



Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

VAC 26-002 Raynor Vacation of Utility Easements

Applicant / Property Owner: Angela & Russell Raynor

Location: 1471 and 1469 Crown Point Parkway,
Lots 14 and 15 of Lazy Seven Subdivision No.
2, in the SWSE Section 11, T.14N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description: 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 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.

The intent is to combine the lots and then place the septic
system over the lot line.

The Planning and Zoning Commission unanimously
recommended approval of the vacation request on
September 3, 2026.

This is an Action Item.

**Previous written and emailed comments will
be included in the record and sent to the
Board of County Commissioners.**

Maps and the site plan are attached.

Application and the contents of the file can be reviewed
at the Planning and Zoning office within the
Valley County Cascade Annex at
700 South Main Street in Cascade, Idaho.

**More information, including the
application and staff report
will be posted online at:**

www.co.valley.id.us

PUBLIC HEARING

(In-Person)

October 26, 2026

11:45 a.m.

**Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho**

You are invited to participate in the
public hearing and/or comment
on the proposal.

You may view the hearing by going
to our website, www.co.valley.id.us,
and click on "Watch Meetings Live".

You may comment in person, by U.S.
Postal Service mail, or by email.
Written comments greater than one
page must be received at least seven
days prior to the public hearing.
To be included in the staff report,
comments must be received by

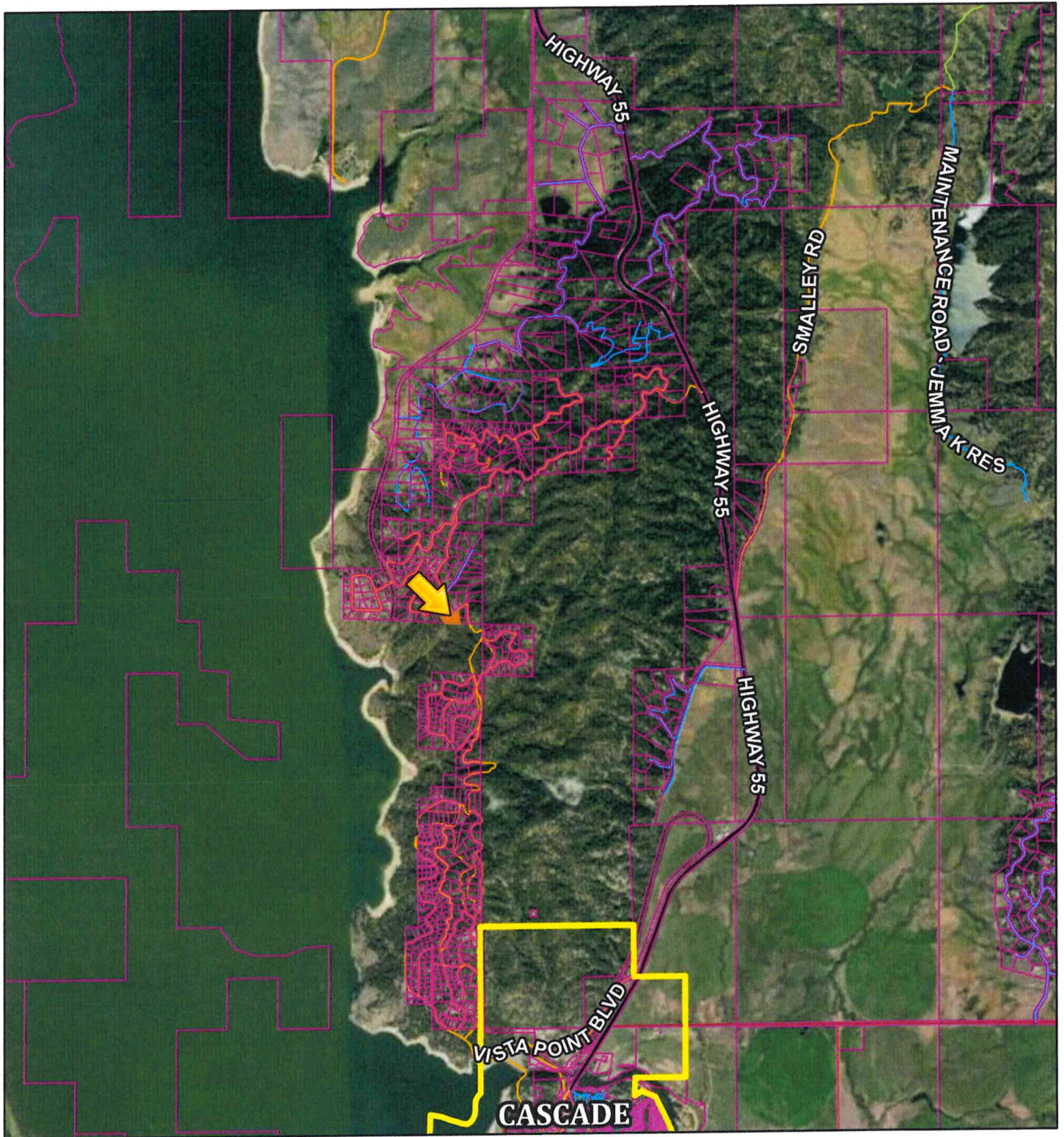
5:00 p.m., Monday, October 19, 2026.

