# Valley County Planning and Zoning

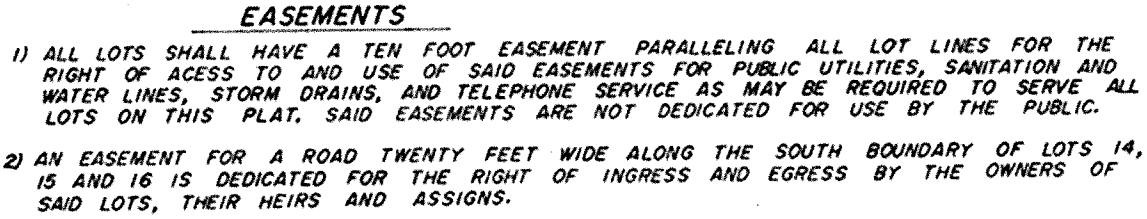
PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350

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

| | |
|---|---|
| **STAFF REPORT:** | VAC 26-002 Raynor Vacation of Utility Easements |
| **MEETING DATE:** | October 26, 2026 |
| **TO:** | Board of County Commissioners |
| **STAFF:** | Cynda Herrick, AICP, CFM<br>Planning and Zoning Director |
| **APPLICANT / PROPERTY OWNER:** | Angela Raynor & Russell Raynor<br>3810 S McGuire ST, Meridian ID 83642 |
| **LOCATION:** | 1471 and 1469 Crown Point Parkway<br>Lazy Seven Subdivision No. 2 Lots 14 and 15, 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 place the septic system over the lot line.

Lazy Seven Subdivision No. 2 was recorded on June 14, 1976, at Book 6, Page 12. 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.



EASEMENTS

1) ALL LOTS SHALL HAVE A TEN FOOT EASEMENT PARALLELING ALL LOT LINES FOR THE RIGHT OF ACESS 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 14, 15 AND 16 IS DEDICATED FOR THE RIGHT OF INGRESS AND EGRESS BY THE OWNERS OF SAID LOTS, THEIR HEIRS AND ASSIGNS.

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. On September 3, 2026, 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.

3. Legal notice for the public hearing on October 26, 2026, was posted in the *Star News* on October 8, 2026, and October 15, 2026. The applicant was notified by email on September 16, 2026. Potentially affected agencies were notified on September 21, 2026. Property owners within 300 feet of the property line were notified by fact sheet mailed on September 21, 2026. The notice was posted online at www.co.valley.id.us on September 21, 2026. The site was posted on September 22, 2026.

4. 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; September 30, 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)

   Megan Kelly, Idaho Power Company Easement Specialist, stated Idaho Power Company does not have utilities within the site and does not have an opinion regarding the relinquishment. (Exhibit 1, September 9, 2026)

   Sandi Rubio, Idaho Power Easement Specialist, stated Idaho Power Company does not have utilities within the described pubic utility easement to be relinquished and, therefore, does not have an opinion regarding the relinquishment. (October 12, 2026)

   Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, solid waste, hazardous waste, ground water contamination, and storage tanks.(September 28, 2026)

5. 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. Idaho Power Company is not opposed to the utility easement vacation.
4. The Planning and Zoning Commission determined that the future development of the neighborhood would not be inhibited by the vacation. See attached facts and conclusions and meeting minutes.
5. If approved by the Board of County Commissioners, then:
   - The Board will sign a Resolution for a Declaration of Vacation.
   - A copy of the resolution shall be sent to Idaho Power by the Planning and Zoning staff.

---

**Recommended Motion if Approved:**

- I move to approve Vacation Application VAC 26-002 Raynor Vacation of Utility Easements and accept the Planning and Zoning Commission Facts and Conclusions as our own.

- I move to approve Resolution No. 2027-01 Declaration of Vacation of Easement.

**Recommended Motion if Denied:**

- I move to deny Vacation Application VAC 26-002 Raynor Vacation of Utility Easements.

**ATTACHMENTS:**

- Resolution 2027-01 Declaration of Vacation of Easement
- PZ Commission Facts and Conclusions
- Relevant PZ Commission Meeting Minutes from September 3, 2026
- 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; and September 22, 2026
- Responses
- Application

**END OF STAFF REPORT**

**RESOLUTION NO. 2027-01**
**DECLARATION OF VACATION**
**OF PLATTED UTILITY EASEMENTS**
**IN LAZY SEVEN SUBDIVISION NO. 2**

**VAC 26-002 Raynor Vacation of Utility Easement**

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

*Whereas*, the current action is to vacate the two 10' wide utility easements paralleling the lot line that separate Lots 14 and 15, in Lazy Seven Subdivision No. 2;

*Whereas*, Lazy Seven Subdivision No. 2 was platted at Book 6, Page 12 on June 14, 1976;

*Whereas*, the applicant wants to combine Lots 14 and 15 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 two 10' wide utility easements paralleling the lot line that separate Lots 14 and 15, in Lazy Seven Subdivision 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 26th day of October, 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 26-002 Raynor Vacation of Utility Easements

## INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on September 3, 2026. The Commission reached a quorum. Commission members in attendance were Joel Carson, Brad Mabe, Ben Oyarzo, Carrie Potter, and Ken Roberts. A public hearing was held.

Angela Raynor was present and requested a vacation of a 20-ft utility easement centered on the property line between Lots 14 and 15 of Lazy Seven Subdivision No. 2. The intent is to combine the lots. The lots are addressed as 1471 and 1469 Crown Point Pkwy and located in the SWSE 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 September 3, 2026, 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 July 24, 2026.
    - 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 sent by certified mail on August 5, 2026.
    - The notice and application were posted online at www.co.valley.id.us on August 4, 2026.
    - The site was posted on August 24, 2026.
    - A public hearing was held on September 3, 2026.
2. No one commented during public testimony on the proposal. Written comments were received from agencies and from the public. See the staff report and minutes of the meeting.
3. 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.
4. The applicant owns two adjacent lots, intends to combine the lots for taxing purposes, and wishes to place a septic system over 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 to the Board of County Commissioners that the application of Angela Raynor & Russell Raynor for VAC 26-002 Raynor 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

10/8/2026
Date

# Valley County Planning and Zoning Commission

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

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

**Ken Roberts, Chairman**
**Carrie Potter, Vice-Chair**

**Brad Mabe, Commissioner**
**Ben Oyarzo, Commissioner**
**Joel Carson, Commissioner**

**MINUTES**
Valley County Planning and Zoning Commission
**September 3, 2026**
**Valley County Court House - Cascade, Idaho**
**PUBLIC HEARING - 4:00 p.m.**

**A. OPEN**: Meeting called to order at 4:00 p.m. by Chairman Roberts. A quorum exists.

| | |
|---|---|
| PZ Director – Cynda Herrick: | Present |
| PZ Commissioner – Joel Carson: | Present |
| PZ Commissioner – Brad Mabe: | Present |
| PZ Commissioner – Ben Oyarzo: | Present |
| PZ Commissioner – Carrie Potter: | Present |
| PZ Commissioner – Ken Roberts: | Present |
| PZ Planner II – Lori Hunter: | Present |

Chairman Roberts welcomed Joel Carson as a new Planning and Zoning Commissioner. Commissioner Carson has lived in the Donnelly area for nine years, is a retired civil engineer, and currently runs an association for professional engineers.

