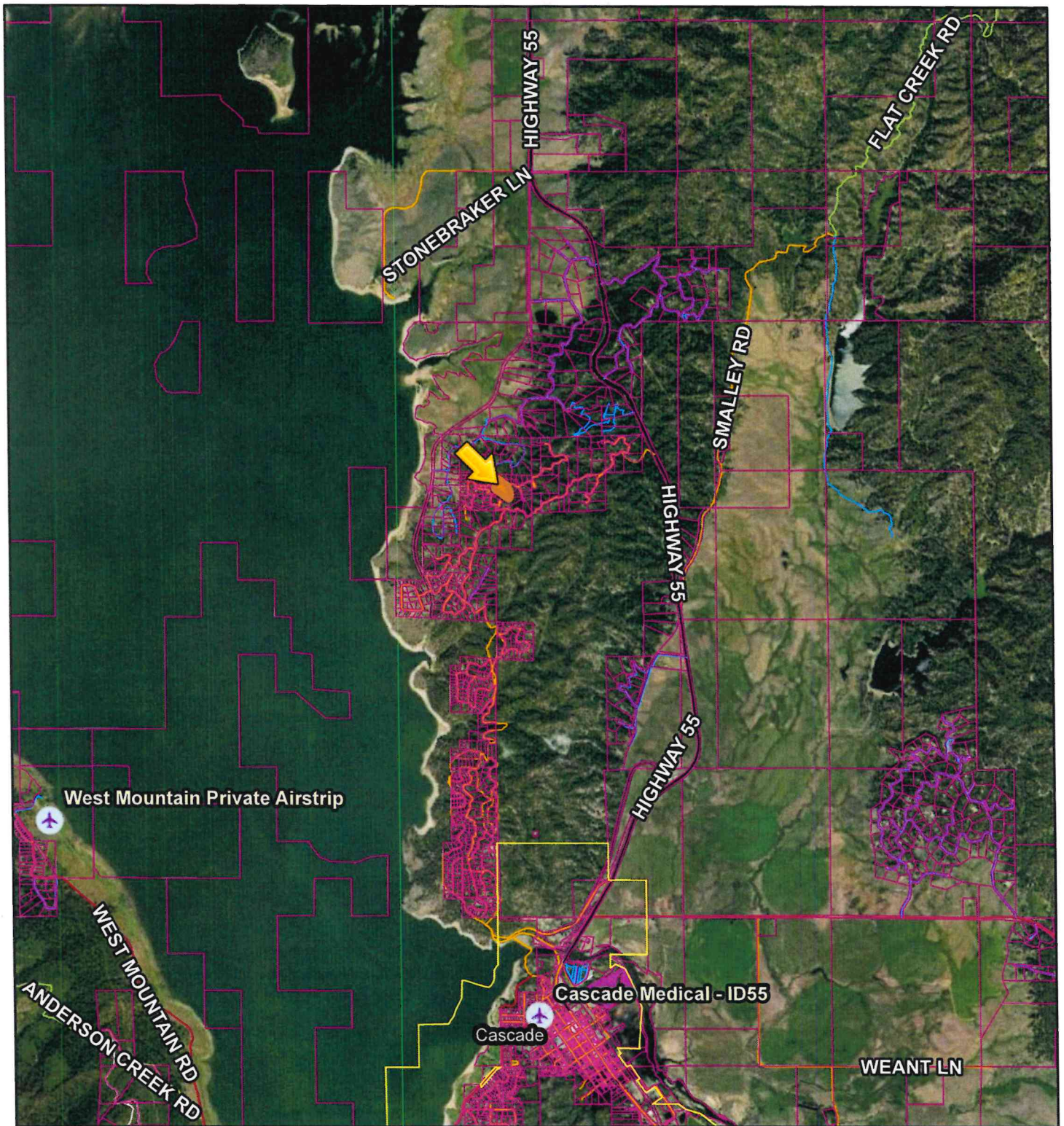
Director Herrick stated the property owner will be required to combine the lots in order to build over the lot line. The Assessor's Office would combine the lots for tax purposes; this process does not remove the actual lot line from the plat.