**Direct questions and
written comments to:**

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

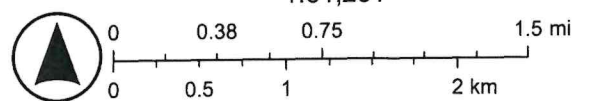
Contact Gabby Knapp,
Valley County Clerk, at 208-382-7100,
if you need special accommodations.

VAC 26-002 Location Map



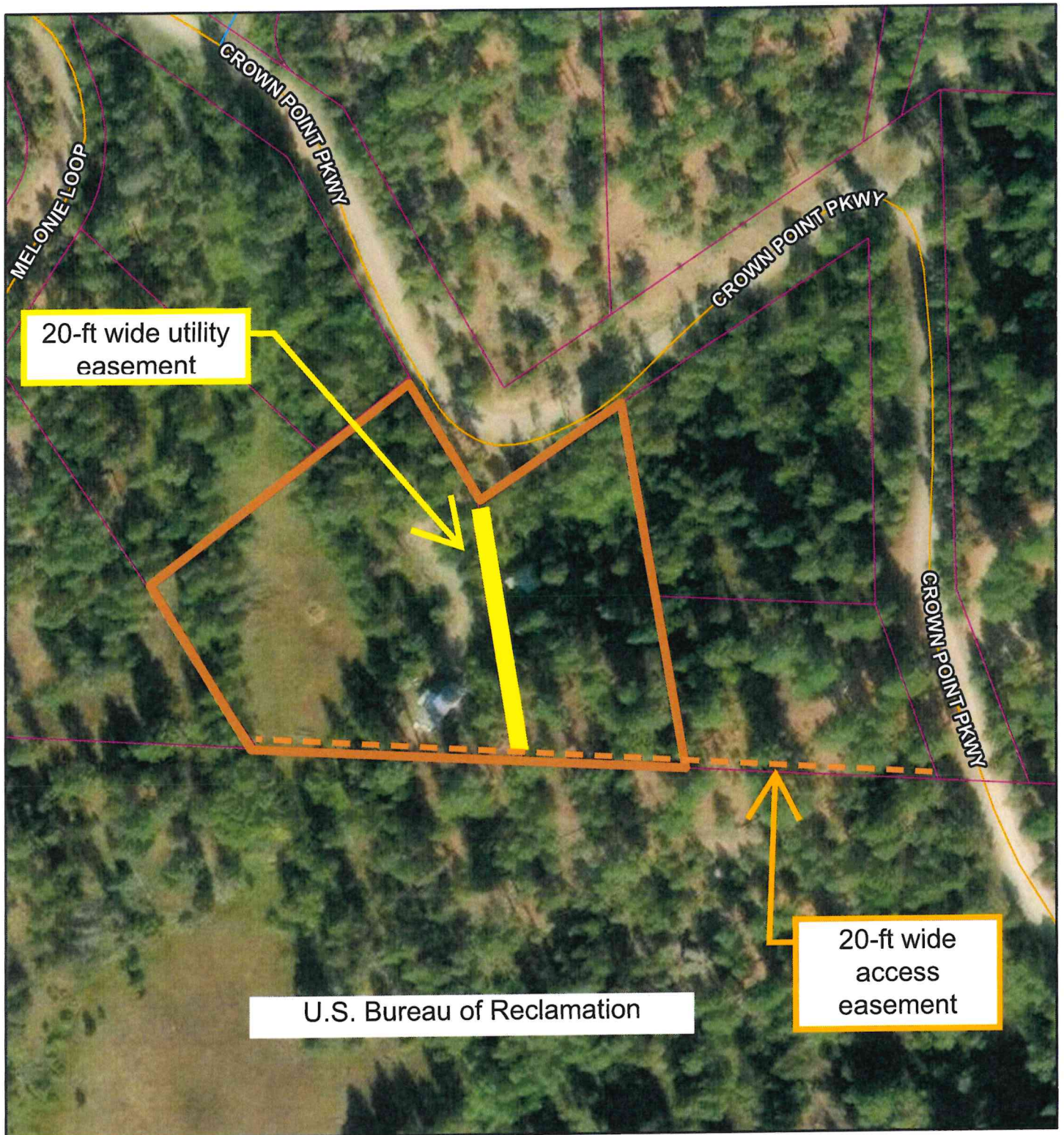
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|----------------------|-------------|
| Airstrips | COLLECTOR |
| Municipal Boundaries | URBAN/RURAL |
| Parcel Boundaries | USFS |
| Roads | PRIVATE |
| MAJOR | OTHER |
| MINOR COLLECTOR | Other |