**B. OLD BUSINESS:**

1. **SUB 26-011 North Fork Landing – Preliminary Plat:** Jon Vanderhoef is requesting a conditional use permit for a 27-lot flex-use development that will provide residential living, small business activity, and functional shop spaces on 46.9 acres. Lot sizes range from 1.01 acres to 2.3 acres. An open space lot and two ponds are proposed. Individual septic and wells are proposed. The lots would be accessed by new private paved roads with one access from Loomis Lane and an emergency access to Highway 55. The site includes parcels RP16N03E238450, RP16N03E238421, and RP16N03E237985, addressed at 16 and 18 Loomis LN, is in the SE ¼ Section 23, T.16N, R.3E, Boise Meridian, Valley County Idaho. Action Item. **Tabled from July 9, 2026.**

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Commissioner Mabe moved to move SUB 26-011 North Fork Landing from the table. Commissioner Potter seconded. Motion passed unanimously.

Director Herrick presented the staff report, displayed the site, GIS map, and plat on the projector screen, and summarized the following exhibits, all of which were provided to the Commissioners:

Director Herrick stated there is a big push to get power poles changed out for fire protection concerns. Commission Mabe appreciate the ranch's willingness to use the site for a fire camp and also for the sled dog races.

Chairman Roberts opened the public hearing and asked for proponents, undecided, and opponents. No one chose to testify.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners support the project with modifications to the proposed conditions of approval.

Commissioners concurred that placement permits will not be required for the temporary shipping containers.

Commissioner Mabe moved to approve CUP 26-024 Westside Ranches LLC Laydown Yard with the stated conditions and:

**COA:** The number of shipping containers is not to exceed six (6) and must stay within the 1-acre footprint.

**COA:** Conditional Use Permit will expire if land changes ownership.

**COA:** Must come back for review in 10 years.

**COA:** Temporary use only, April through November.

**COA:** Pole treatment cannot be treated on site. Treated poles must be on a protective laydown area so as not to impact soils.

**COA:** Lessee must clean up site.

**COA:** Conditional Use Permit will expire if land changes ownership.

**COA:** Must come back for review in 10 years.

**COA:** Approval will expire after five (5) years if not used.

**Revised COA #16:** Temporary use only, April through November.

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.

*7:08 p.m.*

3. **VAC 26-002 Raynor Vacation of Utility Easements:** Angela and Russell Raynor are requesting a vacation of a 20-ft utility easement centered on the property line between Lots 14 and 15 of Lazy Seven Subdivision No. 2. The intent is to combine the lots and then build. The lots are addressed as 1471 and 1469 Crown Point Pkwy and located in the SWSE 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, displayed the GIS map and site on the projector screen, and summarized the following exhibit which was provided to the Commissioners:

- **Exhibit 1** – Idaho Power does not have utilities within the described public utility easement to be relinquished and therefore does not have an opinion regarding the relinquishment. (August 21, 2026)

The request is only for the utility easement vacation, not the existing ingress/egress easement. The staff report includes comments from the owner of Lazy Seven Subdivision Lots 12, 13, and 18; these lots would obtain utilities from Melonie Loop. In the 1970's, it was typical for subdivisions plats to have utility easements on all lot lines.

Chairman Roberts asked for the applicant's presentation.

Angela Raynor, Meridian, owns the two lots addressed at 1471 and 1469 Crown Point Parkway. They do not plan on building over the lot line, but the proposed septic system would cross the lot line. Neighbors are worried about utilities access. There is a transformer and power pole accessible from Crown Point Parkway.

Chairman Roberts opened the public hearing and asked for proponents, undecided, and opponents. No one chose to testify.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners concurred that the request was straightforward and would not impact the neighborhood.

Commissioner Potter moved to recommend approval of VAC 26-002 Raynor Vacation of Utility Easements to the Board of County Commissioners. Commissioner Mabe seconded the motion. Motion carried unanimously.

*7:22 p.m.* Commissioners choose to amend the agenda order.

**E. OTHER:**

**1. Borealis Propane Tank Storage – Quarry Run Subdivision Lot 1. Action Item**

Commissioners were sent a letter requesting use of Quarry Run Lot 1 for propane storage. Director Herrick explained the request. Borealis Fuels & Logistics would like a 30,000-gallon propane tank and maximum of two delivery trucks on the site. There have been other conditional use permits approved on the lot; the last one was for storage. Previously ground up asphalt from Hwy 55 was previously stored here temporarily. The site, floodplain , and commercial uses in the area were viewed on the GIS map. Quarry Run was approved as an industrial subdivision. Approved uses were listed in the CCRs. Restrictions were not specified in condition use permit at that time. Staff brought this to the PZ Commission to confirm that a conditional use permit is not required for the proposed use.

