

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 26-002 Raynor Vacation of Utility Easements
MEETING DATE: September 3, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Angela Raynor & Russell Raynor
3810 S McGuire ST, Meridian ID 83642
LOCATION: 1471 and 1469 Crown Point Parkway
Lazy Seven Subdivision No. 2 Lots 14 and 16, in the SWSE Section 11,
T.14N, R.3E, Boise Meridian, Valley County, Idaho
REQUEST: Vacate the 20-ft Utility Easements Centered on Interior Lot Line
EXISTING LAND USE: Single-Family Residential Lots

Angela and Russell Raynor are requesting a vacation of a 20-foot utility easement centered on the property line between Lazy Seven Subdivision No. 2. Lots 14 and 15. The intent behind vacating the easements is to combine the lots and then build over the lot line.

Lazy Seven Subdivision No. 2 was recorded on June 14, 1976. Per the plat, there are 20-foot easements centered on all lot lines. There is also a 20-ft road easement along the south boundary of Lots 14, 15, and 16 for the owners of the said lots.

The utility easements described on the plat for Lazy Seven Subdivision No. 2 are to be used for public utilities, sanitation, water lines, storm drain, and telephone service as may be required as well as access to said utilities.

FINDINGS:

1. The application was submitted on July 24, 2026.
2. Legal notice was posted in the *Star News* on August 13, 2026, and August 20, 2026. The applicant was notified by letter on August 4, 2026. Potentially affected agencies were notified on August 4, 2026. Property owners within 300 feet of the property line were notified by fact sheet mailed on August 5, 2026. The notice was posted online at www.co.valley.id.us on August 4, 2026. The site was posted on August 24, 2026.

3. Agency comment received:

Brent Copes, Central District Health, had no objections. A septic permit or accessory use application will be required before building any structure, depending on generation of waste

water. (August 13, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated along with obtaining no-objection or release documentation from utility providers and public agencies, the applicant should verify that there are no storm drain facilities with the utility easement. From our observation, the easement does not appear to provide access to any storm drain facilities. (August 21, 2026)

Emily Hart, McCall Airport Manager, had no comments. (August 4, 2026)

4. Public comment received:

Henry and Brandy Fitchett, owners of Lots 12, 13, and 18, in Lazy Seven Subdivision, have no objections unless removing the easement will impair the ability to get utilities installed in adjacent lots or affect services to the Lazy Seven Subdivision. (August 19, 2026)

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.
-

STAFF COMMENTS / QUESTIONS:

- 1. This easement request is only for the utility easement centered between lots 14 and 15, not the ingress/egress easement.
- 2. This site is within the Cascade Fire District, Water District 65, and a herd district.
- 3. A condition of approval would be that Idaho Power releases the easement.

