



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

VAC 21-02 Vacation of Drainage Easement

Applicant/Owner: Gail Starkey, Cody Lindley, and Lisa Lindley

Location: 2509 Westwood Drive
Westwoods Subdivision No. 2 Lots 2 & 6, Blk 4
West ½ Sec. 18, T.16N R.3E, Boise Meridian,
Valley County, ID.

Project Description:

Gail Starkey, Cody Lindley, and Lisa Lindley are requesting a vacation of a 6-foot-wide drainage easement that is centered on the lot line between Lot 2 and 6, Block 4, of Westwoods Subdivision No. 2.

The applicants own both lots. Removal of the easement would allow them to build over the lot line and setback area and give them more flexibility in the location of their future garage. Removal of the easement will allow them to retain more existing trees on property.

Lot 2 Block 4 contains 0.49 acres and Lot 6 Block 4 contains 0.47 acres.

Access would be from a driveway from Westwood Drive.

Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

Applications and the contents of files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street, Cascade, Idaho.

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

www.co.valley.id.us/public-hearing-information

PUBLIC HEARING

May 13, 2021

6:00 p.m.

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

Changing Covid-19 considerations may necessitate telephonic testimony and/or limited access. Please call for further information. Public Hearing Procedures will be posted at www.co.valley.id.us/public-hearing-information

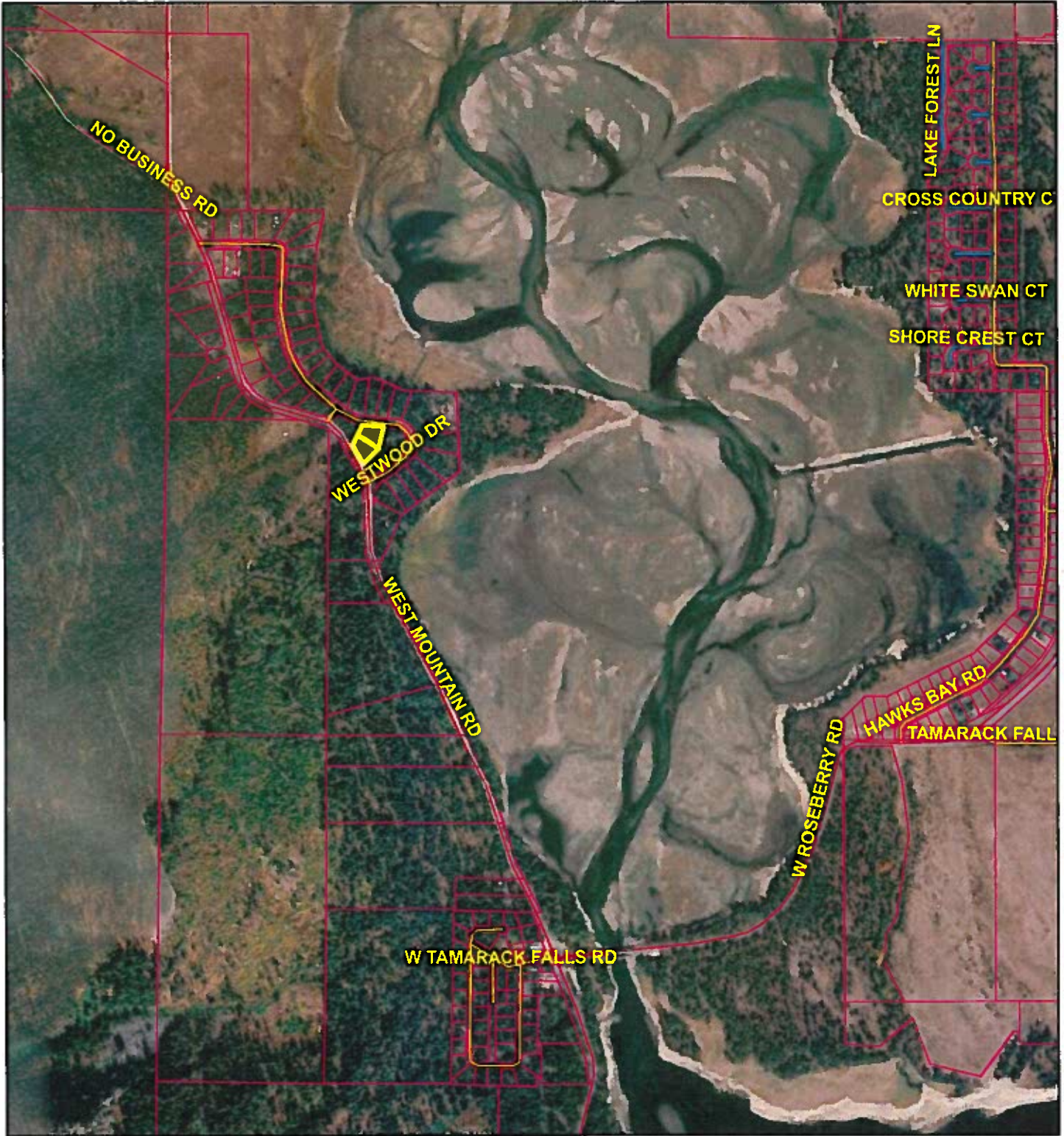
You are invited to participate in the public hearing and/or comment on the proposal. You may view the entire hearing by going to our website, www.co.valley.id.us, and click on "Watch Commissioner Meetings Live"