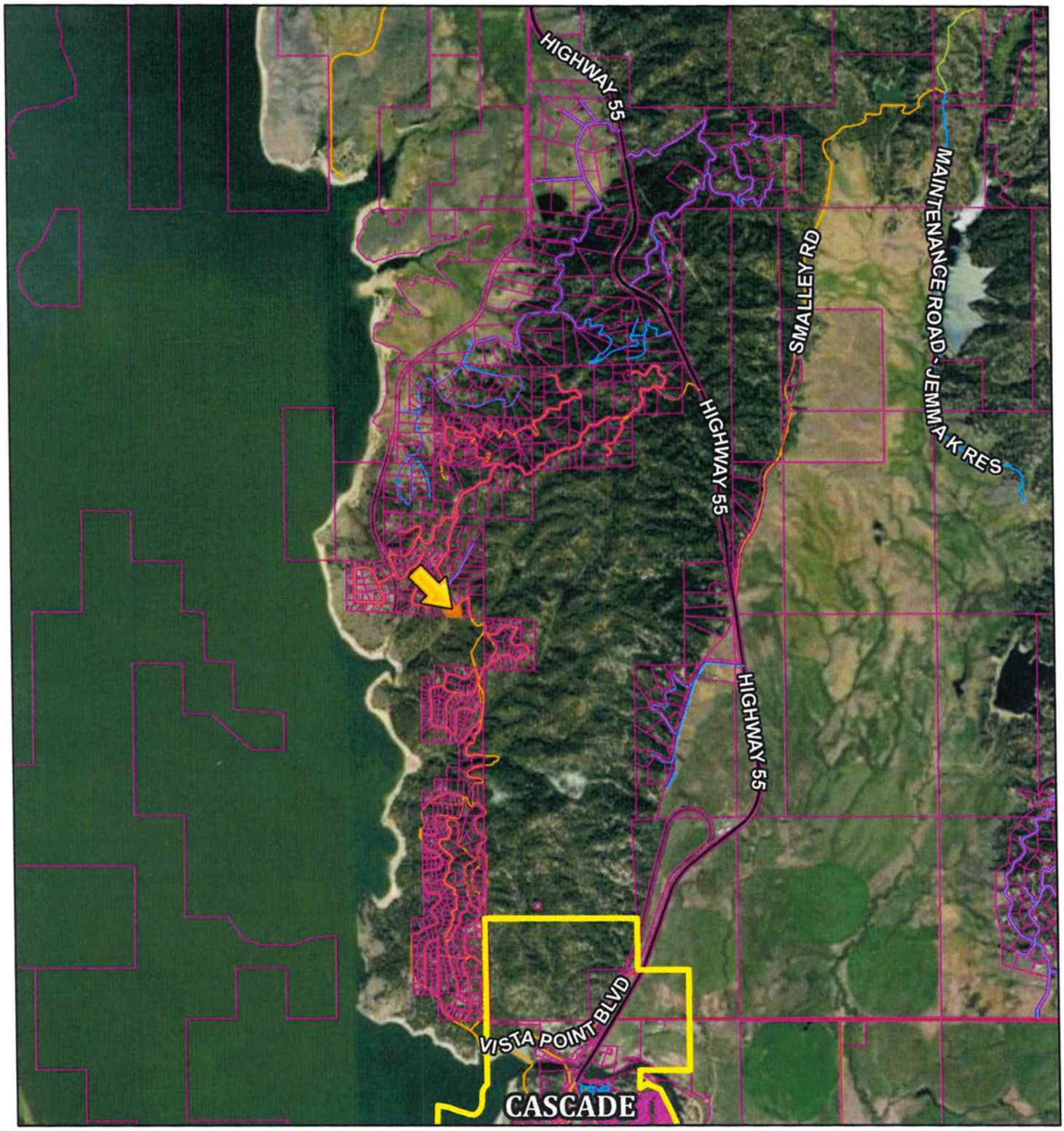
Commissioners and Staff discussed if the propane storage an appropriate use at this site based on CCRs and use of the land.

The CCRs prohibit explosive substances.

Jeff Gordon, representing Borealis Fuels & Logistics, stated that liquefied petroleum gas is not classified as an explosive. It is classified similar to diesel fuel and is a stable source meeting all State of Idaho ordinances. He referred to existing propane storage areas near residences and trees. The company looked for sites the fit the use. This area contains gravel pits, industrial buildings, and Hess Construction. It is away from houses. There would be a reduced fire danger based on the existing lack of vegetation. He spoke with Donnelly Fire regarding on-site water availability for fire suppression. There would be one tank and two trucks that would be used to deliver to residential and commercial sites.

The original staff report for Quarry Run stated three lots for residential, industrial, or commercial use.

# VAC 26-002 Location Map




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

1:61,281

0 0.38 0.75 1.5 mi

0 0.5 1 2 km

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

Created by Valley County

# VAC 26-002 Aerial Map




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

1:2,034

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Airstrips
Municipal Boundaries
Parcel Boundaries

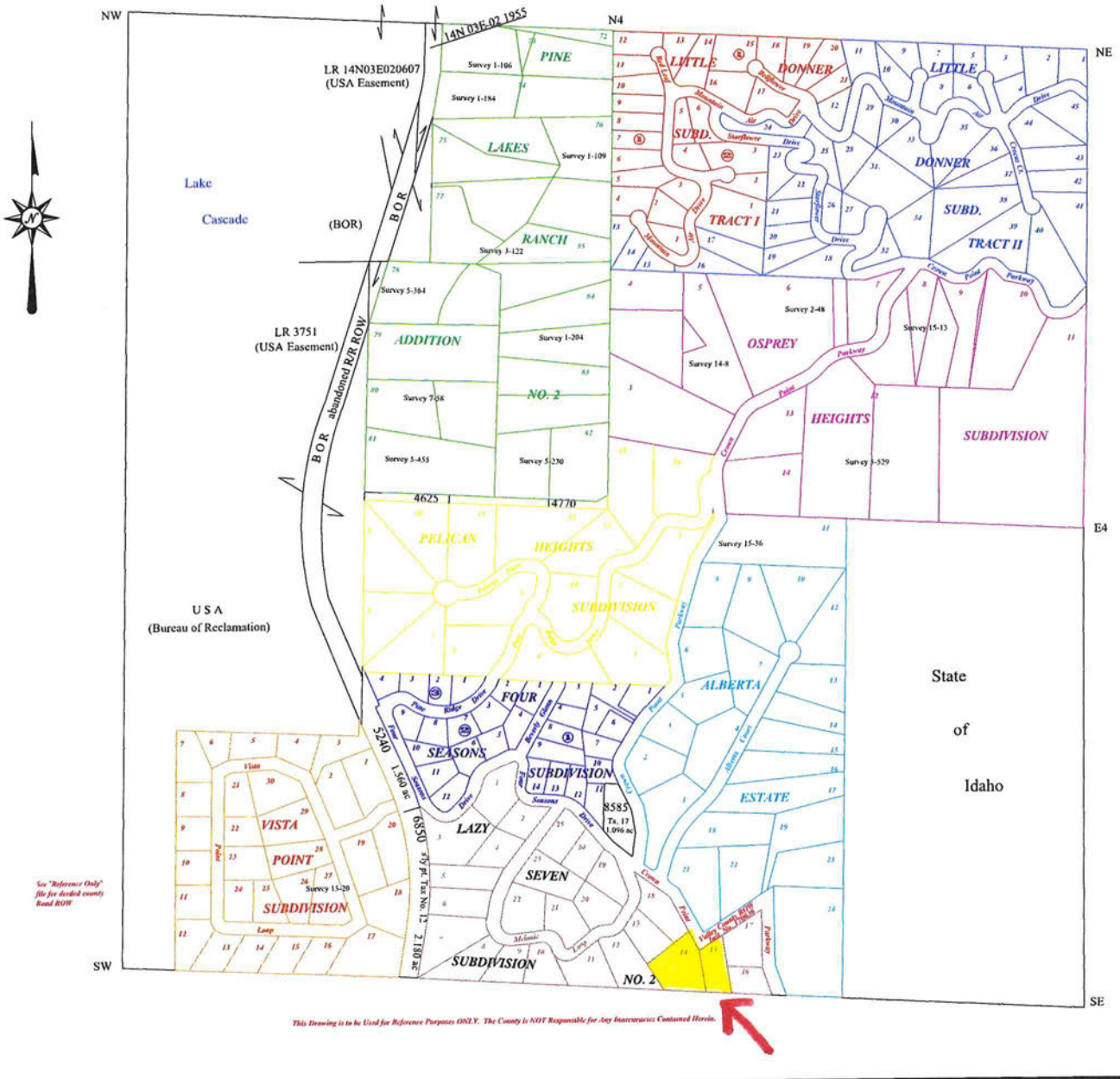
Roads
MAJOR
MINOR COLLECTOR
COLLECTOR
URBAN/RURAL
USFS
PRIVATE
OTHER
Other