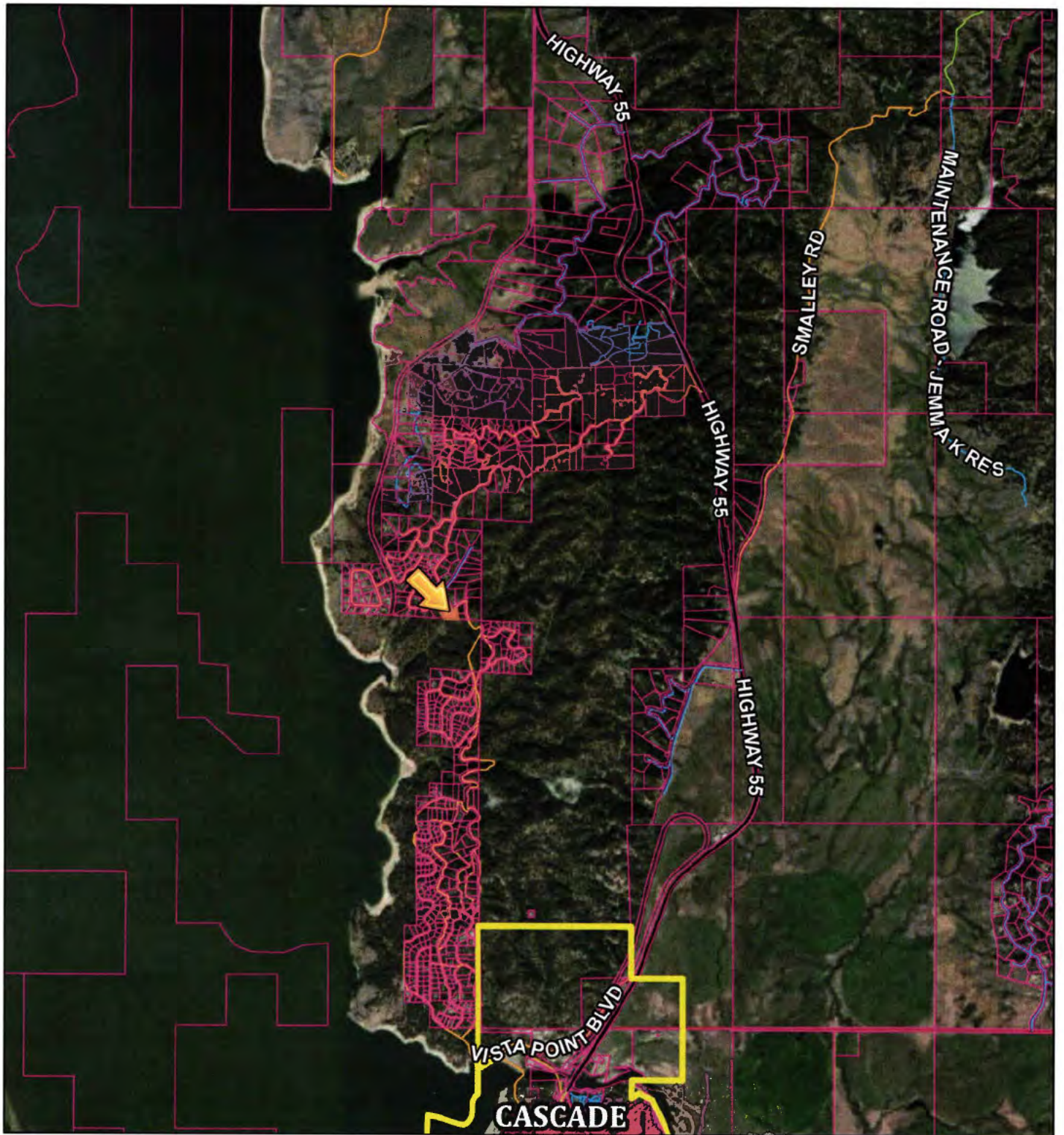
4. The Planning and Zoning Commission needs to determine if the future development of the neighborhood would be inhibited by the vacation.
5. The Planning and Zoning Commission decision would be a recommendation to the Board of County Commissioners, who will then hold another public hearing.
6. The Board of County Commissioners will sign a Declaration of Vacation if approved.

ATTACHMENTS:

- Location Map
- Aerial Map
- Google Maps – Aerial View
- Assessor Plat – T.14N R.3E Section 11
- Lazy Seven Subdivision No. 2 – Recorded as Instrument # 88302
- Photos Taken August 24, 2026
- Responses

