

## Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



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

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<b>STAFF REPORT:</b>	VAC 25-002 Trumpour Vacation of Easement
<b>MEETING DATE:</b>	January 12, 2026
<b>TO:</b>	Board of County Commissioners
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	Lynda Trumpour 144 Bear Drive, Richland, WA 99352
<b>REPRESENTATIVE:</b>	Christopher Sage 114 Herrick Lane, Cascade ID 83611
<b>LOCATION:</b>	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
<b>REQUEST:</b>	Vacate the 10-ft Utility Easements Centered on Interior Lot Line
<b>EXISTING LAND USE:</b>	Single-Family Residential Lots

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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. On November 13, 2025, the Valley County Planning and Zoning Commission unanimously recommended approval of the requested vacation at a properly-notice public hearing. Facts and Conclusions and meeting minutes are attached.
2. Legal notice for the public hearing on January 12, 2026, was posted in the *Star News* on December 18, 2025, and December 25, 2025. The applicant and representative were notified by letter and email sent on December 8, 2025. Potentially affected agencies were notified on December 8, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent via certified mail on December 8, 2025. The notice was posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on December 8, 2025. The site was posted on December 16, 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; December 10, 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)

Emily Hart, McCall Airport Manager, had no comments. (December 8, 2025)

**(New)**

Megan Kelly, Idaho Power Company Easement Specialist, stated Idaho Power Company does not have utilities within the described public utility easement and, therefore, does not have an opinion regarding the relinquishment. (December 15, 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 or adjacent property will not be inhibited by the vacation.
- 3) Other existing easements will sufficiently provide access for utilities to nearby properties.
- 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.

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.

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#### **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.

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#### **Recommended Motion if Approved:**

- I move to approve Vacation Application VAC 25-002 Trumpour Vacation of Utility Easement and accept the Planning and Zoning Commission Facts and Conclusions as our own.
- I move to approve Resolution No. 2026-06 Declaration of Vacation of Easement.

#### **Recommended Motion if Denied:**

- I move to deny Vacation Application VAC 25-002 Trumpour Vacation of Easement.

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#### **ATTACHMENTS:**

- Resolution 2026-06 Declaration of Vacation
- Planning and Zoning Facts and Conclusions
- Relevant Portion of Planning and Zoning Meeting Minutes – November 13, 2025
- 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, and December 16, 2026
- Responses
- Application

#### **END OF STAFF REPORT**

**RESOLUTION NO. 2026-06  
DECLARATION OF VACATION  
OF PLATTED UTILITY EASEMENTS  
IN ROUND VALLEY SNOW HAVEN NO. 2**

## **VAC 25-002 Trumpour Vacation of Utility Easement**

**Location:** The site is addressed at 135 Skidoo Place in Round Valley Snow Haven No. 2 Lots 10 and 11, in the SWSW Section 21, T.12N, R.4E, Boise Meridian, Valley County, Idaho.

Whereas, the current action is to vacate the 10' wide utility easements centered on the lot line that separate Lots 10 and 11, in Round Valley Snow Haven No. 2;

Whereas, Round Valley Snow Haven No. 2 was platted at Book 6, Page 11 on June 14, 1976;

Whereas, the applicant wants to combine Lots 10 and 11 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 10' utility easement centered on the lot lines that separate Lots 10 and 11 in Round Valley Snow Haven No. 2, 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 12th day of January, 2026.

## Board of Valley County Commissioners

Sherry Maupin, Chairman

State of Idaho )  
 )SS  
County of Valley )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, 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: VAC 25-002 Trumpour Vacation of Easement**

**INTRODUCTION**

This matter came before the Valley County Planning and Zoning Commission on November 13, 2025. The Commission reached a quorum. Commission members in attendance were Brad Mabe, Ben Oyarzo, Carrie Potter, and Chairman Ken Roberts.

Chris Sage, representing Lynda Trumpour, the applicant, was present and requested 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 in order to build over the easement on the property line. The 1.36-acre site is addressed at 135 Skidoo Place and located in SWSW Section 21, T.12N, R.4E, 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 November 13, 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 September 15, 2025.
  - Legal notice was posted in the *Star News* on October 23, 2025, and October 30, 2025.
  - Potentially affected agencies were notified on October 14, 2025.
  - Property owners within 300 feet of the property line were notified by fact sheet sent on October 15, 2025.
  - The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on October 14, 2025.
  - The site was posted on October 15, 2025.
  - A public hearing was held on November 13, 2025.
2. No one commented during public testimony on the proposal. Written comments were received from agencies; none from the public. See the staff report and minutes of the meeting.
3. Round Valley Snow Haven No. 2 was recorded on June 14, 1976, Instrument # 88300, Book 6, Page 11. Per the plat, there are 10-foot easements centered on all lot lines.
4. The applicant owns two adjacent lots, intends to combine the lots for taxing purposes, and wishes to build over the existing utility easement centered on the lot line.

## 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 or adjacent property will not be inhibited by the vacation.
3. Other existing easements will sufficiently provide access for utilities to nearby properties.
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.

## ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, recommends that the application of Lynda Trumpour for VAC 25-002 Trumpour Vacation of Easement, as described in the application, staff report, correspondence, and minutes of the meeting be approved.