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

Created by Valley County

Google Maps – Aerial View






# PLAT TITLE

T W P . 1 4 N R 0 3 E S E C . 1 1

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

Filename: Valley County Base Map
Scale: 1" = 1000 ft.
Date: 12/12/2024
Drawn by: L Frederick

RPO 0146

BK 6 Pg. 12 inst No. 88302 6-14-76

Roads dedicated for Public Use. NO County acceptance found.
Declaration of Intent to Maintain Four Seasons Dr.
inst. No. 202757 2-15-94

# 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

* affidavit of Correction inst. No. 159071 12-87

SCALE

100 50 0 50 100 200

LEGEND

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

N

S

CURVE DATA ALONG PROPERTY BOUNDARY

| C | Δ | R | L | Ch. | Ch. Brng. |
|---|---|---|---|---|---|
| C-1 | 30°03'10" | 130.0 | 65.92 | 65.18 | N 56° 31' 10" W |
| C-2 | 16° 56'41" | 130.0 | 38.45 | 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 | 80.55' | N 64° 15' 09" W |
| C-5 | 125° 0' 0" | 20.0 | 43.63 | 35.48 | 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° 30' 0" W |
| C-8 | 87° 0' 0" | 110.0 | 167.03 | 151.44 | S 84° 30' 0" W |
| C-9 | 12° 26'40" | 1482.69 | 322.04 | 321.40 | S 12° 19' 29" E |
| C-10 | 4° 51' 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°36' 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' 52" W |
| C-14 | 105° 34' | 96.36 | 177.54 | 153.47 | N 45° 26' 48" E |
| C-15 | 74° 56'0" | 60.0 | 78.47 | 70.01 | S 57° 48' 48" E |
| C-16 | 34° 15'52" | 50.0 | 29.90 | 29.45 | S 40° 25' 58" E |
| C-17 | 74° 03'28" | 50.0 | 64.63 | 60.22 | N 85° 24' 35" E |
| C-18 | 39° 25' 10" | 100.0 | 68.80 | 67.44 | N 69° 05' 29" E |
| C-19 | 56° 46' 35" | 60.0 | 59.46 | 57.06 | N 59° 24' 44" E |
| C-20 | 53° 25' 42" | 101.68 | 94.82 | 91.42 | N 4° 18' 36" E |

Lot 21 Δ 109° 19' 20" S 77° 27' 28" E

S 60° 45' 48" W

S 48° 33' 32" E

## EASEMENTS

1) ALL LOTS SHALL HAVE A TEN FOOT EASEMENT PARALLELING ALL LOT LINES FOR THE RIGHT OF ACESS 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 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 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.

LAUREL DRIVE

HILL CREST DRIVE

MELONIE LANE

See Easements Note 1)

S 88° 42' 41" E 997.15

QUARTER CORNER 11/14 RPO8

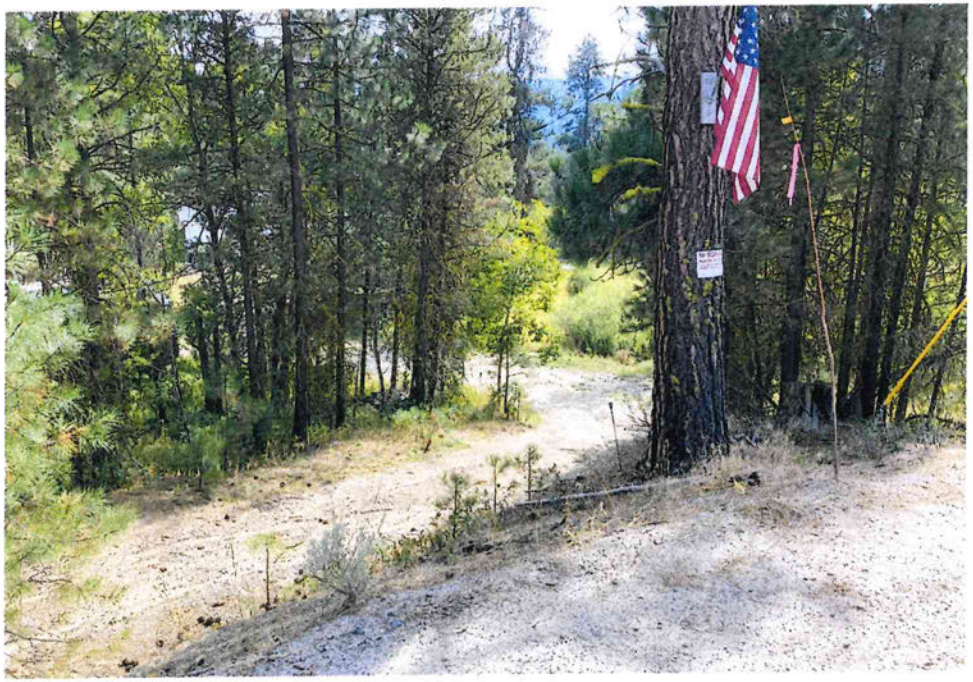
S 89° 42' 41" E 935.72

S 88° 42' 41" E 1696.49

14 13 12 11

T14N R3E








PUBLIC
NOTICE
08/20/2026


PUBLIC
NOTICE
09/22/2026







CENTRAL DISTRICT HEALTH

# 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. Aseptic permit or accessory use application will be required before building any structure, depending on generation of waste water.

