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IDAHO

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STAFF REPORT

Vacation Application 21-03
Vacation of a Road Right-of-Way in
Cascade Lake Subdivision No. 1

MEETING DATE: August 12, 2021
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT: Matthew and Michelle Woodmansee
Woodmansee Family Trust
2677 S Goshen Way
Boise, ID 83709
LOCATION: Public Road Right-of-Way in Cascade Lake Subdivision No. 1,
between Lots 2 and 3, Block 4, SENW Section 20, T.14N, R.3E,
Boise Meridian, Valley County, Idaho.
REQUEST: Vacate Platted Road Right-of-Way
EXISTING LAND USE: Bare Land

Matthew and Michelle Woodmansee are requesting a vacation of a 20' public road right-of-way that was platted but has not been constructed.

The requested vacation is for the portion of an unnamed road right-of-way between Lots 2 and 3, Block 4, of Cascade Lake Subdivision No. 1 (see attached plat). The ROW was originally intended for access to Lot 4 from Owl Creek Road. However, the applicants own both Lot 4 and the adjacent Lot 2; and the lots have been combined.

If the road right-of-way is vacated, the land would become the property of the adjoining owners (Lot 2 and Lot 3). The application includes signatures from the property owners of the adjoining lots stating they are in favor of the road vacation and are willing to accept the adjacent property.

The road right-of-way is on a timbered hillside. It does not access any property outside of the subdivision.

Cascade Lake Subdivision No. 1 was recorded at Book 2, Page 46 on June 11, 1962.

FINDINGS:

1. The application was submitted on June 14, 2021.
2. Legal notice was posted in the *Star News* on July 22 and July 29, 2021. Potentially affected agencies were notified on July 13, 2021. Neighbors within 300 feet of the property line were notified by fact sheet sent July 13, 2021. The site was posted on July 14, 2021. The notice and application were posted online at www.co.valley.id.us/public-hearing-information on July 13, 2021.
3. Agency comment received: None
4. Neighbor comment received: None
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. (Ord. 10-07, 8-26-2010)

SUMMARY:

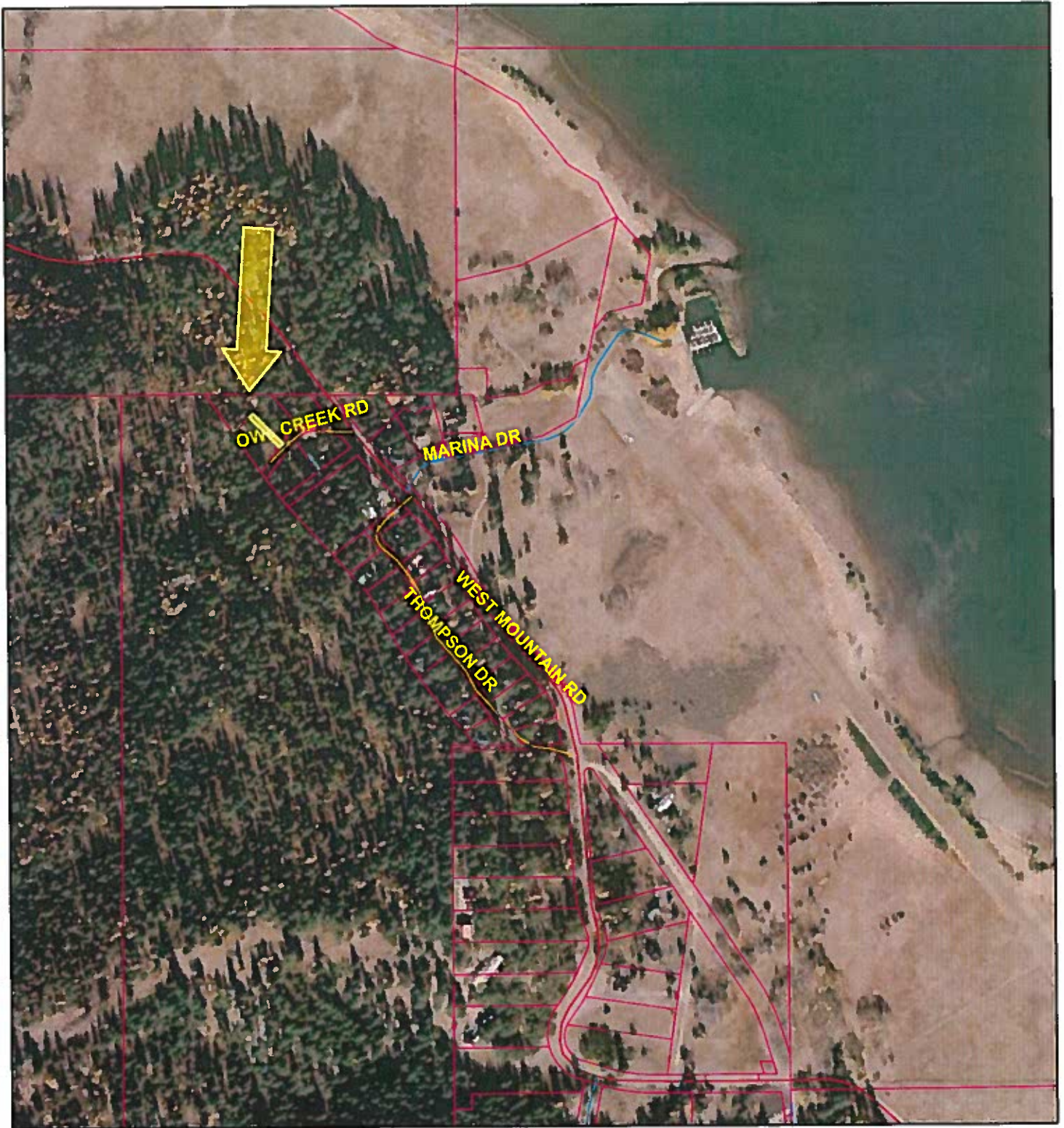
- The Planning and Zoning Commission needs to determine if the future development of the neighborhood would be inhibited by the vacation.
- The Planning and Zoning Commission decision would be a recommendation to the Board of County Commissioners.
- Deeds will need to be prepared by the applicant to convey the property along this unnamed road-right-of-way to the adjacent property owners.
- Written approval is required from Idaho Power.
- If Lot 4 is ever divided from Lot 2, an easement will be required for access to Lot 4.

ATTACHMENTS:

- Vicinity Map
- Aerial Map
- Assessor's Plat – Cascade Lake Subdivision No. 1
- Assessor's Plat T.14N R.3E Section 20
- Picture

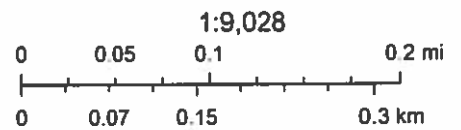
END STAFF REPORT

VAC 21-03



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



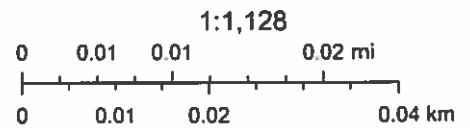
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VAC 21-03



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- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
 - COLLECTOR
 - URBAN/RURAL