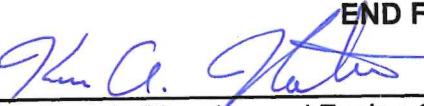
### NOTICE OF FINAL ACTION AND RIGHT TO REGULATORY TAKING ANALYSIS

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: 12/11/2025

# Valley County Planning and Zoning Commission

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350

Ken Roberts, Chairman  
Carrie Potter, Vice-Chair



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

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

**M I N U T E S**  
Valley County Planning and Zoning Commission  
November 13, 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	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Excused
PZ Planner II – Lori Hunter:	Present

**B. MINUTES:** Commissioner Potter moved to approve the minutes of October 16, 2025, and October 23, 2025. Commissioner Mabe seconded the motion. Motion passed unanimously.

**C. OLD BUSINESS:**

- 1. SUB 25-019 HWY 55 Storage – Preliminary Plat:** Pearson Storage Partners LLC is requesting a conditional use permit for a subdivision on 28.5 acres. Block 1 would include 108 condominium storage units and two offices/bathroom units. Individual septic systems and individual wells are proposed. The use for Block 2 is undefined. Access would be from a joint driveway onto State Highway 55. The site, addressed at 14014 Highway 55, includes parcel RP18N03E331807 and Vandal Flats Subdivision Lot 2 Block 1, located in the NE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Tabled from September 11, 2025.*  
Action Item.

Commissioner Mabe moved to move SUB 25-019 HWY 55 Storage from the table. Commissioner Oyarzo seconded. Motion passed unanimously. Commissioner Potter did not vote.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest. Commissioner Potter recused herself.

Director Herrick presented the staff report, displayed the site, GIS map, and plat on the projector screen, and summarized the following exhibits submitted by the applicant:

- **Exhibit 1** – Revised Preliminary Plat (7 sheets), received November 10, 2025. Vandal Flats Subdivision Lot 2 Block 1 has been removed from the preliminary plat.
- **Exhibit 2** – Revised Landscape Concept, received November 10, 2025

Commissioner Mabe understands why the Cascade Fire District did not recommend approval. The site is outside of the fire district; however, much of private land in Valley County is outside of a fire district. This should not become a requirement.

There was further discussion. Yellow Pine has a fire brigade as does Silver Springs. Chairman Roberts questions if the Commission has enough information to make a decision. Is there enough water? A condition requiring a test well would gather information. This proposal is for 12 houses in 40 acres; is the distance and topography between a community well and individual homes feasible? Director Herrick asked for clarification if the Commissioners want (1) proof that water exists or (2) a community well for all 12 homes. Commissioner Mabe stated he would support a test well to determine if water is available. Chairman Roberts stated his intent is for the applicant to prove that there is enough water for all 12 lots using one well which may need to be much deeper than other wells in the area.

Commissioner Mabe moved to approve the conditional use permit and preliminary plat for SUB 25-018 Tripod View with the stated conditions.

**COA:** Shall work with Gem County to address their proportional share of impacts as part of a development agreement. Recommend the Valley County Board of Commissioners discuss with Gem County Commissioners.

Commissioner Potter seconded the motion. Commissioner Potter and Commissioner Mabe voted in favor of the motion; Commissioner Oyarzo and Chairman Roberts voted in opposition. The motion was denied.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

8:42 p.m.

#### **D. NEW BUSINESS:**

- 1. VAC 25-002 Trumpour Vacation of Easement:** Lynda Trumpour is requesting vacation of a 10-ft easement that is centered on the lot line between Round Valley Snow Haven No. 2 Lots 10 and 11 in order to build over the easements. The 1.36-acre site is addressed at 135 Skidoo Place and located in SWSW Section 21, T.12N, R.4E, 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. Director Herrick clarified that the applicant owns both lots.

Chairman Roberts asked for the applicant's presentation.

Chris Sage, 144 Herrick Lane, representing his mother, the applicant. The best spot to build is over the lot line, on top of the hill. This location also makes sense for electrical power. location of existing power location.

Director Herrick stated that the lots must be combined to build over the lot lines.

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 concurred that the application is straightforward and there were no concerns. No concerns were raised by agencies nor the public.

Commissioner Potter moved to recommend approval of VAC 25-002 Trumpour Vacation of Easement to the Board of County Commissioners. Commissioner Mabe seconded the motion. Motion carried unanimously. This matter will be forwarded to the Board of County Commissioners for a final decision.

8:48 p.m.

**2. C.U.P. 25-027 Alzar School Staff Housing:** Alzar School INC is requesting a conditional use permit for 8 additional staff residences. An individual well and individual septic systems would be used. The homes would be accessed from Airport Way, a public road. The 80-acre parcel RP13N04E082406 is in the NW 1/4 Section 8, T.13N, R.4E, 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, GIS map, and site plan on the projector screen.

Director Herrick referred to staff comments in the staff report regarding frontage. Upon further review, the frontage is actually allowed due to frontage on Airport Way within the City of Cascade that exists within the adjacent property owned by the applicant.

Director Herrick clarified that an approval of this application is not approval of any other land use on this parcel or any other parcel owned by Alzar School.

Director Herrick and Commissioners discussed the application further. The proposed landscaping is typical residential landscaping around homes. Alzar School is not on the City of Cascade sewer system. Alzar School previously applied for annexation into Cascade and was denied.

