



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

VAC 21-05 Montalbano Vacation of Utility and Drainage Easement & V-3-21 Montalbano Setback Variance

Applicant/Owner: Jerry Montalbano

Location: 55 Silver Cloud Drive
Whispering Pines Subdivision No. 2 Lot 10
SE ¼ Section 33, T.14N, R.4E, Boise Meridian,
Valley County, Idaho

Project Description: Whispering Pines Subdivision No. 2 was recorded on September 27, 2006. Per the plat, there is a 20-foot utility and drainage easement on the interior side of all right-of-way boundaries.

Jerry Montalbano is requesting a vacation of a 20-foot-wide utility and drainage easement on the interior side of the lot line between Silver Cloud Drive and Lot 10 of Whispering Pines Subdivision No. 2. He is also requesting a variance to relax the front-yard setback from the required 20 feet to 0 feet.

The applicant believed the construction of the new garage was compliant with setbacks. The correct property corner was found after the concrete foundation, flooring, and framing of walls was completed. The construction is on hold. No utilities have been placed in the easement.

The Planning and Zoning Commission recommended approval on August 12, 2021.

Maps are attached.

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

More information, including the application, staff reports, and P&Z minutes, will be posted online:
www.co.valley.id.us/public-hearing-information

PUBLIC HEARING

September 20, 2021

10:30 a.m.

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

Written comments must be received by mail, fax, or email no later than 5:00 p.m., September 13, 2021.

The meeting is in-person but is also teleconference and web-based. However, we cannot guarantee reliability of the phone system or the internet.

To listen to the hearing, please go to www.co.valley.id.us and click on link labeled "Watch Commissioner Meetings Live"

To comment telephonically or in-person, call Doug Miller at 208-382-7100 prior to 5:00 p.m. September 17, 2021

