



Valley County Planning & Zoning Commission 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 behind vacating the easements is to combine the lots and then build over the lot line.

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County 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/meetingdashboard

PUBLIC HEARING
September 3, 2026
4:00 p.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".

The meeting is in-person.

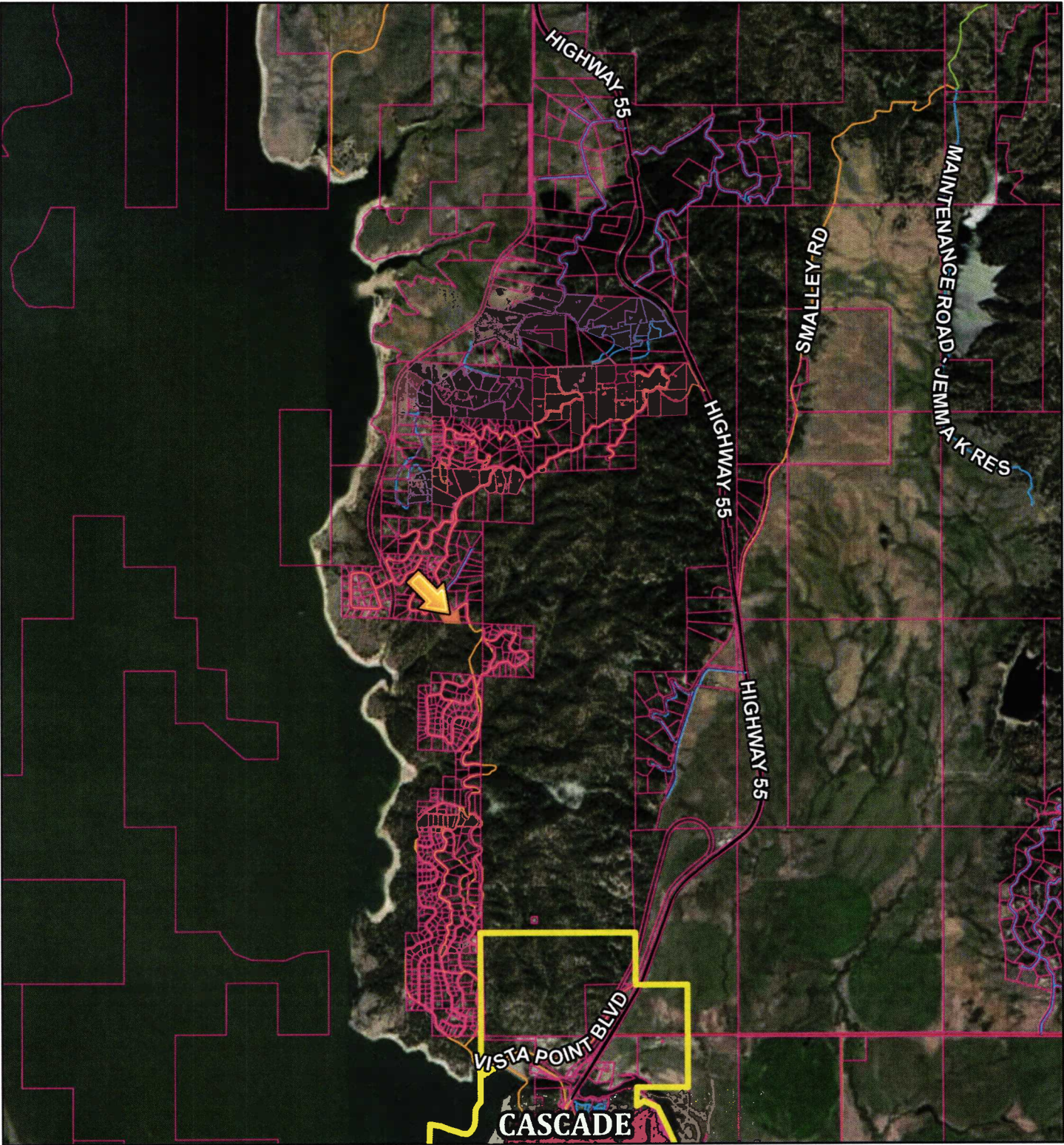
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, August 26, 2026.

If you do not submit a comment, we will assume you have no objections.

Direct questions and written comments to:

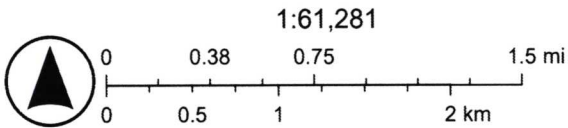
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

VAC 26-002 Location Map



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

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



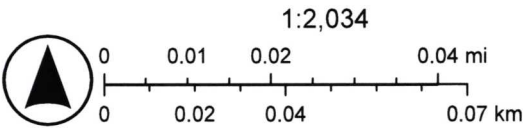
Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