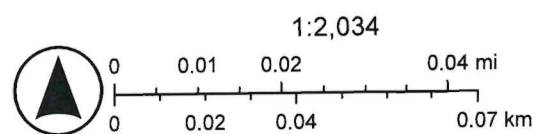
Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

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

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
 LOT NUMBER
 CURVE DATA
 REAL POINT OF BEGINNING



CURVE DATA ALONG PROPERTY BOUNDARY

C	Δ	R	L	Ch	Ch. Beg.
C-1	30°05'18"	130.0	65.92	65.18	N 56° 31' 10" W
C-2	18° 56' 41"	130.0	38.45	38.24	N 79° 31' 09" W
C-3	47° 30' 00"	100.0	82.50	82.50	N 16° 10' 00" W
C-4	125° 0' 0"	20.0	43.63	43.63	N 55° 30' 0" W
C-5	48° 0' 0"	90.0	72.26	70.33	S 38° 0' 0" W
C-6	28° 0' 0"	100.0	91.63	90.91	S 28° 30' 0" W
C-7	87° 0' 0"	100.0	167.03	151.44	S 84° 30' 0" W
C-8	4° 51' 0"	1482.69	125.51	125.51	S 3° 41' 57" E
C-9	5° 44' 37"	1482.69	148.63	148.14	S 1° 36' 27" W

CURVE DATA CENTER LINE MELONIE LANE

C	Δ	R	L	Ch	Ch. Beg.
C-10	17° 36' 0"	200.0	40.49	40.49	S 28° 37' 17" W
C-11	10° 34' 0"	96.36	17.54	17.54	N 80° 01' 57" W
C-12	74° 56' 0"	60.0	78.47	70.01	S 52° 48' 48" E
C-13	34° 15' 32"	50.0	29.80	29.46	S 40° 25' 58" E
C-14	74° 03' 28"	50.0	64.63	60.22	N 88° 54' 35" E
C-15	38° 25' 0"	100.0	68.63	61.44	N 88° 03' 29" E
C-16	59° 25' 42"	101.69	94.82	91.42	N 4° 18' 35" 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 DRAINAGE. THIS EASEMENT SHALL BE DEDICATED FOR USE BY THE PUBLIC. ALL LOTS ON THIS PLAT SAID EASEMENTS ARE NOT DEDICATED FOR USE BY THE PUBLIC.

2) ANY EASEMENT FOR A ROAD TWENTY FEET WIDE ALONG THE SOUTH BOUNDARY OF LOTS 14, 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 EASTERN BOUNDARY OF LOT 7 AND 15 IS DEDICATED FOR THE RIGHT OF INGRESS AND EGRESS FOR THE OWNER OF LOT 7 AND 15.

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 REFINEMENT 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.