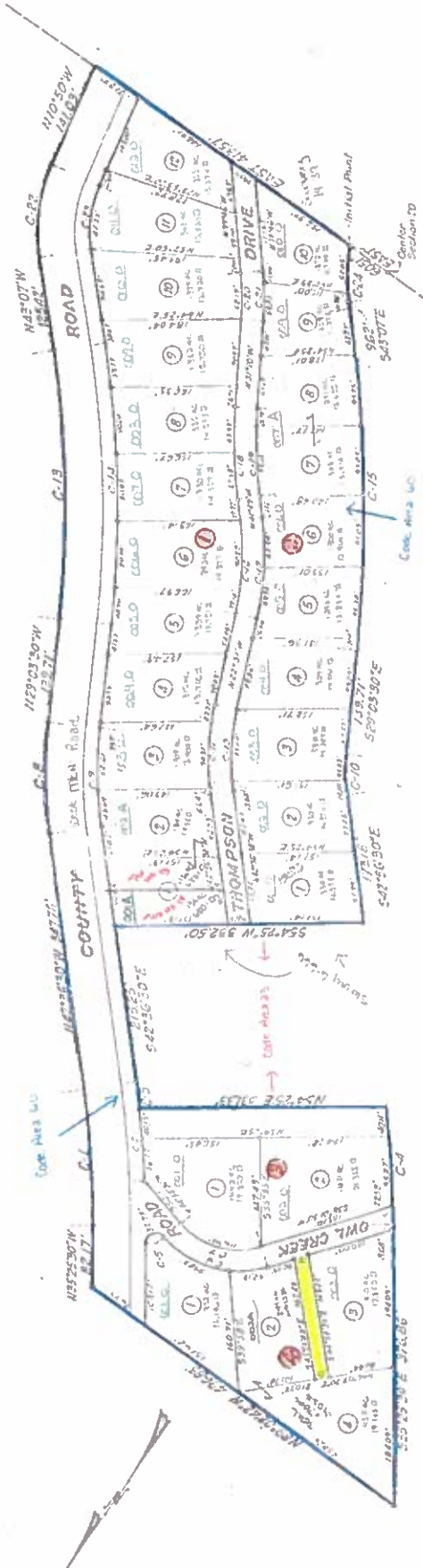
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CASCADE LAKE SUBDIVISION NO. 1

A PART OF SECTION 20, T.14N., R.3E., B.M., VALLEY COUNTY, IDAHO.

TOOTHMAN & ASSOCIATES CONSULTING ENGINEERS BOISE IDAHO.

Rebbs and Publications 25
Shown are dedicated for public use.



CURVE DATA

CURVE NO.	RADIUS	ANGLE	TANGENT LENGTH	LONG. SINE	CHORD	PICTURE
1	1477.00'	77.11	92.55'	18.20'	1497.00'	14.77
2	1542.00'	76.42	92.59'	18.28'	1562.00'	15.42
3	1607.00'	75.73	92.63'	18.36'	1627.00'	16.07
4	1672.00'	75.04	92.67'	18.44'	1692.00'	16.72
5	1737.00'	74.35	92.71'	18.52'	1757.00'	17.37
6	1802.00'	73.66	92.75'	18.60'	1822.00'	18.02
7	1867.00'	72.97	92.79'	18.68'	1887.00'	18.67
8	1932.00'	72.28	92.83'	18.76'	1952.00'	19.32
9	1997.00'	71.59	92.87'	18.84'	2017.00'	19.97
10	2062.00'	70.90	92.91'	18.92'	2082.00'	20.62
11	2127.00'	70.21	92.95'	19.00'	2147.00'	21.27
12	2192.00'	69.52	92.99'	19.08'	2212.00'	21.92
13	2257.00'	68.83	93.03'	19.16'	2277.00'	22.57
14	2322.00'	68.14	93.07'	19.24'	2342.00'	23.22
15	2387.00'	67.45	93.11'	19.32'	2407.00'	23.87
16	2452.00'	66.76	93.15'	19.40'	2472.00'	24.52
17	2517.00'	66.07	93.19'	19.48'	2537.00'	25.17
18	2582.00'	65.38	93.23'	19.56'	2602.00'	25.82
19	2647.00'	64.69	93.27'	19.64'	2667.00'	26.47
20	2712.00'	64.00	93.31'	19.72'	2732.00'	27.12
21	2777.00'	63.31	93.35'	19.80'	2797.00'	27.77
22	2842.00'	62.62	93.39'	19.88'	2862.00'	28.42
23	2907.00'	61.93	93.43'	19.96'	2927.00'	29.07
24	2972.00'	61.24	93.47'	20.04'	2992.00'	29.72

Boundary and Contour shall conform to the standards established by the Restrictive Covenants as filed in book 11 of Miscellaneous Records at Page 24, Valley County, Idaho.