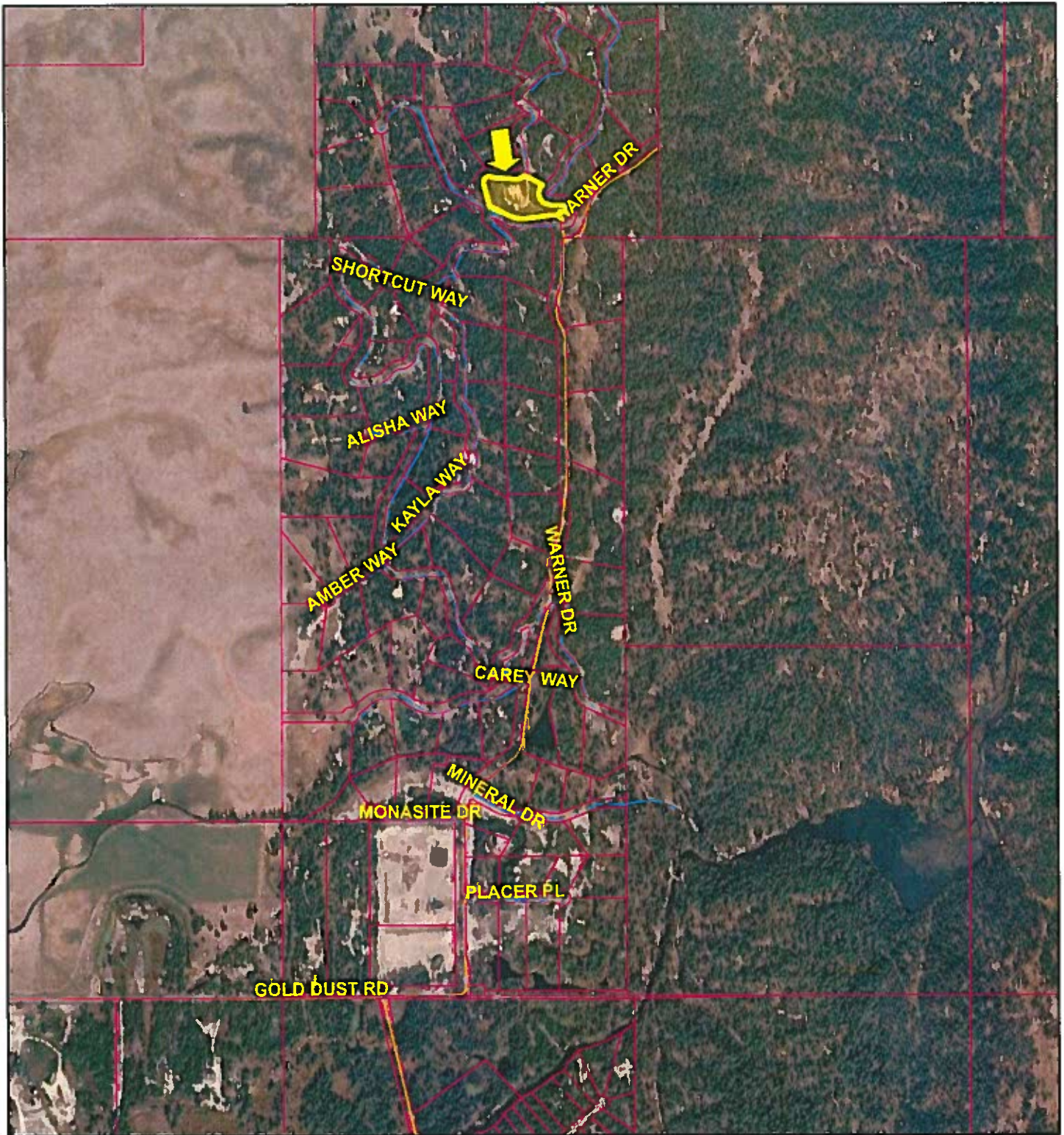
OR

email dmiller@co.valley.id.us until testimony is opened.

Direct questions and written comments to:

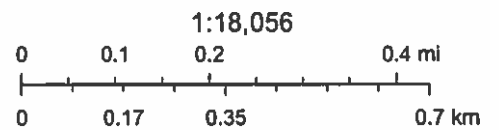
Cynda Herrick, AICP, CFM
Planning & Zoning Administrator
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