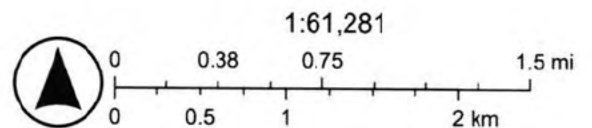
END OF STAFF REPORT

VAC 26-002 Location Map



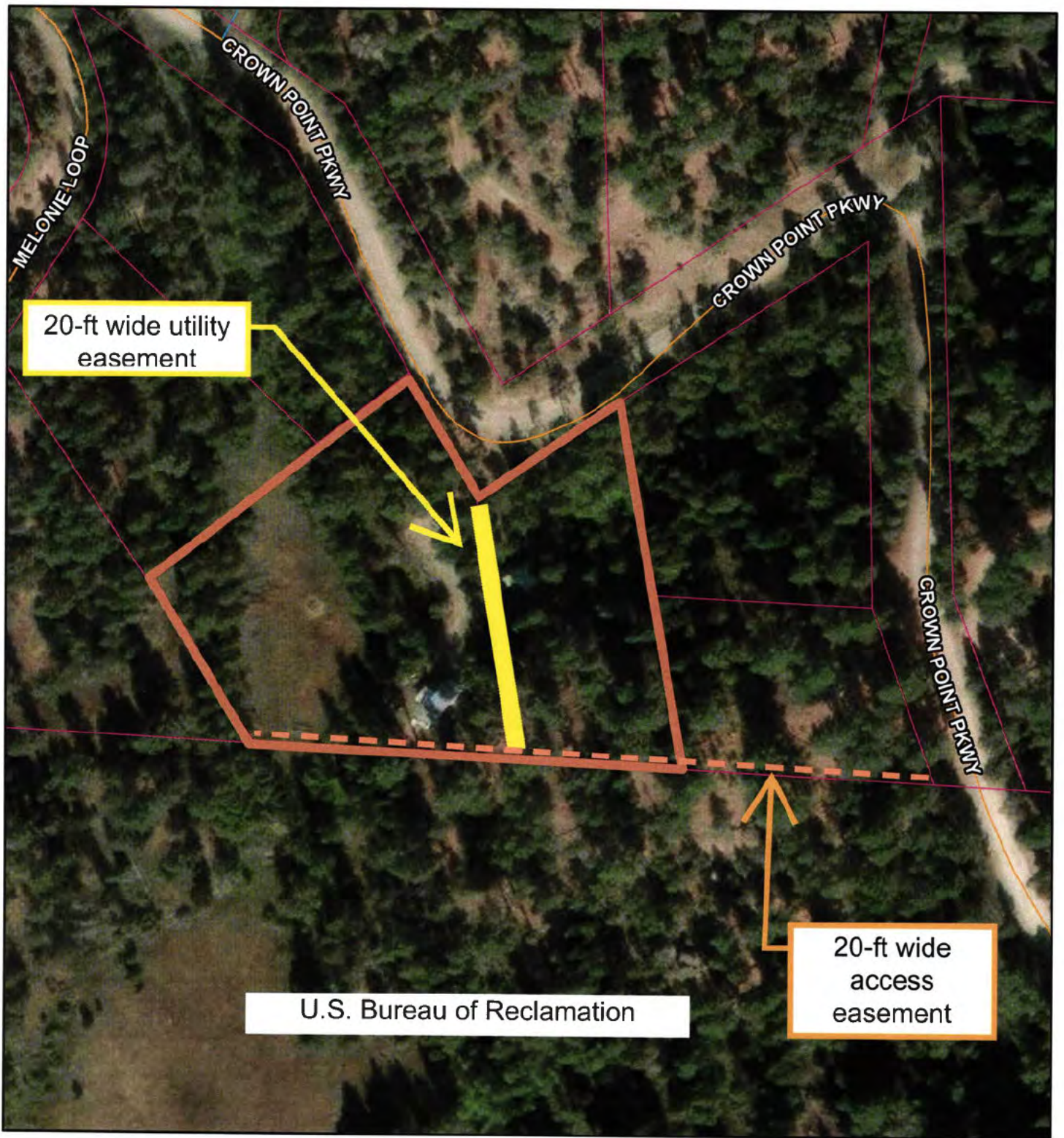
7/28/2026, 9:33:48 AM

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



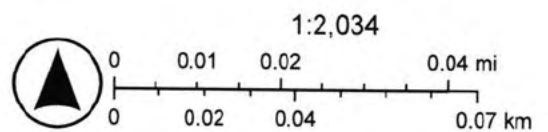
Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

VAC 26-002 Aerial Map



7/28/2026, 9:38:16 AM

- | | |
|----------------------|-------------|
| Airstrips | COLLECTOR |
| Municipal Boundaries | URBAN/RURAL |
| Parcel Boundaries | USFS |
| Roads | PRIVATE |
| MAJOR | OTHER |
| MINOR COLLECTOR | Other |



Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Microsoft, Vantor

Google Maps – Aerial View



LAZY SEVEN SUBDIVISION NO. 2

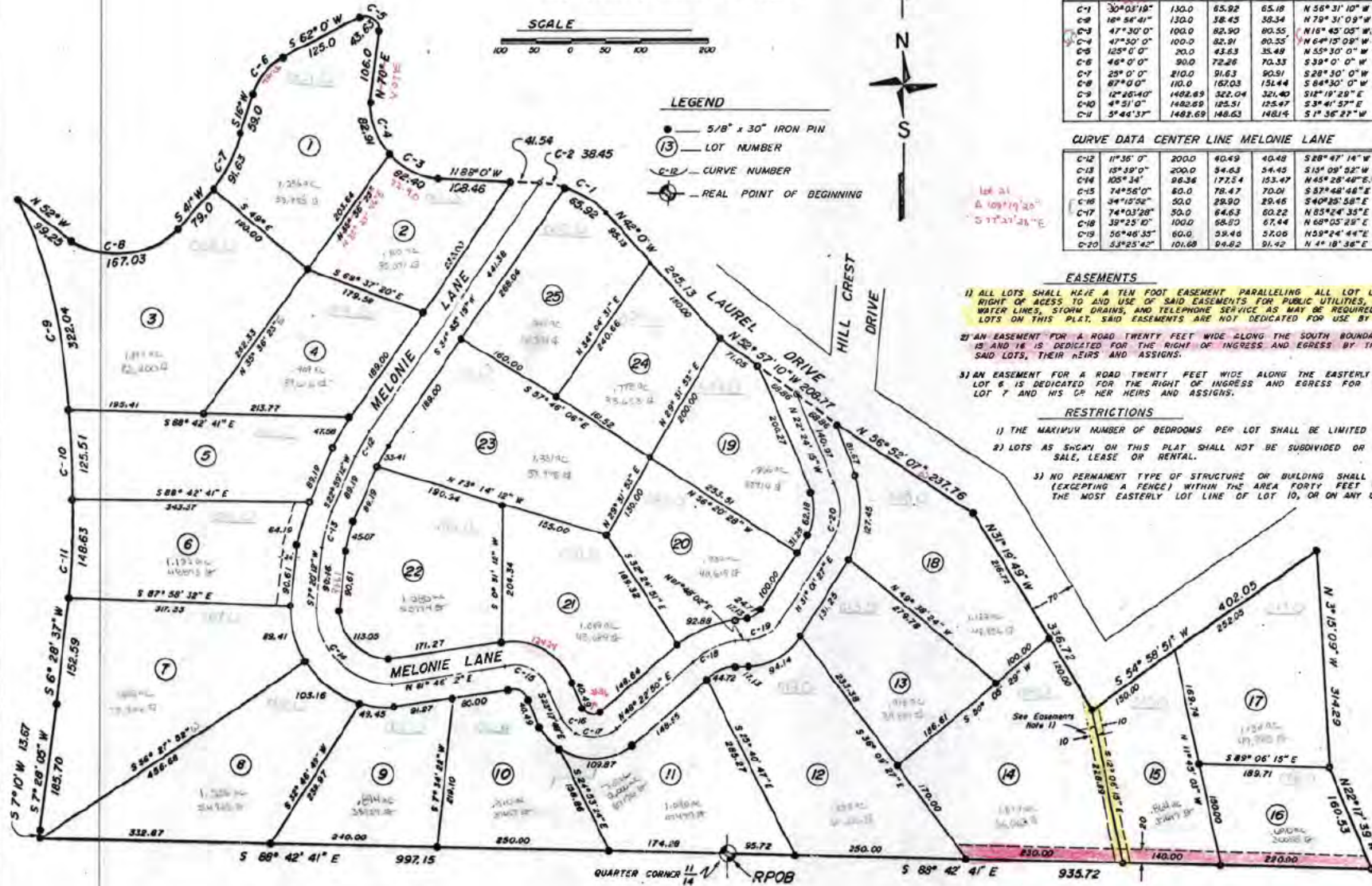
SITUATED IN THE SE 1/4, SW 1/4 AND THE SW 1/4, SE 1/4 OF SECTION 11, T14N, R3E, B.M. VALLEY CO., IDAHO