Reviewed By: Brad Case

Date: 8/23/16

CENTRAL DISTRICT HEALTH

# 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 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 vacate the utility easements. A sept.ic permit is required prior to installation of a new drainfield.

Reviewed By: Brad Cooper

Date: 9/30/26

Parametrix

*let's create tomorrow, together*

August 21, 2026

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

IDAHO POWER

August 21, 2026

*Sent via email to:* angiecraynor@gmail.com

**Applicant**: Angela C. Raynor
*O.B.O.*

**Location Info**: Lazy Seven Sub 2, Lot 14
Parcel(s): RP001460000150, RP001460000140

To Whom It May Concern:

This comment letter constitutes Idaho Power's official response regarding the proposed relinquishment of a Public Utility Easement (PUE) located as noted above.

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

__X__ 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:

IPC Project Reference ID: 114977

EXHIBIT 1
VAC 26-002
PZ 9.3.2026

Sincerely,

Megan Kelly

EASEMENT SPECIALIST
Corporate Real Estate | Idaho Power Company
208-388-5263 | easements@idahopower.com

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

# AFFIDAVIT

Valley County has recently completed a project required by the State of Idaho to renumber every parcel of land in the County. The County was further required to determine the area of each parcel. In the course of completing this project, the cartographer encountered several problems with lot closures. These problems were brought to the County Surveyor for interpretation and resolution. The following information is the interpretation used to obtain mathmatical lot closures and thus to compute lot areas. The interpretation is based on information provided on the plat and is not a result of a field survey. The information is given here for the benefit of property owners, tax payers, surveyors, and the public as they may be affected by the apparent errors or discrepancies discovered.

I, Leslie L. Ankenman, certify that I am a Registered Land Surveyor in the State of Idaho, and that, acting in my role as Valley County Surveyor, I have determined that there are certain apparent errors on the following subdivision plat in the records of Valley County, and have caused this Affidavit to be recorded with the following interpretations:

LAZY SEVEN SUBDIVISION NO. 2
BOOK 6, PAGE 12
GRAY ENGINEERING SERVICES, INC. - ENGINEER

1. The easterly boundary of Lot 1 is shown as N 70° E.; it should be shown as N. 07° E..
2. The length of C-3 is shown as 82.40; it should be shown as 82.90.
3. The line common to Lots 1 and 2 is shown as N. 35°36'23", 203.64 feet; it should be shown as N. 35°27'46" E., 203.32 feet.
4. The line common to Lots 3 & 4 is shown as N. 35°36'23"; it should be shown as N. 35°36'23" E..
5. The centerline of Melonie Lane between C-13 and C-14 is shown as S. 7° 20'12" W., 90.16 feet; it should be shown as 90.61 feet.
6. The line between Lots 7 and 8 is shown as S. 56° 27'52"; it should be shown as S. 56° 27' 52" W..
7. The north line of Lot 18 is shown as N. 56° 52' 07"; it should be shown as N. 56° 52' 07" W..
8. The following changes should be made in the Curve Data table: C-1, delta shown as 30°03'19"; should be 29°03'19". C-3, Ch.Brng. shown as N. 16°45'05"W., should be N. 64° 15'W.. C-4, Ch.Brng. shown as N.64° 15'09"W., should be N. 16° 45'W. C-14, Ch. Brng. shown as N. 45° 26'48"E., should be N. 45° 26'48" W.
9. It was noted that the right-of-way of the railroad along the west side of the plat does not match the right-of-way shown on the plat for Vista Point. No attempt was made to resolve this difference.
10. It was also noted that this is probably not an exhaustive list of all the problems on this plat. Caution should be exercised in using the platted information.

Book_____ Page_____
Instrument #_____

PROFESSIONAL ENGINEER * LAND SURVEYOR REGISTERED STATE OF IDAHO 1811 LESLIE L ANKENMAN

Leslie L. Ankenman, P.E. & L.S. 1811

On this 7TH day of DECEMBER, 1987, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared the above named person whose name is subscribed hereto and acknowledged to me that he executed the same.

Janet M Probst
Notary Public
My Commission Expires: 11-1-93

Note added to P&Z copy of Plat & plat rescanned onto P&Z computer

STATE OF IDAHO, County of Valley, } ss.
I hereby certify that this instrument was filed for record at the request of V.C. Engineer
at 26 minutes past 2 o'clock P.M. this 9th day of Dec 1987
in my office and duly recorded in Dr. # 2 of misc
Fee $ 4.00
By J. Hawkins Deputy
Ex-Officio Recorder

153071

# LAZY SEVEN SUBDIVISION NO. 2

Sanitary Restriction Under Title So
Removed By Instrument No. 87303

Sanitary restriction in accordance with Title 50 Chapter 13, Idaho Code

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

SCALE 100 50 0 50 100 200

N

S

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 | R | L | Ch. | Ch. Brng. |
|---|---|---|---|---|---|
| C-1 | 30° 03' 19" | 130.0 | 65.92 | 65.18 | N 56° 31' 10" W |
| C-2 | 16° 56' 41" | 130.0 | 38.45 | 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 | 80.55 | N 64° 15' 09" W |
| C-5 | 125° 0' 0" | 20.0 | 43.63 | 35.48 | 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° 30' 0" W |
| C-8 | 87° 0' 0" | 110.0 | 167.03 | 151.44 | S 84° 30' 0" W |
| C-9 | 12° 26' 40" | 1482.69 | 322.04 | 321.40 | S 12° 19' 29" E |
| C-10 | 4° 51' 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° 36' 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' 52" W |
| C-14 | 105° 34' | 96.36 | 177.54 | 153.47 | N 45° 26' 48" E |
| C-15 | 74° 56' 0" | 60.0 | 78.47 | 70.01 | S 57° 48' 48" E |
| C-16 | 34° 15' 52" | 50.0 | 29.90 | 29.46 | S 40° 25' 58" E |
| C-17 | 74° 03' 28" | 50.0 | 64.63 | 60.22 | N 85° 24' 35" E |
| C-18 | 39° 25' 10" | 100.0 | 68.80 | 67.44 | N 68° 05' 29" E |
| C-19 | 56° 46' 35" | 60.0 | 59.46 | 57.06 | N 59° 24' 44" E |
| C-20 | 53° 25' 42" | 101.68 | 94.82 | 91.42 | N 4° 18' 36" E |

## EASEMENTS

1) ALL LOTS SHALL HAVE A TEN FOOT EASEMENT PARALLELING ALL LOT LINES FOR THE RIGHT OF ACESS 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 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 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.