Chairman Roberts asked for the applicant's presentation.

T.J. Wilcomb, Boise, represented the applicant. Sean Bierle of Alzar School is also available via speaker phone from South America. Eight homes are proposed over approximately 10 years. The plan is to start with a 3-bedroom home and a 2-bedroom home. The remainder would be completed by 2035. Homes would have a metal roof.

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

Chairman Roberts asked for undecided. There were none.

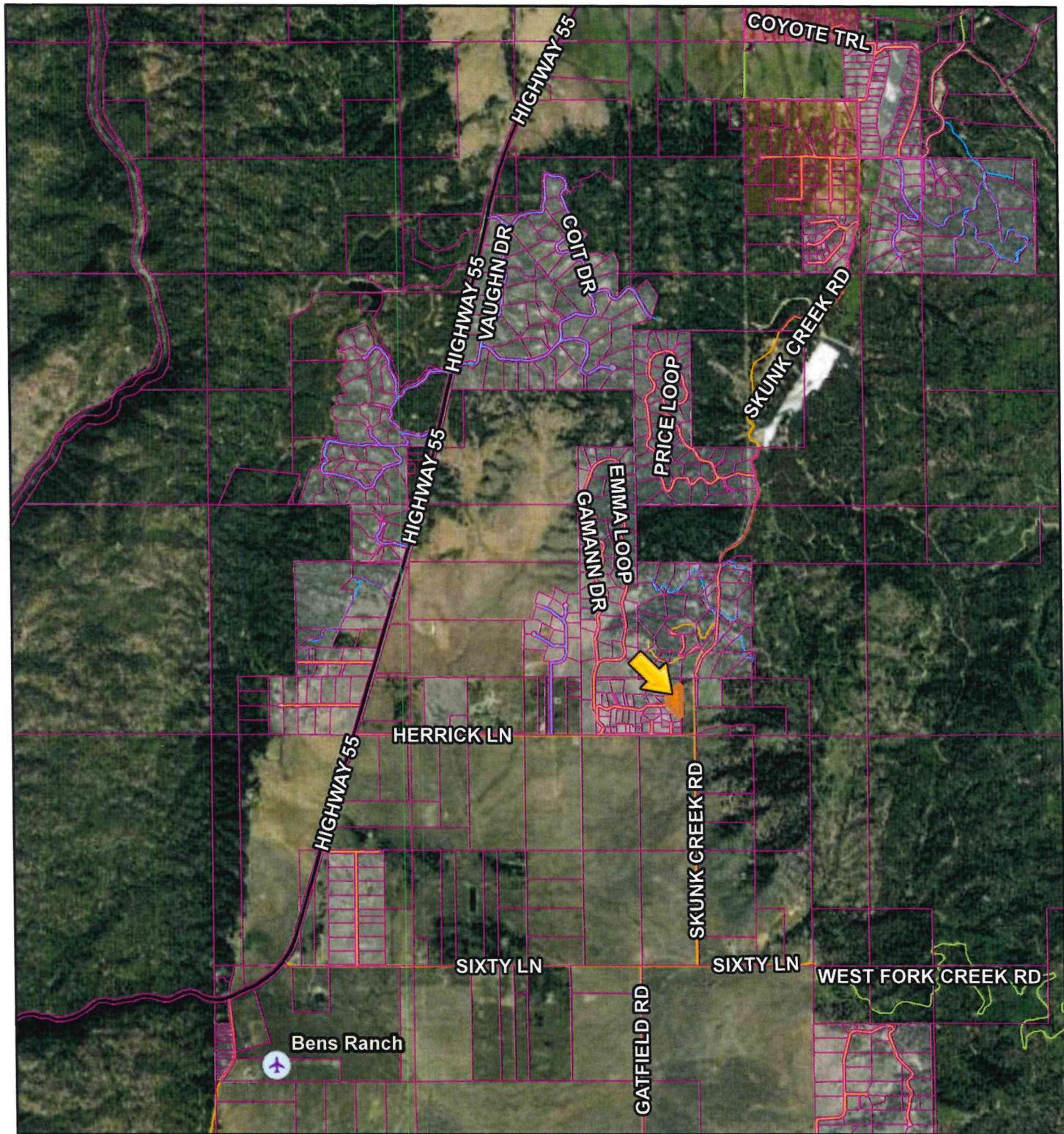
Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners agreed that the application is straightforward with little impact on other property owners. The proposal is consistent with the Valley County Comprehensive Plan.

Commissioner Mabe moved to approve C.U.P. 25-027 Alzar School Staff Housing with the stated conditions. Commissioner Potter seconded the motion. Motion carried unanimously.