- o Initial Point, 2x 20" Iron Pipe.
- All other Points on Boundary 2x 20" Iron Pipe
- ② Block Number
- ① Lot Number

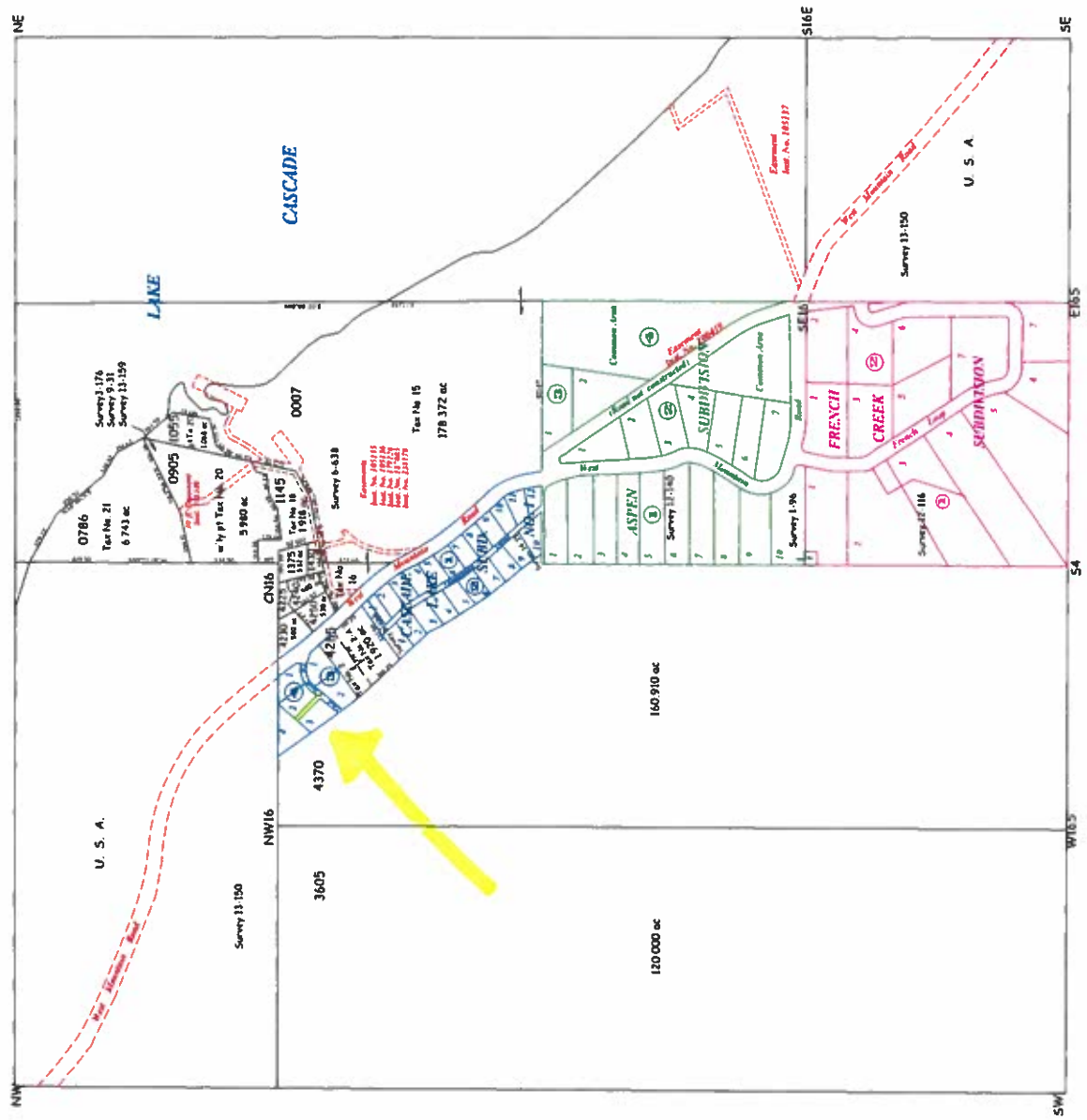
SCALE: 1" = 200'

PLAT TITLE

T W P . 1 4 N R O 3 E S E C . 2 0

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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 7/31/2020
Drawn by: L. Frederick



PUBLIC NOTICE

07/14/2021