Chairman Roberts opened the public hearing and asked for proponents. There were none. Chairman Roberts asked for undecided. There were none. Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners had no issues as long as Idaho Power is in favor.











Commissioner Schnieder moved to recommend approval of VAC 25-001 to the Board of County Commissioners. Commissioner Potter seconded the motion. Motion carried unanimously.

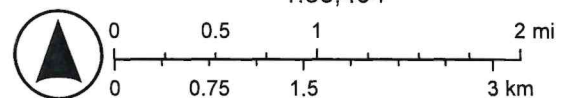
VAC 25-001 Location Map



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

1:83,494

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



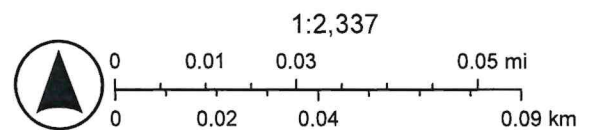
Earthstar Geographics

VAC 25-001 Aerial Map



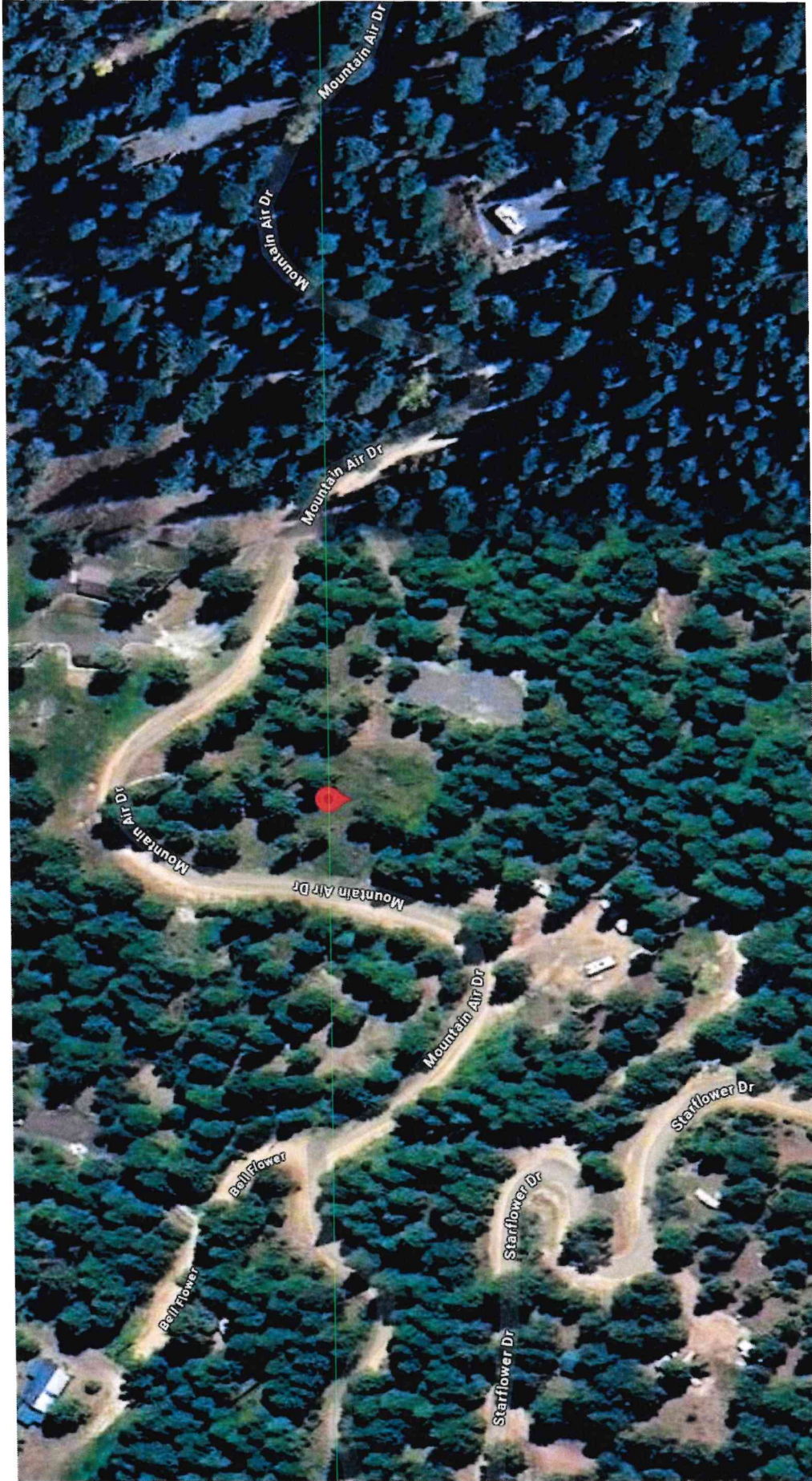
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- Permits
- Privy
 - VAC Roads
 - VAR
- Address Points
- Parcel Boundaries
- URBAN/RURAL