You may comment in person or by mail, fax, or email. If you want to testify telephonically or in person, please call. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections to the application.

Direct questions and written comments to:

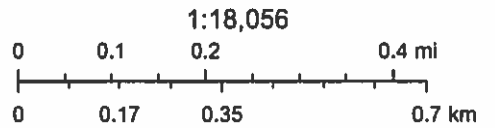
Cynda Herrick, AICP, CFM
Planning & Zoning Administrator
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
208-382-7119 (fax)
cherrick@co.valley.id.us

VAC 21-02 at 2509 Westwood Drive



4/13/2021, 9:50:23 AM

- Parcel Boundaries
- URBAN/RURAL
- All Road Labels
- USFS
- PRIVATE
- Roads
- COLLECTOR



Maxar

PLAT SHOWING THE WESTWOODS SUBDIVISION NO. 2 IN THE W. 1/2 OF SECTION 18, T.16N., R.3E., B.M. VALLEY COUNTY, IDAHO 2011

SCALE IN FEET
0 100 200 300



NUMBER	DEGLA ANGLE	CORNER DIRECTION	LENGTH	RADIUS	ARC	CORNER
C1	137.00°	S 107°23' E	67.41	133.00	133.76	113.23
C2	228.00°	S 14°57'00" E	60.25	260.00	116.25	117.15
C3	89.50°	S 43°27'24" E	63.06	217.05	123.26	121.90
C4	89.50°	S 43°27'24" E	78.37	25.00	46.65	36.78
C5	90.00°	S 83°00'00" W	25.00	75.00	39.27	35.36
C6	92.14°	S 83°00'00" W	25.00	75.00	39.27	35.36
C7	92.14°	S 83°00'00" W	25.00	75.00	39.27	35.36
C8	183.00°	N 18°54'55" W	26.33	263.00	111.70	111.70
C9	183.00°	N 18°54'55" W	47.78	263.00	111.70	111.70
C10	25.37°	N 41°36'28" W	307.45	162.46	141.19	141.19
C11	97°10'00"	N 75°55'59" W	56.72	146.48	75.43	66.71
C12	72°30'00"	N 86°13'30" E	100.00	138.19	116.09	116.09
C13	43.17°	N 87°25'00" W	91.65	138.40	13.70	18.70
C14	43.17°	N 87°25'00" W	91.65	138.40	13.70	18.70
C15	39.00°	S 87°25'00" W	92.17	160.38	178.47	178.47
C16	39.00°	S 87°25'00" W	92.67	161.40	180.44	176.04
C17	39.00°	S 14°57'00" E	58.72	145.00	150.51	121.18
C18	59.40°	N 28°38'00" E	61.00	107.74	153.44	107.48
C19	27.30°	N 20°14'58" E	55.00	160.00	70.69	70.33
C20	27.30°	N 20°14'58" E	55.00	160.00	70.69	70.33
C21	57.27°	N 41°41'15" W	98.50	180.00	180.25	172.81
C22	57.27°	N 41°41'15" W	98.50	180.00	180.25	172.81
C23	67.40°	N 87°40'00" W	6.87	286.40	13.33	13.33
C24	67.40°	N 87°40'00" W	6.87	286.40	13.33	13.33
C25	29.30°	N 87°40'00" W	75.00	286.40	13.33	13.33
C26	29.30°	N 87°40'00" W	75.00	286.40	13.33	13.33
C27	29.30°	N 87°40'00" W	75.00	286.40	13.33	13.33
C28	29.30°	N 87°40'00" W	75.00	286.40	13.33	13.33