MELONIE LANE

LAUREL DRIVE

HILL CREST DRIVE

See Easements Note 1)

QUARTER CORNER 11/14

RPOB

T 14 N
R 3 E

Idaho Power does not oppose the relinquishment of the highlighted PUE between lots 14 & 15

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED ARE THE OWNERS OF RECORD OF THE FOLLOWING DESCRIBED PARCELS OF LAND, SAID PARCELS COMPRISE THE LAZY SEVEN SUBDIVISION NO. 2, BEING LOCATED IN THE SW 1/4, SE 1/4 AND THE SE 1/4, SW 1/4 OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 3 EAST, BOISE MERIDIAN, IN VALLEY COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 11, T14N, R3E, B.M.; THENCE S 88° 42' 41" E A DISTANCE OF 935.72 feet TO AN IRON PIN; THENCE N 22° 17' 39" W A DISTANCE OF 160.53 feet TO AN IRON PIN; THENCE N 03° 15' 09" W A DISTANCE OF 314.29 feet TO AN IRON PIN; THENCE S 54° 58' 51" W A DISTANCE OF 402.05 feet TO AN IRON PIN; THENCE N 31° 19' 49" W A DISTANCE OF 336.72 feet TO AN IRON PIN; THENCE N 56° 52' 07" W A DISTANCE OF 237.76 feet TO AN IRON PIN; THENCE N 52° 57' 10" W A DISTANCE OF 137.72 feet TO AN IRON PIN; THENCE N 52° 57' 10" W A DISTANCE OF 71.05 feet TO AN IRON PIN; THENCE N 42° 0' 0" W A DISTANCE OF 150.00 feet TO AN IRON PIN; THENCE N 42° 0' 0" W A DISTANCE OF 95.13 feet TO AN IRON PIN; THENCE FOLLOWING A CURVE TO THE LEFT, WHICH CURVE HAS A DELTA ANGLE OF 30° 03' 19", A RADIUS OF 130.0 feet, A CURVE LENGTH OF 65.92 feet AND A LONG CHORD WHICH BEARS N 56° 31' 10" W A DISTANCE OF 65.18 feet TO AN IRON PIN; THENCE CONTINUING ON A CURVE TO THE LEFT WITH A DELTA ANGLE OF 16° 56' 41", A RADIUS OF 130.0 feet, A CURVE LENGTH OF 38.45 feet AND A LONG CHORD WHICH BEARS N 79° 31' 09" W A DISTANCE OF 38.34 feet TO A POINT; THENCE N 88° 0' 0" W A DISTANCE OF 41.54 feet TO AN IRON PIN; THENCE N 88° 0' 0" W A DISTANCE OF 108.46 feet TO AN IRON PIN; THENCE FOLLOWING A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 47° 30', A RADIUS OF 100.0 feet, A CURVE LENGTH OF 82.90 feet, A LONG CHORD WHICH BEARS N 16° 45' 05" W A DISTANCE OF 85.55 feet TO AN IRON PIN; THENCE CONTINUING ON A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 47° 30', A RADIUS OF 100.0 feet, A CURVE LENGTH OF 82.91 feet, A LONG CHORD WHICH BEARS N 64° 15' 09" W A DISTANCE OF 80.55 feet TO AN IRON PIN; THENCE N 7° 0' 0" E A DISTANCE OF 106.0 feet TO AN IRON PIN; THENCE FOLLOWING A CURVE TO THE LEFT WITH A DELTA ANGLE OF 125° 0', A RADIUS OF 20.0 feet, A CURVE LENGTH OF 43.63 feet, AND A LONG CHORD WHICH BEARS N 55° 30' W A DISTANCE OF 35.48 feet TO AN IRON PIN; THENCE FOLLOWING A CURVE TO THE LEFT WITH A DELTA ANGLE OF 46° 0', A RADIUS OF 90.0 feet, A CURVE LENGTH OF 72.26 feet AND A LONG CHORD WHICH BEARS S 39° 0' W A DISTANCE OF 70.33 feet TO AN IRON PIN; THENCE S 16° 0' W A DISTANCE OF 59.0 feet TO AN IRON PIN; THENCE FOLLOWING A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 25° 0', A RADIUS OF 210.0 feet, A CURVE LENGTH OF 91.63 feet, AND A LONG CHORD WHICH BEARS S 28° 30' W A DISTANCE OF 90.91 feet TO AN IRON PIN; THENCE S 41° 0' W A DISTANCE OF 79.0 feet TO AN IRON PIN; THENCE FOLLOWING A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 87° 0', A RADIUS OF 110.0 feet, A CURVE LENGTH OF 167.03 feet AND A LONG CHORD WHICH BEARS S 84° 30' W A DISTANCE OF 151.44 feet TO AN IRON PIN; THENCE N 52° 0' W A DISTANCE OF 99.25 feet TO AN IRON PIN ON THE EAST EDGE OF THE OREGON SHORT LINE RAILROAD RIGHT-OF-WAY; THENCE FOLLOWING A CURVE TO THE RIGHT ALONG SAID RAILROAD RIGHT-OF-WAY, WHICH CURVE HAS A DELTA ANGLE OF 12° 26' 40", A RADIUS OF 1482.69 feet, A CURVE LENGTH OF 322.04 feet AND A LONG CHORD WHICH BEARS S 12° 19' 29" E A DISTANCE OF 321.40 feet TO AN IRON PIN; THENCE CONTINUING ON A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 4° 51' 0", A RADIUS OF 1482.69 feet, A CURVE LENGTH OF 125.51 feet AND A LONG CHORD WHICH BEARS S 3° 41' 57" E A DISTANCE OF 125.47 feet TO AN IRON PIN; THENCE CONTINUING ON A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 5° 44' 37", A RADIUS OF 1482.69 feet, A CURVE LENGTH OF 148.63 feet, AND A LONG CHORD WHICH BEARS S 1° 36' 27" W A DISTANCE OF 148.14 feet TO AN IRON PIN; THENCE FOLLOWING A SPIRAL TO THE RIGHT THE CHORD OF WHICH BEARS S 6° 28' 37" W A DISTANCE OF 152.59 feet TO AN IRON PIN; THENCE FOLLOWING A SPIRAL TO THE RIGHT, THE CHORD OF WHICH BEARS S 7° 28' 05" W A DISTANCE OF 185.70 feet TO AN IRON PIN; THENCE ALONG SAID RAILROAD RIGHT-OF-WAY S 7° 10' W A DISTANCE OF 13.67 feet TO AN IRON PIN; THENCE S 88° 42' 41" E A DISTANCE OF 997.15 feet TO THE REAL POINT OF BEGINNING. SAID PARCEL CONTAINS 30.82 ACRES MORE OR LESS.

