

Planning & Zoning Department

Before the Mayor and City Council

November 4, 2024

PUBLIC HEARING ITEM

STAFF REPORT

By Rodney Ashby AICP - Director

Vacation of an 8ft wide portion of the 22ft wide access easement (leaving a 14 ft wide easement) on a 0.14 acre parcel in the RD (Two-Family Residential) zoning district located at 77 N Canyon St. (Parcel #R1665500000, in the SE 1/4 of Section 21, T3N, R2W, BM) for Kaden Snooks (**VAC-00069-2024**).

Original Concept: Reduce width of access easement to limit the impact to the dwelling on the front lot.

(Action: *Decision*)

PROPERTY DETAILS

Current Jurisdiction/Status: The property is currently in city limits and zoned RD.

Surrounding Zoning & Uses:

- The property is surrounded by RD (Two-Family Residential) zoning district properties with single-family homes.

APPLICABLE REGULATIONS

VACATION CODE REFERENCES

10-27-12.D.3: Vacation to Erase Easement or Right-of-Way: Vacation approval shall be required in order to either erase some or all or part of an easement or right-of-way. Vacation approval shall be required in order to move the location of all or part of an already platted and recorded right-of-way or easement. Processing of vacation requests for easements and/or rights-of-way shall be executed in accordance with provisions of Idaho State Code. Right-of-way vacations shall be done by ordinance of the City Council and approved first by the same during a public hearing.

Idaho State Code Section 50-1321 - Necessity for consent of adjoining owners, Acknowledgment and filing of consent, Limitation on rule, Prerequisites to order of vacation: No vacation of a public street, public right-of-way or any part thereof having been duly accepted and recorded as part of a plat or subdivided tract shall take place unless the consent of the adjoining owners be obtained in writing and delivered to the public highway agency having jurisdiction over said public street or public right-of-way. Such public street or public right-of-way may, nevertheless, be vacated without such consent of the owners of the property abutting upon such public street or public right of way when such public street or

public right-of-way has not been opened or used by the public for a period of five (5) years and when such nonconsenting owner or owners have access to the property from some other public street, public right-of-way or private road. However, before such order of vacation can be entered, it must appear to the satisfaction of the public highway agency that the owner or owners of the property abutting said public street or public right-of-way have been served with notice of the proposed abandonment in the same manner and for the same time as is now or may hereafter be provided for the service of the summons in an action at law.

CORRESPONDENCE

Agency/City department comments have been received regarding the vacation of easement request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon on October 30, 2024] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns will not be listed here, but are attached to this staff report.

- **Nampa Fire District:** Opposed the vacation of easement because it would reduce the access driveway/easement to 14' wide, instead of the existing 22' and although state code allows for some instances to provide a 12' driveway, local code requires a 20' access for emergency vehicles to access the property. Without alternative fire suppression methods, the proposed layout and driveway width would not allow adequate emergency services to the property.
- **Eliezer Cardenas (Neighbor):** Opposed to the easement because of concerns about pushing vehicle travel to the property line may result in damage to his fence. Also concerned that the easement is already narrow and concerned about appearance of the neighborhood with adding additional access.

STAFF ANALYSIS

Public Interest

Staff notes that a vacation is permanent. If a vacation were to be approved, it would still apply even if the property were to redevelop in an alternative way.

Purpose: The vacation of an existing access easement would reduce the access driveway/easement to 14' wide, instead of the existing 22'. The applicant has stated that the intent is to improve privacy for the existing home when the back property is sold and vehicles access the back property via the easement that runs next to the existing home.

State code allows a 12' driveway in some cases. However, the fire district stated that most Idaho fire departments and districts have adopted local code requiring 20' access for emergency vehicles. There is some concern, as expressed by the Fire District, that without alternative fire suppression methods, the proposed layout and driveway width would not allow adequate emergency services to the property.

Land Use

The proposed vacation of right-of-way is not a land use entitlement establishing the type of development that may occur on the property. Land Uses are established through the zoning process already completed for these properties. As such, the following land uses that are permitted or that require a Conditional Use Permit in the RD zoning district, are provide for informational purposes only.

Two-Family [duplex] Residential (RD) Land Uses	
Permitted Uses	Conditional Uses (CUP Required)
Accessory use or building	Home occupation daycare (7 - 12 children)
Animals, agricultural kept as pets ^{2,4,5}	Automobile parking lot/garage, private ¹
Church or religious facility	Botanical garden/Arboretum
Cottage/Cluster Subdivision	Daycare/day nursery/pre-school (commercial) ¹
Dwelling, as place of occupancy for no more than 2 registered sex offenders living therein	Firearm Sales
Dwelling, duplex (two-family)	Governmental office building or facility
Dwelling, fourplex (four-family) ⁸	Homeless Shelter
Dwelling, single-family	Hospital
Dwelling, triplex (three-family) ⁸	Kennel, noncommercial ⁴
Golf course and country club	Manufactured/mobile home park (subject to chapters 28 and 29 of this title)
Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)	Nursing home, assisted living center/home, retirement home, convalescent, geriatrics, Alzheimer's care, hospice, group care home (9+ beds)
Governmental water, pressure irrigation and/or sewer lift stations (including combined facilities and satellite versions thereof)	Utility owned building, structure or use
Home occupation daycare (1 - 6 children)	
Hospice, group care home (up to 8 beds) ²	
Manufactured home (subject to chapter 29 of this title)	
Park, playground or open space (subject to chapter 1 of this title)	
School, public/nonprofit (subject to chapter 1 of this title)	
Storage (including for RVs) space (used exclusively inside an approved subdivision or PUD for residents therein as an amenity, not open to the general public for business, and not held/operated as a private business enterprise by a developer or other party)	
Tiny house, accessory structure ⁷	
Tiny house, principal residence ⁶	
Townhouse 2 unit	
Townhouse 3 - 4 unit	