VAC 26-002 Aerial Map



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

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

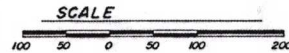


Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Microsoft, Vantor

LAZY SEVEN SUBDIVISION NO. 2

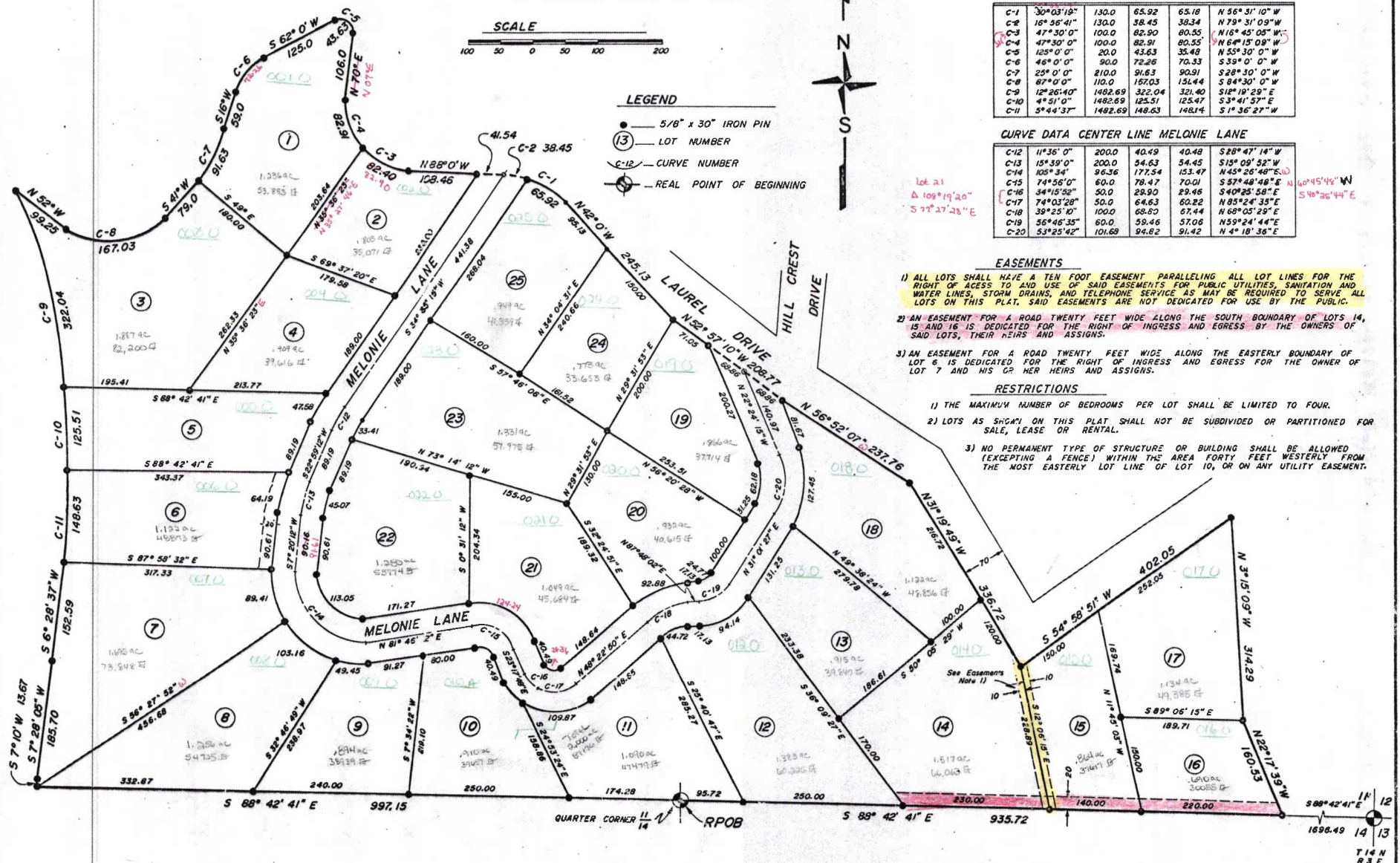
SITUATED IN THE SE 1/4, SW 1/4 AND THE SW 1/4, SE 1/4 OF SECTION 11, T14N, R3E, B.M. VALLEY CO., IDAHO

Gray Engineering Services Inc. ~ Engineer



LEGEND

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



RPO 0146

RK 6 Pg. 12, inst. No. 58302-6-14-76

Roads dedicated for Public Use, NO County acceptance found.
Declaration of Intent to Maintain Four Seasons Dr.
inst. no. 202257 2-15-94

* Affidavit of Correction inst. no. 159071 12-87

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°15'08" W
C-5	125°0'0"	20.0	43.63	35.48	N 53°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	157.03	151.44	S 84°30'0" W
C-9	12°26'40"	1482.69	322.04	321.40	S 18°19'29" E
C-10	4°51'0"	1482.69	125.51	125.47	S 5°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 88°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 74°48'48" E
C-16	34°15'52"	50.0	28.90	29.46	S 40°28'58" E
C-17	74°03'28"	50.0	64.63	60.22	N 85°24'35" E
C-18	39°25'10"	100.0	68.60	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"	101.69	94.82	91.42	N 4°18'36" E

EASEMENTS

- 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.
- 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.
- 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

- THE MAXIMUM NUMBER OF BEDROOMS PER LOT SHALL BE LIMITED TO FOUR.
- LOTS AS SHOWN ON THIS PLAT SHALL NOT BE SUBDIVIDED OR PARTITIONED FOR SALE, LEASE OR RENTAL.
- 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.