FURTHER: THAT WE THE UNDERSIGNED HEREBY DEDICATE FOREVER TO THE PUBLIC FOR PUBLIC ROAD PURPOSES THE ROAD AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 9 DAY OF June, 1976.

CALLENDER'S INCORPORATED
CASCADE, IDAHO

Frank D. Callender
FRANK D. CALLENDER, Pres.

Duane B Smith
DUANE B. SMITH

Sollie R. Callender
SOLLIE R. CALLENDER, Sec.

## ACKNOWLEDGEMENT

STATE OF IDAHO )
COUNTY OF Valley ) SS

ON THIS 9th DAY OF June, 1976 BEFORE ME THE UNDERSIGED NOTARY PUBLIC, PERSONALLY APPEARED FRANK D. CALLENDER AND SOLLIE R. CALLENDER KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO Robert E. Nelson
RESIDING AT Cascade, Idaho
MY COMMISSION EXPIRES 11-28-1977

## CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT I, E. HOWELL GRAY A REGISTERED PROFFESSIONAL ENGINEER, CONDUCTED THE SURVEY OF THE LAND DESCRIBED ON THIS PLAT, BEING LOCATED IN SW 4, SE 4 AND THE SE 4, SW 4 OF SECTION 11, T 14 N, R 3 E. B.M. VALLEY COUNTY, IDAHO AND DESIGNATED HERE AS THE LUCKY SEVEN SUBDIVISION NO. 2, AND THAT THIS PLAT IS A TRUE REPRESENTATION OF SAID SURVEY AS CONDUCTED BY ME ON SAID LAND.

E. HOWELL GRAY 813 IDAHO P.E. 813

REGISTERED PROFESSIONAL ENGINEER STATE OF IDAHO E. HOWELL GRAY

## CERTIFICATE OF COUNTY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LAZY [illegible] VISION NO. 2 AND DETERMINED THAT IT CONFORMS WITH THE LAWS OF THE STATE OF [illegible] THERETO.

[illegible] 667 6/14/76
COUNTY ENGINEER

REGISTERED PROFESSIONAL ENGINEER STATE OF IDAHO ROBERT E. SMITH

## COUNTY COMMISSIONERS ACCEPTANCE

ACCEPTED AND APPROVED THIS 14 DAY OF June, 1976 BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO.

BY: Frank W Hall
CHAIRMAN

88302

## COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO )
COUNTY OF VALLEY ) SS

THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO THIS 14 DAY OF June, 1976 AT 3:40 O'CLOCK P. M AT THE REQUEST OF Robert E. Smith AND WAS DULY RECORDED IN PLAT BOOK NO. 6 AT PAGE 13.

P. Knudsen
DEPUTY

J W Crutcher
EX - OFFICIO RECORDER

Fees: $45.00

COMPARED
INDEXED DIRECT
INDEXED INDIRECT
DOC. STAMPS AFFIXED $

## ACKNOWLEDGEMENT

STATE OF IDAHO )
COUNTY OF VALLEY ) SS

ON THIS 9th DAY OF June, 1976 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DUANE B. SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO Robert E. Nelson
RESIDING AT Cascade, Idaho
MY COMMISSION EXPIRES 11-28-1977

RPO 0146

# 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

SCALE

100 20 0 20 100 200

N

S

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 | R | L | Ch. | Ch. Brng. |
|---|---|---|---|---|---|
| C-1 | 30°05'18" | 130.0 | 65.82 | 65.18 | N 56° 31' 10" W |
| C-2 | 16° 56' 41" | 130.0 | 38.45 | 38.34 | N 73° 31' 08" W |
| C-3 | 47° 30' 0" | 100.0 | 82.90 | 80.55 | N16° 45' 00" W |
| C-4 | 47° 30' 0" | 100.0 | 82.81 | 80.55 | N 64° 15' 00" W |
| C-5 | 123° 0' 0" | 20.0 | 42.63 | 35.48 | N 85° 30' 0" W |
| C-6 | 46° 0' 0" | 90.0 | 72.26 | 70.33 | S 38° 0' 0" W |
| C-7 | 25° 0' 0" | 210.0 | 91.63 | 90.91 | S 28° 30' 0" W |
| C-8 | 87° 0' 0" | 110.0 | 167.08 | 151.44 | S 84° 30' 0" W |
| C-9 | 12° 26' 40" | 1482.69 | 322.04 | 321.40 | S12° 15' 29" E |
| C-10 | 4° 51' 0" | 1482.69 | 125.51 | 125.47 | S 3° 41' 37" E |
| C-11 | 5° 44' 31" | 1482.69 | 148.63 | 148.14 | S 1° 36' 27" W |

CURVE DATA CENTER LINE MELONIE LANE

| | | | | | |
|---|---|---|---|---|---|
| C-12 | 11° 36' 0" | 200.0 | 40.49 | 40.42 | S 28° 47' 14" W |
| C-13 | 15° 39' 0" | 200.0 | 54.63 | 54.45 | S15° 00' 52" W |
| C-14 | 105° 34' | 96.36 | 177.54 | 153.47 | N45° 26' 48" E |
| C-15 | 74° 56' 0" | 60.0 | 78.47 | 70.01 | S 57° 46' 48" E |
| C-16 | 54° 15' 52" | 30.0 | 29.30 | 28.46 | S 40° 38' 58" E |
| C-17 | 74° 08' 28" | 60.0 | 64.63 | 60.23 | N 65° 24' 33" E |
| C-18 | 39° 25' 10" | 100.0 | 68.80 | 67.44 | N 68° 03' 29" E |
| C-19 | 56° 46' 53" | 60.0 | 59.46 | 57.06 | N 59° 24' 44" E |
| C-20 | 53° 26' 42" | 101.68 | 94.82 | 91.47 | N 4° 19' 38" 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 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 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.

MELONIE LANE

LAUREL DRIVE

HILL CREST DRIVE

QUARTER CORNER 11/14

RPOB

T14N R3E

Utility Easement

I need released

IDAHO POWER

October 12, 2026

*Sent via email to:* cherrick@valleycounty.gov

**Applicant:** Angela & Russel Raynor
*O.B.O.* 1471 and 1469 Crown Point Parkway Cascade Idaho

**Location Info:** Lots 14 & 15 of Lazy Seven Sub. No2 in the SWSE Section 11, T , 14N, R 3E, Boise Meridian, Valley County Idaho
Parcel(s): RP001460000140, RP001460000150

To Whom It May Concern:

This comment letter constitutes Idaho Power's official response regarding the proposed relinquishment of a Public Utility Easement (PUE) located as noted above.