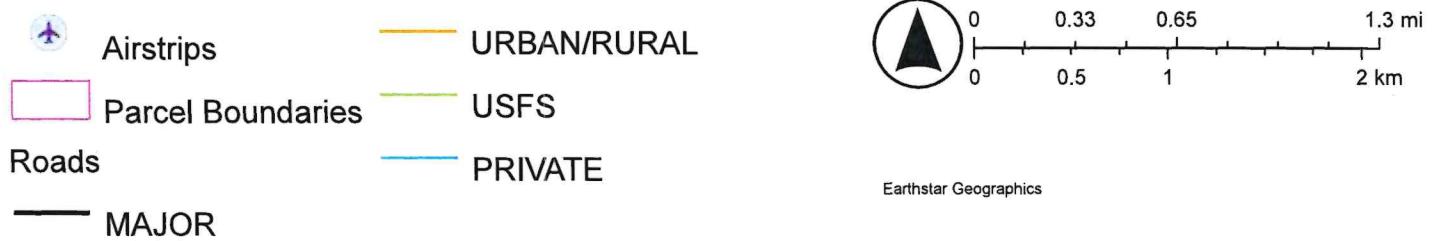
There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

# VAC 25-002 Location Map

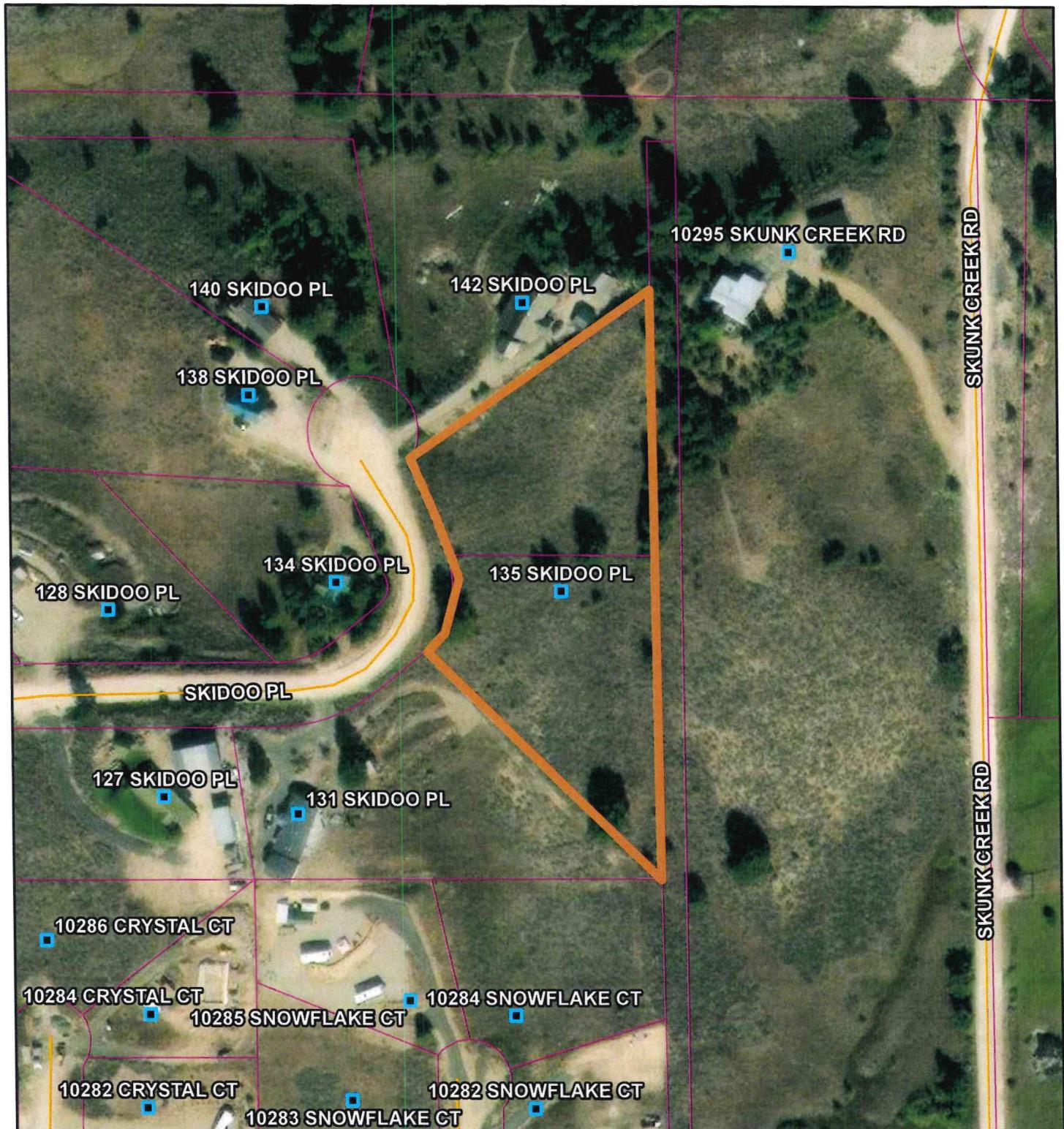


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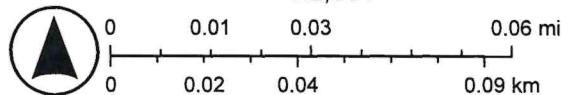
# VAC 25-002 Aerial Map



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

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



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Google Maps – Aerial View - 2025