Maxar

Google Maps – Aerial View - 2025



LITTLE DONNER SUBDIVISION

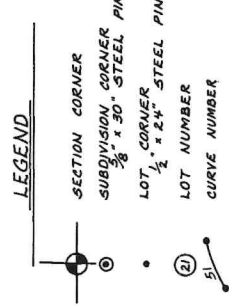
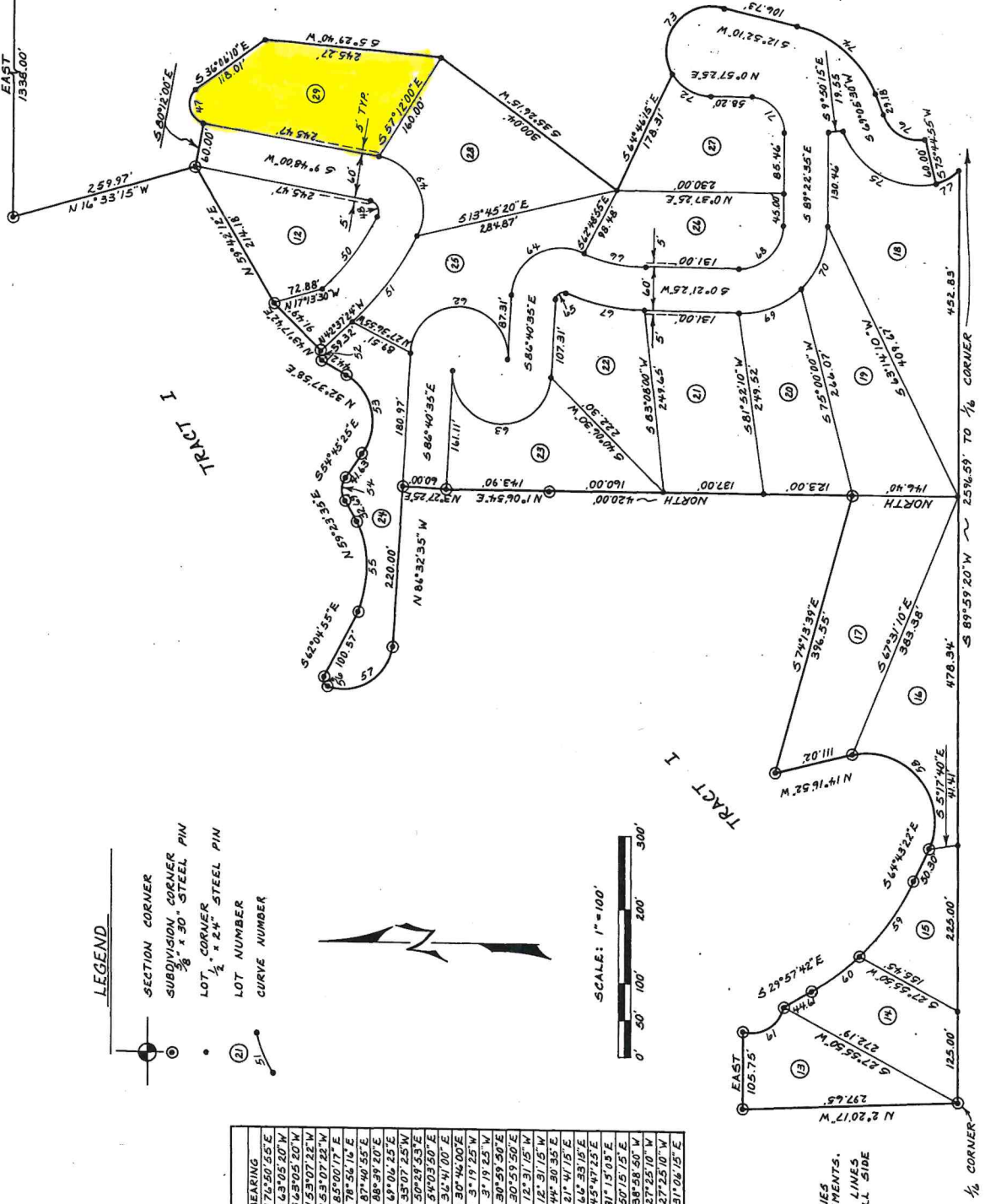
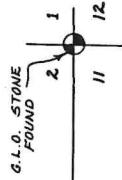
TRACT II