208-382-7119 (fax)
cherrick@co.valley.id.us

VAC 21-05 and V-3-21 at 55 Silver Cloud DR



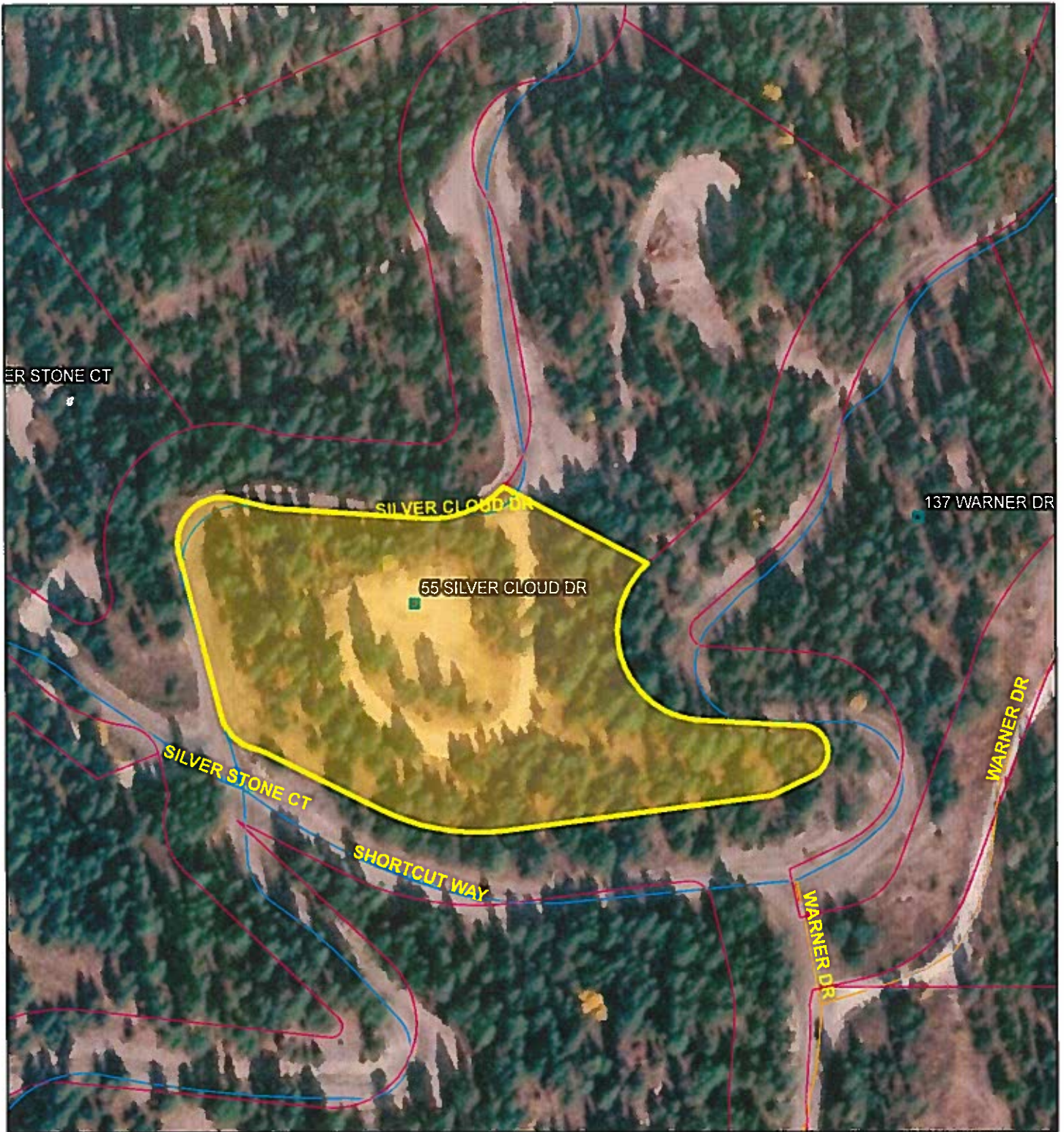
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- Parcel Boundaries
- Roads
- All Road Labels
- URBAN/RURAL
- PRIVATE