Google Maps

**PLAT TITLE**

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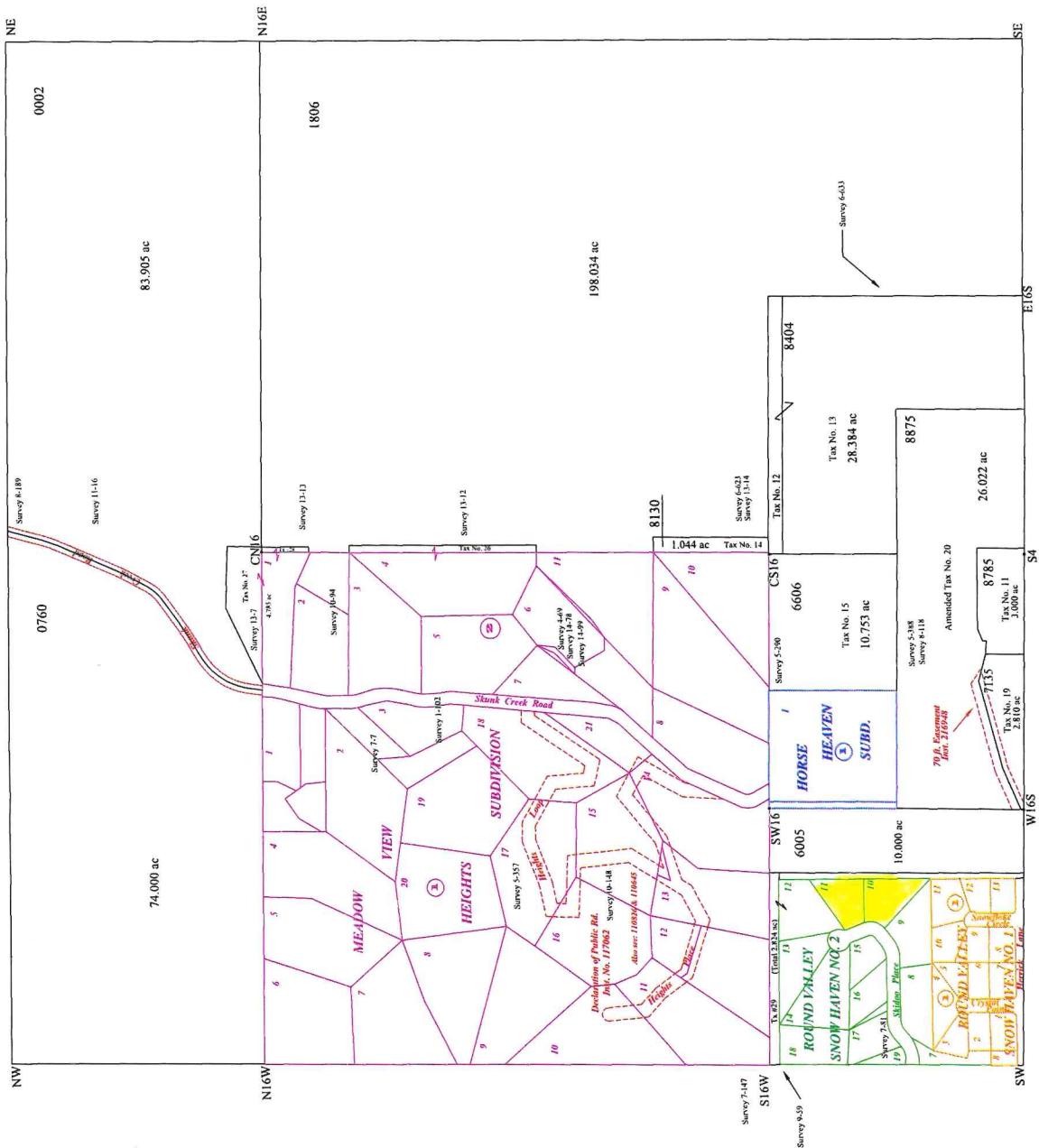
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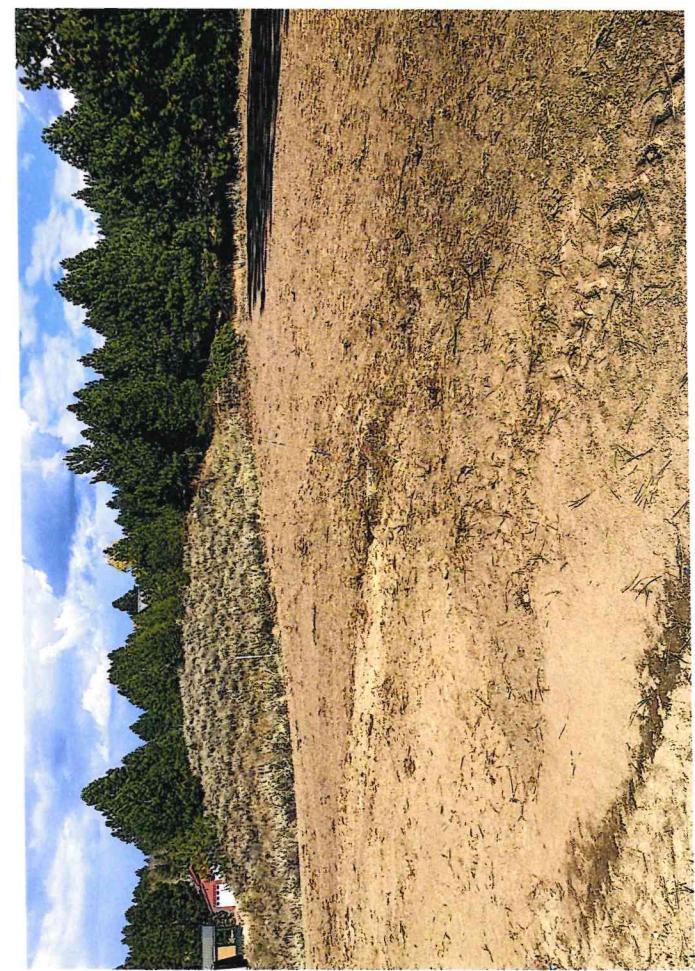