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

___X_ 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:

| |
|---|
| IPC Project Reference ID: 115856 |

Sincerely,

Sandi Rucker

EASEMENT SPECIALIST
Corporate Real Estate | Idaho Power Company
208-388-5263 | easements@idahopower.com

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

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

September 28, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street
Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: VAC 26-002 Raynor Vacation - Public Hearing Notice

Dear Cynda:

Thank you for the opportunity to respond to your request for comments. 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. IDAPA 58.01.25 addresses discharge permits. 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, subsurface disposal projects, and discharge projects require separate permits as well.
- DEQ recommends that projects be served by existing 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 208-373-0459.

3. **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 Conservations 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 208-373-0510.

4. **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

**From:** Hank Fitchett <hfitchett@gmail.com>
**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
208-972-1501

# 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*

☒ Check # 103 or ☐ Cash

FILE # VAC-24-902

FEE $ 500-

ACCEPTED BY Mark Smith

DEPOSIT 0-

CROSS REFERENCE FILE(S): _____

DATE 7/29/24

PROPOSED USE: Between two properties

☐ Vacation of Plat ☐ Vacation of Road and/or Right-of-Way ☒ Vacation of Utility Easement ☐ Other

**Name of Applicant(s):** Angela Raynor

**Applicant's Signature:** Angela Raynor **Date:** 7/15/24

**Mailing Address of Applicant(s):** 3810 S. Maguire St. Meridian, Id 83642

**Phone #:** [redacted] **email:** [redacted]

**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.

Wednesday, July 15, 2026

To Whom It May Concern:

I, Angela Charlton Raynor, am asking to vacate the utility easement on the property line of parcel RP001460000150 and RP001460000140. The physical address for both parcels are: 1469 and 1471 W. Crownpoint Parkway, Cascade Idaho 83611.

I am requesting this vacation because I am the owner of both parcels and want to utilize the property. I am in the process of combining both parcels and hopefully building in the near future.

Thank you for your time and consideration into this matter. If you have any questions or concerns about this matter, please feel free to reach out to me.

Sincerely,

Angela Charlton Raynor

[redacted]

RPO 01146

# LAZY SEVEN SUBDIVISION NO. 2

BK 16 Pg-12 inst No. 183052 6-14-76

Roads dedicated for Public Use. No County acceptance found. Declaration of Intent to Maintain Four Seasons Dr. inst. no. 202357 2-15-94

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

SCALE

100 50 0 50 100 200

N

S

LEGEND

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

Affidavit of Correction inst. no. 159071 12-87

CURVE DATA ALONG PROPERTY BOUNDARY

| C | Δ | R | L | Ch. | Ch. Brng. |
|---|---|---|---|---|---|
| C-1 | 30°03'10" | 130.0 | 68.22 | 67.48 | N 56° 31' 10" W |
| C-2 | 10° 26'41" | 130.0 | 38.45 | 38.34 | N 73° 31' 09" W |
| C-3 | 47°30' 0" | 100.0 | 82.90 | 80.55 | N 16° 45' 00" W |
| C-4 | 47°30' 0" | 100.0 | 82.91 | 80.55 | N 64° 15' 09" W |
| C-5 | 125° 0' 0" | 20.0 | 43.63 | 35.48 | N 55° 30' 0" W |
| C-6 | 46° 0' 0" | 90.0 | 72.26 | 70.33 | S 39° 0' 0" W |
| C-7 | 29° 0' 0" | 210.0 | 84.63 | 90.81 | S 24° 30' 0" W |
| C-8 | 87° 0' 0" | 110.0 | 167.03 | 151.44 | S 84° 30' 0" W |
| C-9 | 12° 26'40" | 1482.69 | 322.04 | 321.40 | S 16° 18' 29" E |
| C-10 | 4° 51' 0" | 1482.59 | 125.51 | 125.47 | S 3° 47' 57" E |
| C-11 | 5° 44'37" | 1482.69 | 148.63 | 148.14 | S 1° 36' 23" W |

CURVE DATA CENTER LINE MELONIE LANE

| | | | | | |
|---|---|---|---|---|---|
| C-12 | 11° 36' 0" | 200.0 | 40.49 | 40.43 | S 28° 47' 14" W |
| C-13 | 15° 39' 0" | 200.0 | 54.63 | 54.45 | S 15° 09' 52" W |
| C-14 | 108° 34' | 96.38 | 177.64 | 153.47 | N 48° 25' 48" E |
| C-15 | 74° 56' 0" | 60.0 | 78.47 | 70.01 | S 57° 48' 48" E |
| C-16 | 34° 6' 32" | 50.0 | 29.80 | 29.48 | S 40° 25' 58" E |
| C-17 | 74° 03' 28" | 50.0 | 64.63 | 60.23 | N 85° 26' 35" E |
| C-18 | 39° 25' 0" | 100.0 | 68.80 | 67.44 | N 69° 05' 29" E |
| C-19 | 36° 46' 35" | 60.0 | 38.46 | 37.06 | N 38° 24' 44" E |
| C-20 | 33° 25' 42" | 101.08 | 94.82 | 91.42 | N 4° 18' 39" E |

Lot 21 Δ 108°19'20" S 77°27'23" E

N 0°05'48" W S 18°32'44" E

## EASEMENTS

1) ALL LOTS SHALL HAVE A TEN FOOT EASEMENT PARALLELING ALL LOT LINES FOR THE RIGHT OF ACESS 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 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 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.

LAUREL DRIVE

HILL CREST DRIVE

MELONIE LANE

MELONIE LANE

See Easements Note 2)

QUARTER CORNER 11/14 — RP08

T14N R3E

# Release/Vacation of Utility easement

1 message

**Kelly, Megan** <MKelly@idahopower.com>
To: Angela Raynor [redacted]

Tue, Jul 14, 2026 at 12:17 PM

Angela,

I have started the review process today, once everyone gives their input I can complete the request. Please note your project ID 114977 and tentative completion date of 9/17.

As stated earlier on the phone, not all requests take the allotted time depending on how fast everyone is able to complete their due diligence review.

Thank you

Best,


## Megan Kelly

**C**orporate **R**eal **E**state | **L**and **R**ights

C (208) 867-3754 | O (208) 388-2972

**www.idahopower.com | Easements | Clearances**


~ Make A Difference Today!

[Quoted text hidden]


**IDAHO POWER LEGAL DISCLAIMER**

This transmission may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.