SHEET 2

A PORTION OF N½ NE¼ 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 S0
Chapter 13, Idaho Code



NO.	Δ	DELTA	RADIUS	LENGTH	CHORD	BEARING
47	13°05'50"	24.01	40.87	47.90	176°50'55"E	
48	106°34'40"	15.00	27.90	24.05	56°3'05'20"W	
49	106°34'40"	75.00	139.51	120.25	56°3'05'20"W	
50	20°59'55"	343.44	125.87	125.17	155°07'22"W	
51	20°59'55"	403.44	147.86	147.03	155°07'22"W	
52	104°44'40"	9.19	16.80	14.54	105°00'17"E	
53	92°34'35"	72.45	117.10	104.77	178°56'16"E	
54	65°51'00"	27.50	31.61	29.89	58°40'55"E	
55	58°51'50"	12.57	12.57	12.57	108°39'20"E	
56	97°37'20"	10.00	17.04	15.05	148°04'25"E	
57	104°50'20"	65.40	121.95	105.03	155°07'25"W	
58	129°33'30"	91.63	207.20	165.79	150°29'53"E	
59	21°19'00"	343.53	127.81	127.04	56°03'50"E	
60	15°26'40"	343.53	80.40	80.42	53°41'00"E	
61	94°45'55"	45.00	74.45	44.23	53°30'44"00"E	
62	180°00'00"	64.00	213.43	136.00	53°19'25"W	
63	180°00'00"	64.00	213.43	136.00	53°19'25"W	
64	111°21'35"	70.51	137.03	116.94	53°00'59'50"E	
65	111°21'35"	70.51	20.49	17.34	53°00'59'50"E	
66	24°19'35"	241.98	85.75	85.12	512°31'15"W	
67	24°19'35"	241.98	111.23	110.40	512°31'15"W	
68	89°44'00"	60.04	94.03	84.71	54°40'30"E	
69	44°05'10"	120.04	92.37	90.11	52°14'15"E	
70	45°38'40"	120.04	95.43	93.12	54°42'33"15"E	
71	89°44'00"	45.12	70.41	63.42	54°47'15"E	
72	10°34'40"	60.70	44.21	61.16	139°15'15"E	
73	181°51'50"	40.70	163.50	111.90	55°07'15"E	
74	52°13'20"	146.65	144.10	138.38	53°00'58'50"E	
75	87°20'35"	109.87	160.42	146.09	52°25'10"W	
76	83°20'35"	44.87	72.93	66.31	52°25'10"W	
77	33°42'20"	68.52	40.51	39.75	51°06'15"E	

NOTE
5' 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.

Sanitary Restriction Under Title Sq
Removed By Instrument No. 84403
for Engineers affidavit see
last #93509
000 13073
Sanitary restriction in force
under Title 50
Chapter 13, Idaho Code.