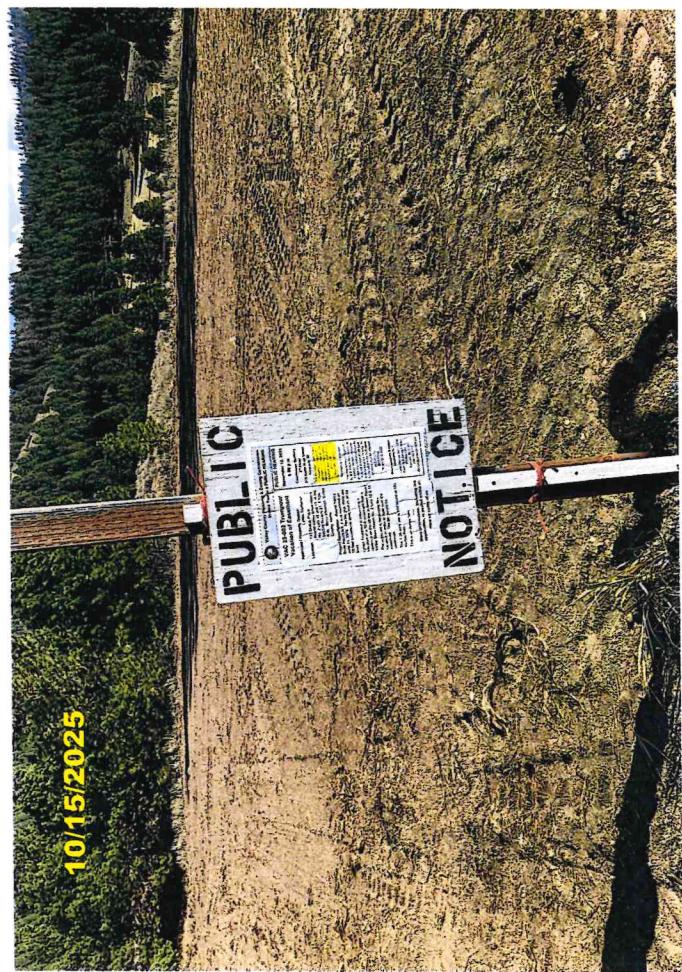
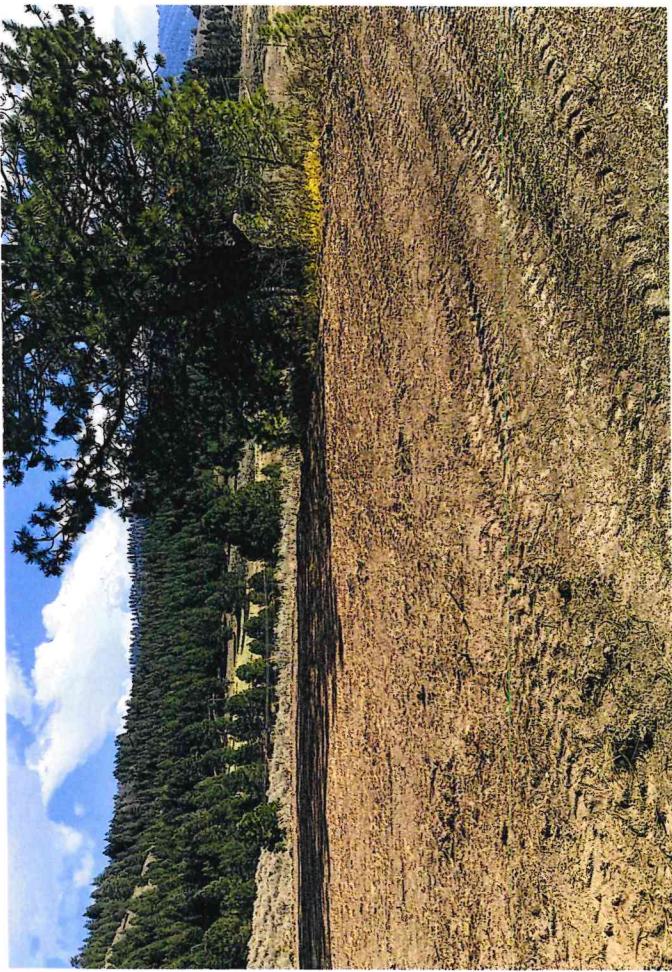
**VALLEY COUNTY**  
*Cartography Dept.*  
*Assessor's Office*  
*Cascade, ID 83611*