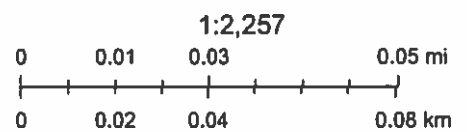
Maxar

VAC 21-05 and V-3-21 at 55 Silver Cloud DR

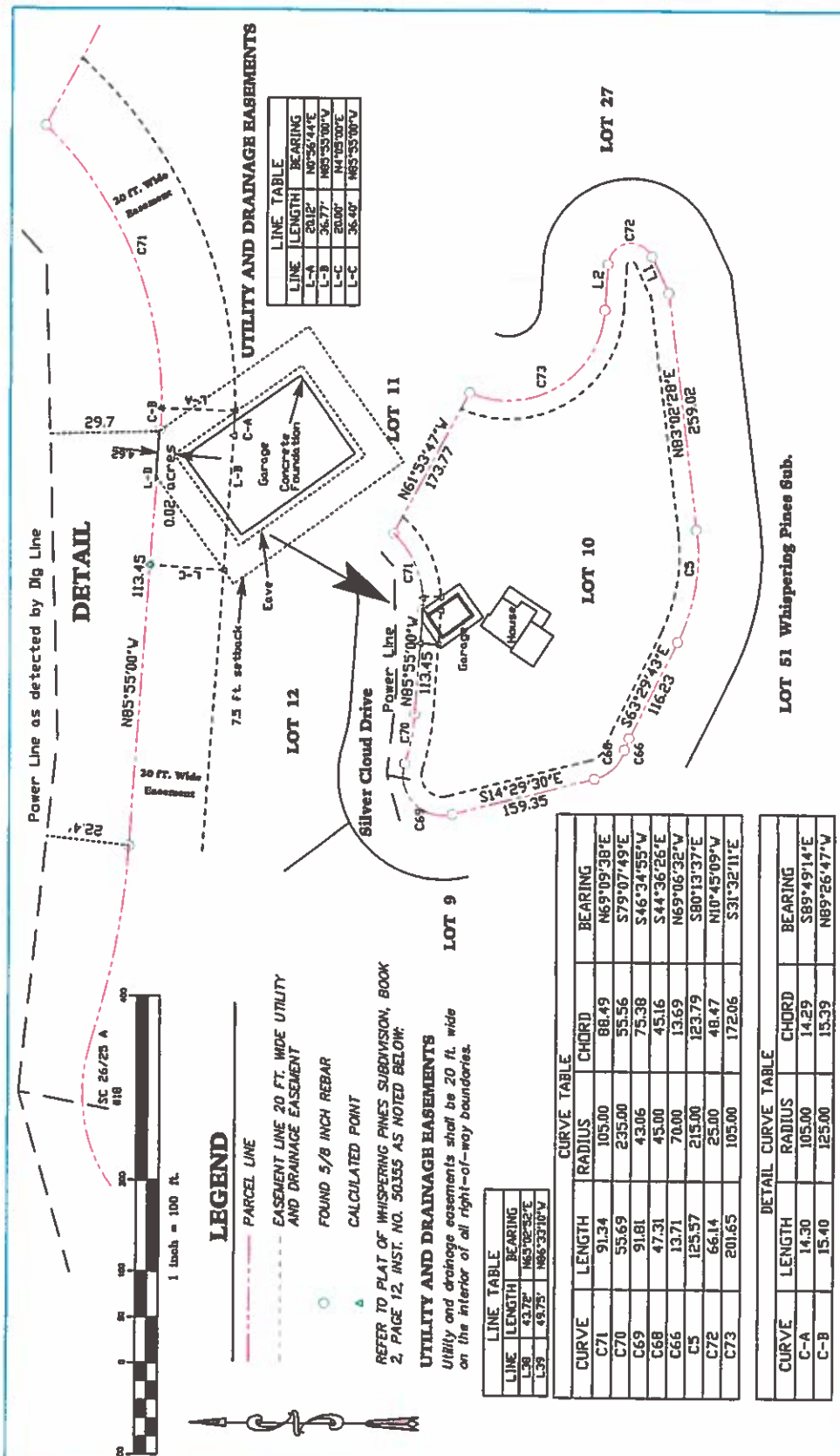


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- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- URBAN/RURAL
- PRIVATE



Maxar, Microsoft



LINE TABLE

LINE	LENGTH	BEARING
L-A	20.12'	N0°26'44"E
L-B	36.77'	N85°55'00"W
L-C	20.00'	N4°05'00"E
L-C	36.40'	N85°55'00"W

LINE TABLE

LINE	LENGTH	BEARING
L29	43.72'	N61°02'28"E
L30	49.75'	N86°53'10"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C71	91.34	105.00	88.49	N69°09'38"E
C70	53.69	235.00	55.56	S79°07'49"E
C69	91.81	43.06	75.38	S46°34'55"W
C68	47.31	45.16	45.16	S44°36'26"E
C66	13.71	70.00	13.69	N69°06'32"W
C5	125.57	215.00	123.79	S80°13'37"E
C72	66.14	25.00	48.47	N10°45'09"W
C73	201.65	105.00	172.06	S31°32'11"E

DETAIL CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-A	14.30	105.00	14.29	S89°49'14"E
C-B	15.40	125.00	15.39	N89°26'47"W

THE VACATION OF A PORTION OF A UTILITY & DRAINAGE EASEMENT
 Located In Lot 10 Whispering Pines Subdivision No. 2
 Section 33, T. 14 N., R. 4 E., B.M.,
 Valley County, Idaho

LOT 51 Whispering Pines Sub.

Fodrea Land Surveys
 Surveyors, Engineers, Planners.
 105 N. Main Street, P.O. Box 188, Cascade, Idaho 83611
 Office: 208.382.4902 - Fax: 208.382.3410
 www.fodrealandgroup.com

EXHIBIT B

DATE: 6/24/21
 P.M. RWF
 P.N. 21003
 CAD RWF

REFER TO PLAT OF WHISPERING PINES SUBDIVISION, BOOK 2, PAGE 12, INST. NO. 50355 AS NOTED BELOW.

UTILITY AND DRAINAGE EASEMENTS
 Utility and drainage easements shall be 20 ft. wide on the interior of all right-of-way boundaries.

LEGEND

- PARCEL LINE
- EASEMENT LINE 20 FT. WIDE UTILITY AND DRAINAGE EASEMENT
- FOUND 5/8 INCH REBAR
- CALCULATED POINT