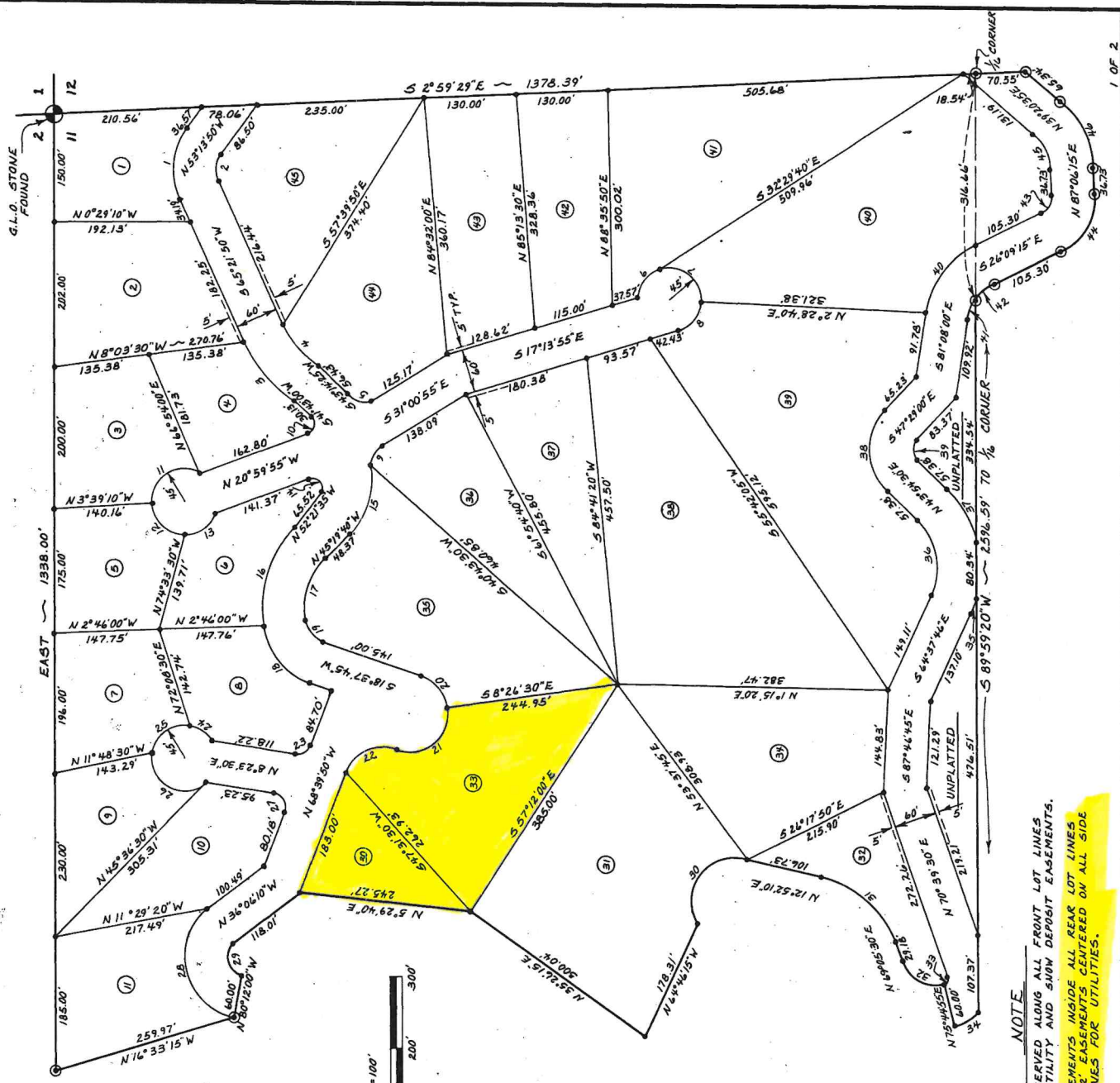
LITTLE DONNER SUBDIVISION TRACT II

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

LEGEND

- SECTION CORNER
- SUBDIVISION CORNER
1/4" x 30" STEEL PIN
- LOT CORNER
1/2" x 24" STEEL PIN
- LOT NUMBER
- CURVE NUMBER

CURVE DATA		
NO.	Δ	DELTA
1	47°24'20"	97.48
2	47°24'20"	97.48
3	32°06'15"	307.58
4	32°06'15"	307.58
5	74°15'20"	242.55
6	70°31'50"	45.00
7	107°28'50"	45.00
8	70°31'50"	45.00
9	72°35'55"	20.00
10	120°51'20"	45.00
11	84°21'30"	45.00
12	84°21'30"	45.00
13	64°10'55"	45.00
14	88°08'05"	20.00
15	51°47'15"	116.43
16	53°20'30"	140.40
17	53°20'30"	140.40
18	42°42'05"	98.12
19	42°42'05"	98.12
20	42°42'05"	98.12
21	17°04'45"	55.00
22	87°17'35"	57.43
23	77°03'25"	20.00
24	48°11'25"	45.00
25	90°10'00"	45.00
26	138°11'30"	45.00
27	102°54'35"	20.00
28	134°05'50"	84.01
29	134°05'50"	84.01
30	134°05'50"	84.01
31	54°31'30"	40.70
32	83°20'25"	49.87
33	94°05'25"	8.52
34	35°42'20"	68.52
35	95°27'10"	151.02
36	71°27'45"	91.02
37	30°59'10"	151.02
38	88°36'30"	68.00
39	59°58'45"	124.63
40	59°58'45"	124.63
41	30°42'15"	64.43
42	30°42'15"	64.43
43	41°44'30"	25.72
44	41°44'30"	25.72
45	47°45'40"	64.13
46	47°45'40"	64.13



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 N½ NE¼ 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' 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, 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 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° 59' 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, 23.89 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 116° 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 N¼ 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 66.63 feet and a chord bearing S 47° 20' 32" E, 35.28 feet; thence S 62° 04' 55" 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.

Barthard & Co. Callenders Inc. East Side Developers, a partnership
Richard P. Clark Frank D. Callender John Wyman
James C. Mitchell Sollie R. Callender Dale Josephson
Ralph Gines 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 Barthard & Co. and Frank D. Callender and Sollie 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 9/5/78
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 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.

10/8/75
date



APPROVAL OF COUNTY ZONING COMMISSION

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

By: [Signature] Chairman, of the County Zoning Commission
Attest: [Signature] Secretary, 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: [Signature] County Clerk
By: [Signature] 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 [Signature]