Gray Engineering Services Inc. - Engineer



LEGEND

- 5/8" x 30" IRON PIN
- (13) LOT NUMBER
- C-12 CURVE NUMBER
- ⊙ REAL POINT OF BEGINNING



CURVE DATA ALONG PROPERTY BOUNDARY

C	Δ	P	L	Ch.	Ch. Brng.
C-1	30°05'18"	130.0	85.92	65.18	N 56°31'10" W
C-2	18°56'41"	130.0	38.43	38.34	N 79°31'09" W
C-3	47°30'0"	100.0	82.90	80.55	N 16°45'05" W
C-4	47°30'0"	100.0	82.91	80.35	N 6°15'09" W
C-5	125°0'0"	20.0	43.63	35.49	N 55°30'0" W
C-6	46°0'0"	90.0	72.26	70.33	S 39°0'0" W
C-7	25°0'0"	210.0	91.63	90.91	S 28°10'0" W
C-8	87°0'0"	110.0	162.03	151.44	S 84°30'0" W
C-9	12°26'40"	1482.69	322.04	321.40	S 18°19'29" E
C-10	4°31'0"	1482.69	125.51	125.47	S 3°41'57" E
C-11	5°44'37"	1482.69	148.63	148.14	S 1°36'27" W

CURVE DATA CENTER LINE MELONIE LANE

C-12	11°35'0"	200.0	40.49	40.48	S 28°47'14" W
C-13	15°39'0"	200.0	54.63	54.45	S 15°09'32" W
C-14	105°34'	98.36	172.14	153.47	N 45°28'40" E
C-15	74°56'0"	60.0	78.47	70.01	S 37°48'48" E
C-16	34°10'0"	50.0	29.90	29.46	S 40°28'38" E
C-17	74°03'28"	50.0	64.63	60.22	N 85°24'35" E
C-18	39°25'12"	100.0	68.20	67.44	N 68°05'28" E
C-19	56°46'35"	60.0	58.46	57.00	N 59°24'44" E
C-20	53°25'42"	101.68	84.82	81.42	N 4°18'36" E

EASEMENTS

- 1) ALL LOTS SHALL HAVE A TEN FOOT EASEMENT PARALLELING ALL LOT LINES FOR THE RIGHT OF ACCESS TO AND USE OF SAID EASEMENTS FOR PUBLIC UTILITIES, SANITATION AND WATER LINES, STORM DRAINS, AND TELEPHONE SERVICE AS MAY BE REQUIRED TO SERVE ALL LOTS ON THIS PLAT. SAID EASEMENTS ARE NOT DEDICATED FOR USE BY THE PUBLIC.
- 2) AN EASEMENT FOR A ROAD TWENTY FEET WIDE ALONG THE SOUTH BOUNDARY OF LOTS 19, 15 AND 16 IS DEDICATED FOR THE RIGHT OF INGRESS AND EGRESS BY THE OWNERS OF SAID LOTS, THEIR HEIRS AND ASSIGNS.
- 3) AN EASEMENT FOR A ROAD TWENTY FEET WIDE ALONG THE EASTERLY BOUNDARY OF LOT 6 IS DEDICATED FOR THE RIGHT OF INGRESS AND EGRESS FOR THE OWNER OF LOT 7 AND HIS OR HER HEIRS AND ASSIGNS.

RESTRICTIONS

- 1) THE MAXIMUM NUMBER OF BEDROOMS PER LOT SHALL BE LIMITED TO FOUR.
- 2) LOTS AS SHOWN ON THIS PLAT SHALL NOT BE SUBDIVIDED OR PARTITIONED FOR SALE, LEASE OR RENTAL.
- 3) NO PERMANENT TYPE OF STRUCTURE OR BUILDING SHALL BE ALLOWED (EXCEPTING A FENCE) WITHIN THE AREA FORTY FEET WESTERLY FROM THE MOST EASTERLY LOT LINE OF LOT 10, OR ON ANY UTILITY EASEMENT.