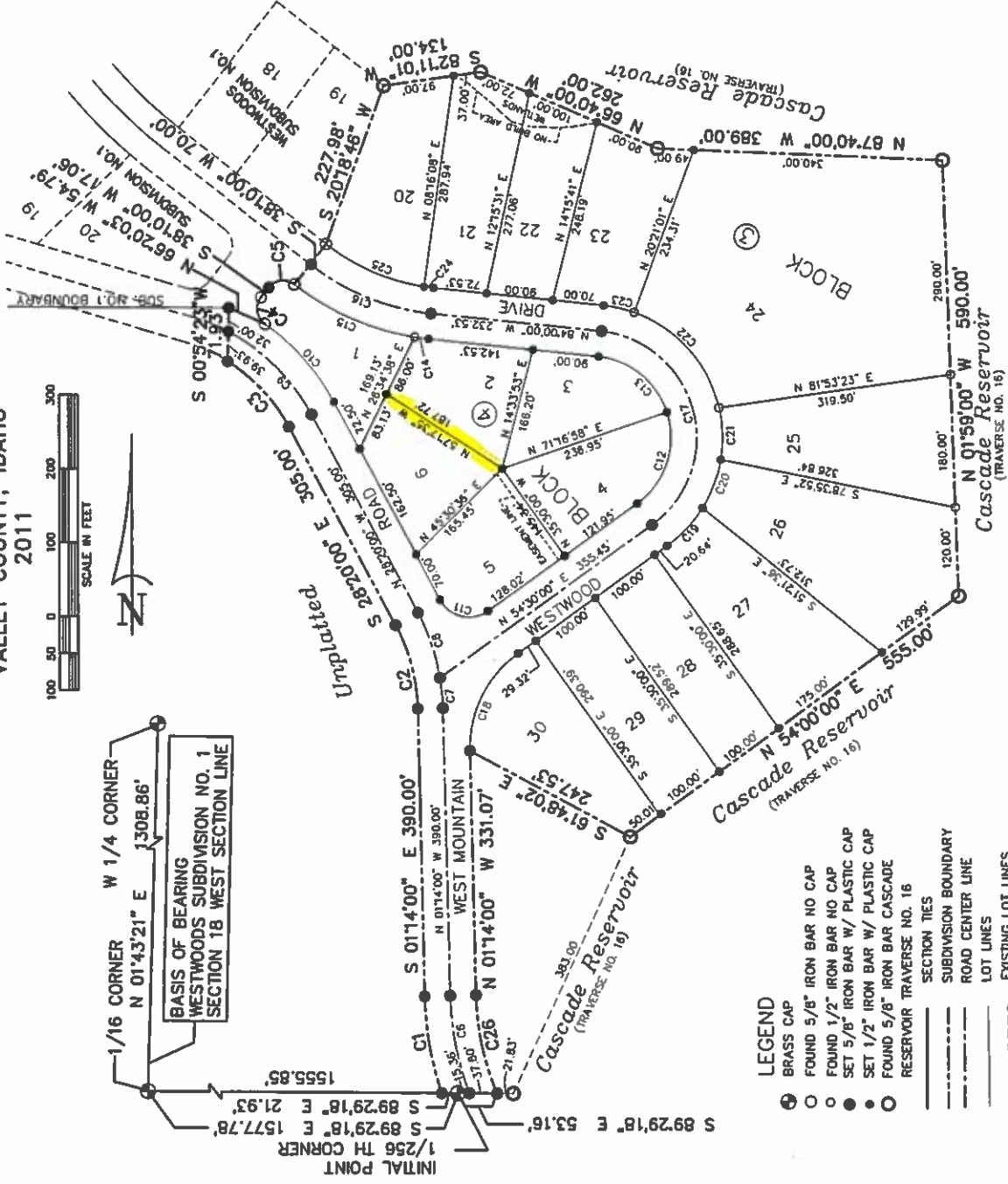
- NOTES**
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
 - ALL LOT LINES SHALL BE SET BACK FROM THE PUBLIC HIGHWAY AND ADJACENT TO ALL LOTS BY A MINIMUM OF 10 FEET. THIS REQUIREMENT SHALL APPLY TO ALL LOTS, INCLUDING THOSE LOTS WHICH ARE PART OF A SUBDIVISION WHICH IS SUBJECT TO THE CONSTRUCTION OF DRIVEWAYS AND WALKWAYS.
 - DEVELOPER SHALL COMPLY WITH IDAHO CODE SECTION 31-3004.
 - ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
 - THE MAINTENANCE FOR ALL IRRIGATION AND DRAINAGE FACILITIES OUTSIDE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS THROUGH WHICHEVER FACILITIES PASS.
 - ALL LOTS SHALL HAVE A (8) FOOT WIDE EASEMENT ADJACENT TO EACH SIDE AND REAR LOT LINES FOR THE PURPOSE OF TRANSPORTING PROPERTY DRAINAGE.
 - THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AS REGULATED BY VALLEY COUNTY.
 - ALL LOTS WITH FRONTAGE ON WESTWOOD DRIVE MUST TAKE THEIR DRIVEWAY ACCESS FROM WESTWOOD DRIVE.
 - IN ACCORDANCE WITH IDAHO CODE SECTION 45-1102, NO PERSON OR ENTITY SHALL CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING, STRUCTURE, OR OTHER CONSTRUCTION OF ANY KIND OR CHARACTER, INCLUDING