at No. minutes past 5

o'clock P.M. This 14th

day of October 1975

in my office and duly recorded in

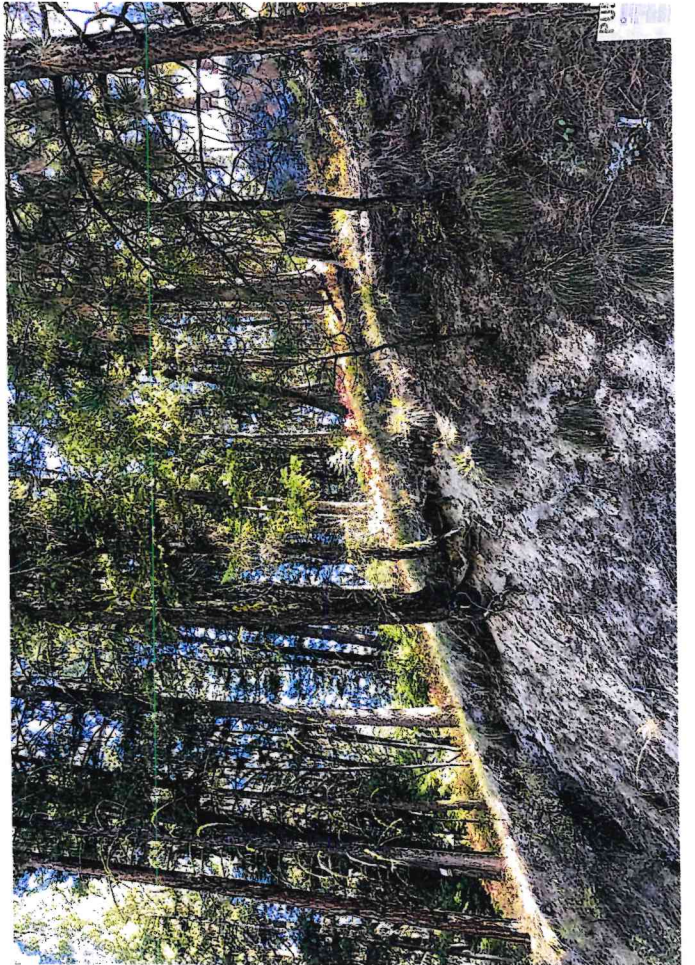
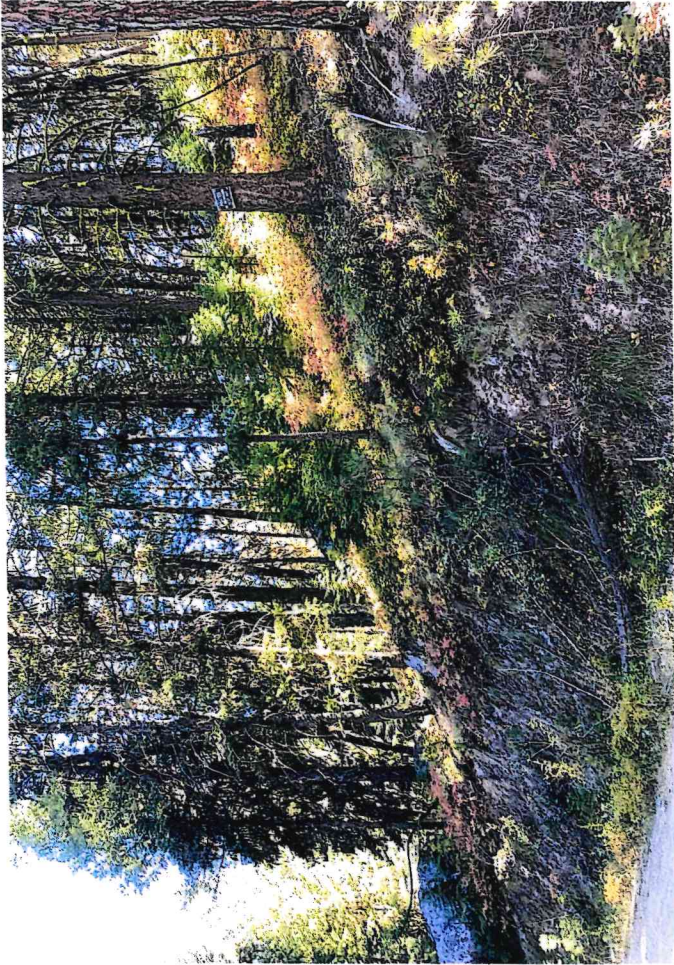
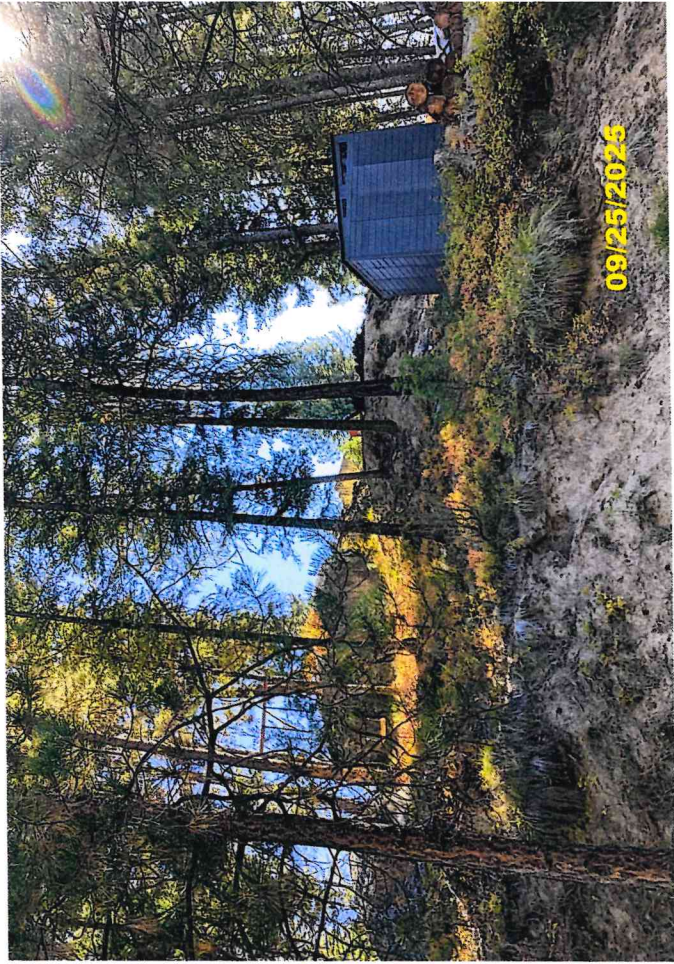
Book 6 of 1975