RPO 0146

PL 12, 1982 No. 18302, 12-14-70

Plats dedicated for Public Use, no County acquisition fund.
Declaration of Intent to Maintain said easements.
1982 No. 202257 2-15-74

As amended by Correction 1982 No. 159071 12-87

11 12
14 13
T 14 N
R 3 E





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 26-002 Raynor Vacation of 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 easement vacation. A septic permit or accessory use application will be required before building any structure, depending on ground^{on} of waste water.
Reviewed By: Brown, C.
Date: 8/23/26

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

Re: September 3, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

We have reviewed the items you requested us to review as listed on the September 3, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. SUB 26-011 North Fork Landing – Preliminary Plat

See Parametrix comments in the July 9, 2026 Planning and Zoning agenda letter.

New Business:

1. SUB 26-012 Buckcamp Meadows - Preliminary & Final Plat

The applicant should clarify whether the access road is a private road or a driveway. A private road will need to comply with the Valley County Minimum Standards for Private Road Design and Construction. Otherwise, the driveway does not need to be developed and grading and drainage plans are not required for review. The applicant will need to comply with fire access requirements.

A Traffic Impact Study is not warranted for one additional residence; however, the Road and Bridge Department should approve the access arrangement. All driveway connections to public roads for the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction.

2. CUP 26-024 Westside Ranches LLC Laydown Yard

The Applicant did not provide Anticipated Trip Generation estimates but based on the described operation provided in the application and the ITD District 3 Traffic Impact Study minimum requirements, a traffic impact study is not required for this development (<100 peak hour trips, <1000 vehicles per day, <35000 SF retail, and no known safety concerns).

Valley County Road & Bridge Department will assess county public road access requirements as applicable.

All proposed driveway connections to public roads for the described operations within the development shall comply with the Valley County Minimum Standards for Private/Public Road Design and Construction.



3. VAC 26-002 Raynor Vacation of Utility Easements

Along with obtaining no-objection or release documentation from utility providers and public agencies, the applicant should verify that there are no storm drain facilities within the utility easement. From our observation, the easement does not appear to provide access to any storm drain facilities.

4. Proposed Ordinance - Design Guidelines and Landscaping Along Scenic Byways and Removal of Short-term Rental Codes

See attached Word document with Parametrix comments.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE



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

Sent: Tuesday, August 4, 2026 11:43 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Re: VC PZ Commission - Agency Notice for September 3, 2026

Hello Lori and Cynda,

McCall Airport Comments Below:

SUB 26-012 Buckcamp Meadows is 2.2 miles from end of Rwy 34. It is in the Conical Surface. No McCall Airport recommendations at this time.

CUP 26-0245 Westside Ranches LLC Laydown Yard. No McCall Airport Comment.

VAC 26-002 Raynor Vacation of Utility Easements. No McCall Airport Comment.

Ordinance Proposal: Scenic Byways... No McCall Airport Comment.

Best,

Emily

Emily Hart, ACE/GA, C.M.

Manager | McCall Municipal Airport

208.630.3441 (cell) | 208.634.1448 (office)

<https://www.mccall.id.us/160/McCall-Municipal-Airport>

From: Hank Fitchett <[REDACTED]>
Sent: Wednesday, August 19, 2026 10:58 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: VAC 26-002 Raynor Vacation of Utility Easements

Ms. Cynda Herrick,

My name is Henry Fitchett and I own lots 12, 13 and 18 in Lazy Seven Subdivision. I'm emailing comments regarding the request to vacate the utility easement on Lots 14 and 15 Lazy Seven Subdivision.

I have no objections to the request unless removing the easement will impair the ability to get utilities, specifically power, installed in adjacent lots or affect services to the Lazy Seven Subdivision.

If a utility easement needs to be maintained for services to other lots, what alternatives are there? Is it possible the 20' access easement on the south boundary of 14, 15, 16 can be used for both access and utility? Or the easement moved to the boundary of 15, 16, and 17.

Thanks for incorporating these comments and consideration.

Henry & Brandy Fitchett
[REDACTED]