PUBLIC OR PRIVATE ROADS, UTILITIES, FENCES, GATES, PERMITS, OR OTHER CONSTRUCTION OF ANY KIND OR CHARACTER, WITHOUT THE WRITTEN CONSENT OF THE BOARD OF VALLEY COUNTY ENGINEERS. ANY SUCH CONSTRUCTION ADJACENT TO THIS SUBDIVISION IS DESIGNATED AS A WALKWAY MANAGEMENT AREA (WMA). ALL WMA RULES WOULD BE IN EFFECT.
 - AS SET FORTH IN THE CONDITIONAL USE PERMIT FOR THIS SUBDIVISION NO FURTHER LOT SPLITS ARE ALLOWED.
 - LOT 4, BLOCK 4 HAS A TEN (10) FOOT WIDE SEWER SERVICE EASEMENT ON ITS EASTSIDE ADJACENT TO LOT 4.
 - THE PUBLIC UTILITIES, SEWER LINES AND SERVICES HAVE BEEN INSTALLED.

CCRs # 364539

INSTRUMENT # 344540
VALLEY COUNTY, CASCADE DRAIN
11-14-2011
BY: JAMES H. HARRIS, P.E.
ANDREW N. SHAW, P.E.
C. JAMES HARRIS ENGINEERING, P.C.
1000 N. 1000 E. SUITE 1100
BOISE, IDAHO 83702

JOB NO. 04-801

MTC, Inc. Engineers Surveyors 1 of 2



- LEGEND**
- BRASS CAP
 - FOUND 5/8" IRON BAR NO CAP
 - FOUND 1/2" IRON BAR NO CAP
 - SET 5/8" IRON BAR W/ PLASTIC CAP
 - SET 1/2" IRON BAR W/ PLASTIC CAP
 - FOUND 5/8" IRON BAR CASCADE
 - RESERVOIR TRAVERSE NO. 16
 - SECTION TIES
 - SUBDIVISION BOUNDARY
 - ROAD CENTER LINE
 - LOT LINES
 - - - EXISTING LOT LINES