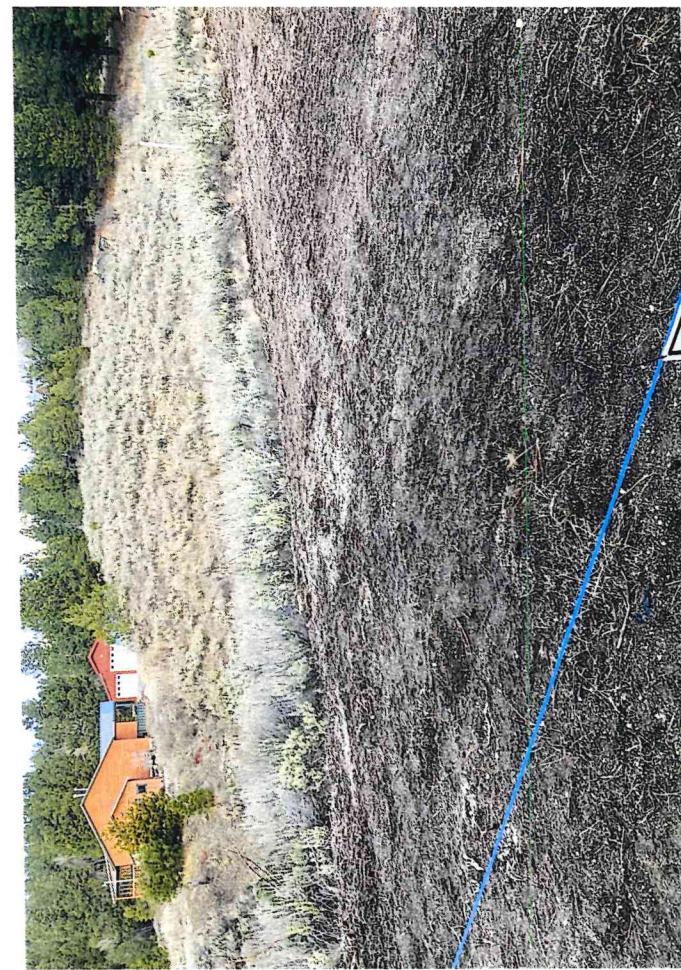
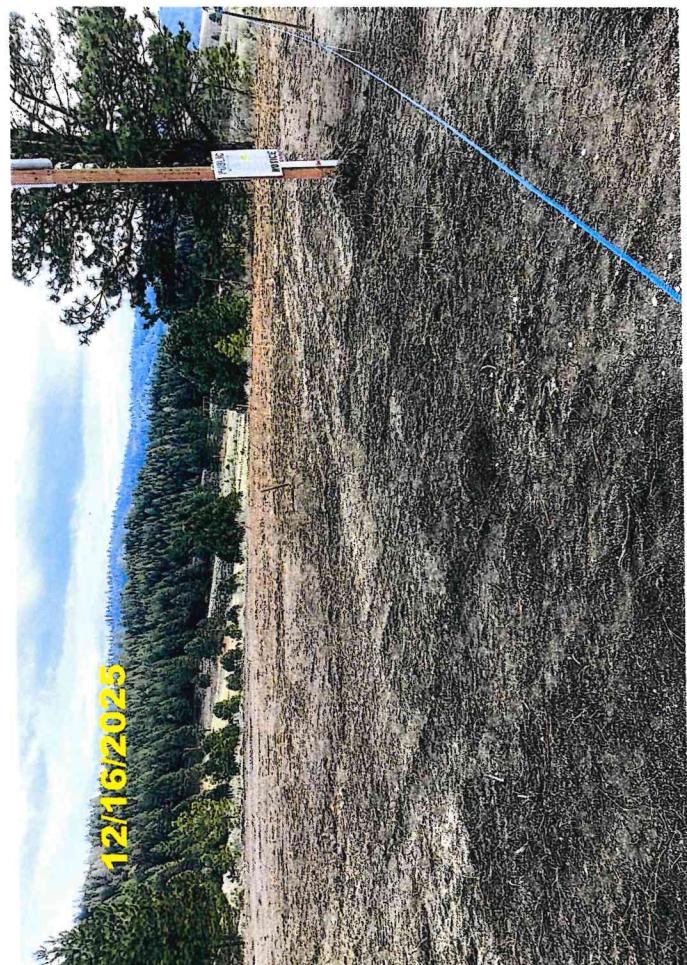
Filename: Valley County Base Map  
Scale:  $1'' = 400\text{ ft}$   
Date: 7/17/2023  
Drawn by: L.Frederick