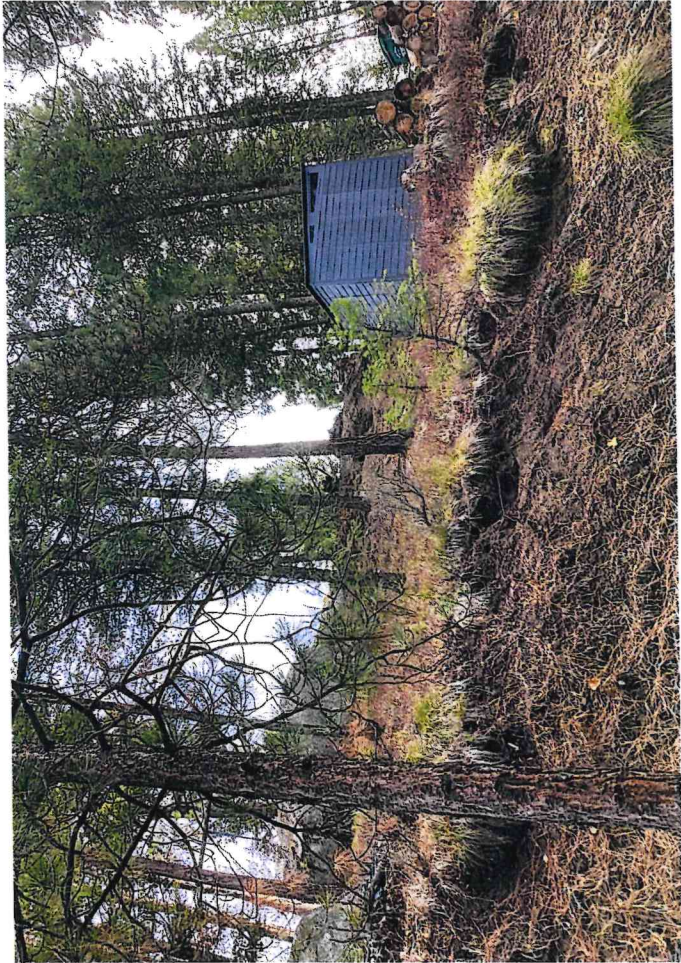
at Page 2

[Signature] Es-Officio Recorder

By: [Signature] 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 Alvin Zrile

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

☒ 14. CAH has no objection to the proposal.

Reviewed By: Brian Cooper

Date: 10/27/25



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

From: Kelly, Megan <MKelly@idahopower.com>
Sent: Friday, October 31, 2025 4:01 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: Public Hearing - VAC25-001

Cindy,

IPC does not object to the vacation as we do not have facilities within the interior lot lines.

Best,

Meg Kelly

CORPORATE REAL ESTATE
Idaho Power | Land Rights
Office 208-388-2972 | idahopower.com

~ Make A Difference Today!

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Monday, October 27, 2025 1:25 PM
To: Kelly, Megan <MKelly@idahopower.com>
Subject: [EXTERNAL] Re: Public Hearing - VAC25-001

No, he owns 67, 73, and 77...

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest....”

Service **T**ransparent **A**ccountable **R**esponsive

From: Kelly, Megan <MKelly@idahopower.com>
Sent: Monday, October 27, 2025 1:16 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Public Hearing - VAC25-001

Hello,

I received the attached PH notice for a vacation. It appears that 2 of the 3 lots are owned by someone other than the applicant (see below).

Is that correct?

Best,

Meg Kelly

CORPORATE REAL ESTATE
Idaho Power | Land Rights
Office 208-388-2972 | idahopower.com

~ Make A Difference Today!