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









Outlook

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## Public Notices - Valley County PZ - November 13, 2025

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**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](http://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 Trumper 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 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 valuation of the easement

Reviewed By: Beth L. Cope

Date: 12/10/25



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 25-002 Trumpon Vacaton 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 water  
 individual sewage
- 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: Beth J. Coyle

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](mailto: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,



Troy Smith  
Regional Administrator



Outlook

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## RE: Public Hearing VAC 25-002 Trumpour Vacation of Easement

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**From** Emily Hart <ehart@mccall.id.us>

**Date** Mon 12/8/2025 10:36 AM

**To** 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.

Lori,

No Airport Comment.

Have a great week,

Emily

Emily Hart, ACE GA/CM | McCall Airport Manager  
336 Deinhard Lane Hangar 100 | McCall, ID 83638  
Direct: 208.634.8965 | Cell: 208.630.3441  
[www.mccall.id.us/airport](http://www.mccall.id.us/airport)

**From:** Lori Hunter <lhunter@valleycountyid.gov>

**Sent:** Monday, December 8, 2025 10:29 AM

**To:** Emily Hart <ehart@mccall.id.us>; Idaho Power - Easement Specialist <easements@idahopower.com>; AROBINS@IDAHOPOWER.COM; Neil Shippy <neil@waterdistrict65.com>; Sue Leeper <sleeper@valleycountyid.gov>; Brian Oakey <boakey@valleycountyid.gov>; Kerstin Detrich <KDetrich@valleycountyid.gov>; Jeff Mcfadden <jmcfadden@valleycountyid.gov>; ehapps@cdh.idaho.gov; Brent Copes @ CDH <BCopes@cdh.idaho.gov>

**Subject:** Public Hearing VAC 25-002 Trumpour Vacation of Easement

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.

Please read, distribute, and comment on the attached public hearing notices. Relevant maps, site plans, etc., will also be attached. More information, including applications and staff reports, will be available at  
<https://www.co.valley.id.us/meetingdashboard>

Send comments to: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

Lori Hunter  
Valley County Planning & Zoning Planner II  
208-382-7115  
700 South Main Street • P.O. Box 1350  
Cascade, ID 83611



December 15, 2025

*Sent via email to:* [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

**Applicant:** Lynda Trumpour  
O.B.O. (self)

**Location Info:** Round Valley Snow Haven No. 2, Lot(s) 10 and 11  
**Parcel(s):** RP00237000010B & RP002370000110

To Whom It May Concern:

This is in response to the vacation notice we received **12/8/25 (project ID 112825)** regarding the possible relinquishment of a public utility easement (PUE) located as noted above.

- The attached Exhibit(s) more specifically identify the requested area for relinquishment.

Idaho Power Company does not have Utilities within the described Public Utility Easement (PUE) to be relinquished and therefore does not have an opinion regarding the relinquishment.

Idaho Power Company has Utilities within the described Public Utility Easement (PUE) to be relinquished and **requires** rights to support continued use, maintenance and/or relocation of such Utilities.

Specifications:

Please see the included Exhibit(s) which specify the approved area of Relinquishment for the Public Utility Easement (PUE).

Sincerely,

A handwritten signature in black ink that appears to read "Megan Kelly".

EASEMENT SPECIALIST  
Corporate Real Estate | Idaho Power Company  
208-388-5263 | [easements@idahopower.com](mailto:easements@idahopower.com)

1221 W. Idaho St (83702)  
P.O. Box 70  
Boise, ID 83707

# Valley County Planning and Zoning Department

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



Application for Vacations  
of Plats, Portions Thereof,  
Public Rights-of Ways,  
or Easements

See Section 10-6-2 Valley County Code

Subject to I.C. 55-22 Underground Facilities Damage Prevention

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <span style="border: 1px solid black; padding: 2px;"> </span> or <input type="checkbox"/> Cash
FILE #	<u>VAC 25-002</u>	
ACCEPTED BY		
CROSS REFERENCE FILE(S):		
PROPOSED USE:		
<input type="checkbox"/> Vacation of Plat <input type="checkbox"/> Vacation of Road and/or Right-of-Way <input checked="" type="checkbox"/> Vacation of Utility Easement <input type="checkbox"/> Other		

Name of Applicant(s): LYNDA A. TRUMPOUR

Applicant's Signature: Lynda A. Trumper Date: 9-5-25

Mailing Address of Applicant(s): 144 BEAR DRIVE, RICHLAND, WA 99360-

Phone #:   email:   \$500

## Required Attachments

1. Narrative describing property and the reason(s) for the request
2. Map, sketch, or plat showing the property and names and addresses of owners of adjoining property.
3. Letters from, or signatures on a petition, of each owner of adjoining property stating:
  - their approval of the proposed vacation,
  - their willingness to share in the costs,
  - they are aware that vacated property becomes part of adjoining property subject to the rights and easements of utilities.
4. Application for Release of Idaho Power Easement, if applicable.
5. An application processing fee of \$500.00.

Submit ten copies of all application materials with the fee to the Planning and Zoning Administrator a minimum of 45 days prior to the regularly scheduled Planning and Zoning meeting. Regularly scheduled meetings are held the second Thursday of each month. When an application is submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Date: September 9, 2025

To: Valley County Planning and Zoning Department  
219 N. Main, P.O. Box 1350  
Cascade, Idaho 83611

From: Lynda A. Trumpour  
144 Bear Drive,  
Richland, WA. 99352-8800

Re: Application for Vacations

Dear Lori or Valley County representative.

Enclosed please find my check for \$500.00, and the application for vacations. I signed my closing papers for the purchase of my property at 135/137 Skidoo Place, Lots 10 and 11, Cascade, Idaho today.

The property is two separate lots with the addresses as 135/137 Skidoo Place. I would like the County to vacate, the utility easement on the interior lot lines, between lots 10 and 11, Skidoo Place, Cascade, Idaho.

I will be building a home on the center of these two adjoining properties. Please see the diagrams attached of the current property addresses. I have submitted my form to the Valley County Assessors office, addressed to Laurie Frederick.

If I cannot make this hearing, due to the weather, my son, Christopher Sage, who lives at 114 Herrick Lane, Cascade, Idaho will be my representative for the commissioners hearing for the combination of the properties. His cell phone number is [REDACTED]

If you have any questions, or if I have left off any information, please contact me. Thank you.

Sincerely,

  
Lynda A. Trumpour  
[REDACTED]