PROPOSED CONDITIONS OF APPROVAL

1. None

[Any conditions that the City Council may wish to impose]

FINDINGS OF FACT

Proposed Findings for Denial:

VACATION NCC § 10-27-12.D.3 & Idaho State Code Sections 50-1321 & 50-1325

1. Processing of vacation requests for easements and/or rights-of-way shall be executed in accordance with provisions of Idaho State Code.

- Consent of the adjoining owners was submitted in writing.
- This request was processed in accordance with Idaho State Code 50-1321 & 50-1325.

Conclusion: Processing of vacation request was executed in accordance with state code due to the application process established through Nampa City Code being followed.

2. When the procedures set forth herein have been fulfilled, the city council may grant the request to vacate with such restrictions as they deem necessary in the public interest.

- Vacating this easement would reduce the access drive to 14'.
- Minimum driveway access width for Fire District access is 20'.
- Vacating the easement does not change the minimum 20' width standards for the Nampa Fire District.
- Building on the property will require a 20' access to the property or will need alternative methods for fire suppression to allow the Fire District to grant an alternative width.

Conclusion: The requested vacation of easement is not in the interest of the public because it may create an unsafe condition for the rear property to obtain emergency service access to the property. The Fire District may also fail a future building permit without having the minimum 20' wide access to the back property or through an alternative method for fire suppression.

POTENTIAL MOTIONS

APPROVE:

I move to approve the **Vacation of an 8ft wide portion of the 22ft wide access easement** (leaving a 14 ft wide easement) on a 0.14 acre parcel in the RD (Two-Family Residential) zoning district located at 77 N Canyon St. (Parcel #R1665500000) for Kaden Snooks (**VAC-00069-2024**), ... because _____ (state findings that describe how this is in the public interest).

DENY:

I move to deny the request for **Vacation of an 8ft wide portion of the 22ft wide access easement** (leaving a 14 ft wide easement) on a 0.14 acre parcel in the RD (Two-Family Residential) zoning district located at 77 N Canyon St. (Parcel #R1665500000) for Kaden Snooks (**VAC-00069-2024**), and adopt the Proposed Findings of Fact.

ATTACHMENTS

- Application
- Legal Descriptions and Exhibits
- Vicinity Map
- Zoning Map
- Aerial View
- Agency and Public Correspondence



Planning & Zoning Department Master Application

Staff Use Only

Project Name: 77 N Canyon
File Number: VAC-00069-2024
Related Applications: _____

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input type="checkbox"/> Annexation/Pre-Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input checked="" type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Other: _____ |

You must attach any corresponding checklists with your application or it will not be accepted

✓ Applicant Name: Kaden Snooks Phone: 208-921-1007
 Applicant Address: 77 N. Canyon St. Email: KSnooks1082@gmail.com
 City: Nampa State: ID Zip: 83651
 Interest in property: Own Rent Other: _____

✓ Owner Name: Same as above Phone: _____
 Owner Address: _____ Email: _____
 City: _____ State: _____ Zip: _____

Contractor Name (e.g., Engineer, Planner, Architect): _____
 Firm Name: _____ Phone: _____
 Contractor Address: _____ Email: _____
 City: _____ State: _____ Zip: _____

Subject Property Information

✓ Address: 77 N Comm St.

Parcel Number(s): R1665500000 Total acreage: 0.14 Zoning: RD

Type of proposed use: Residential Commercial Industrial Other: _____

~~Project~~ Subdivision Name: Yale Park Addition

Description of proposed project/request: Reduce easement along south of property from 22' to 14'

Proposed Zoning: _____ Acres of each proposed zone: _____

Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential		
Commercial		
Industrial		
Total Common Area		
Internal Roadways	Provide acres only	
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total		

Development Project Information (if applicable)

Minimum residential lot size (s.f.): _____ Maximum residential lot size (s.f.): _____

Gross density: _____ (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: _____ % of gross area _____ acres

Type of dwelling proposed: Single-family Detached Single-family Attached (townhouse)

Duplex Multi-family Condo Other: _____

Commercial/Industrial/Multi-Family Project Information (if applicable)

Min. sq. feet of structure: _____ Max building height: _____ Gross Floor Area: _____

Proposed number of residential (multi-family) units: _____

Total number of parking spaces provided : _____

✓ Print applicant name: Kaden Snooks

✓ Applicant signature: Kaden Snooks

Date: 08/30/2024

City Staff

Received by: JKW

Received date: 8/23/2024

To whom it may concern-

I purchased both properties in 2023. The front property A, the one I am asking for the easement to be granted, as well as the back property B, that the easement was created to grant access to. I would like the easement to be reduced from 22' to 14' so it does not encroach on the privacy of the home/front lot.

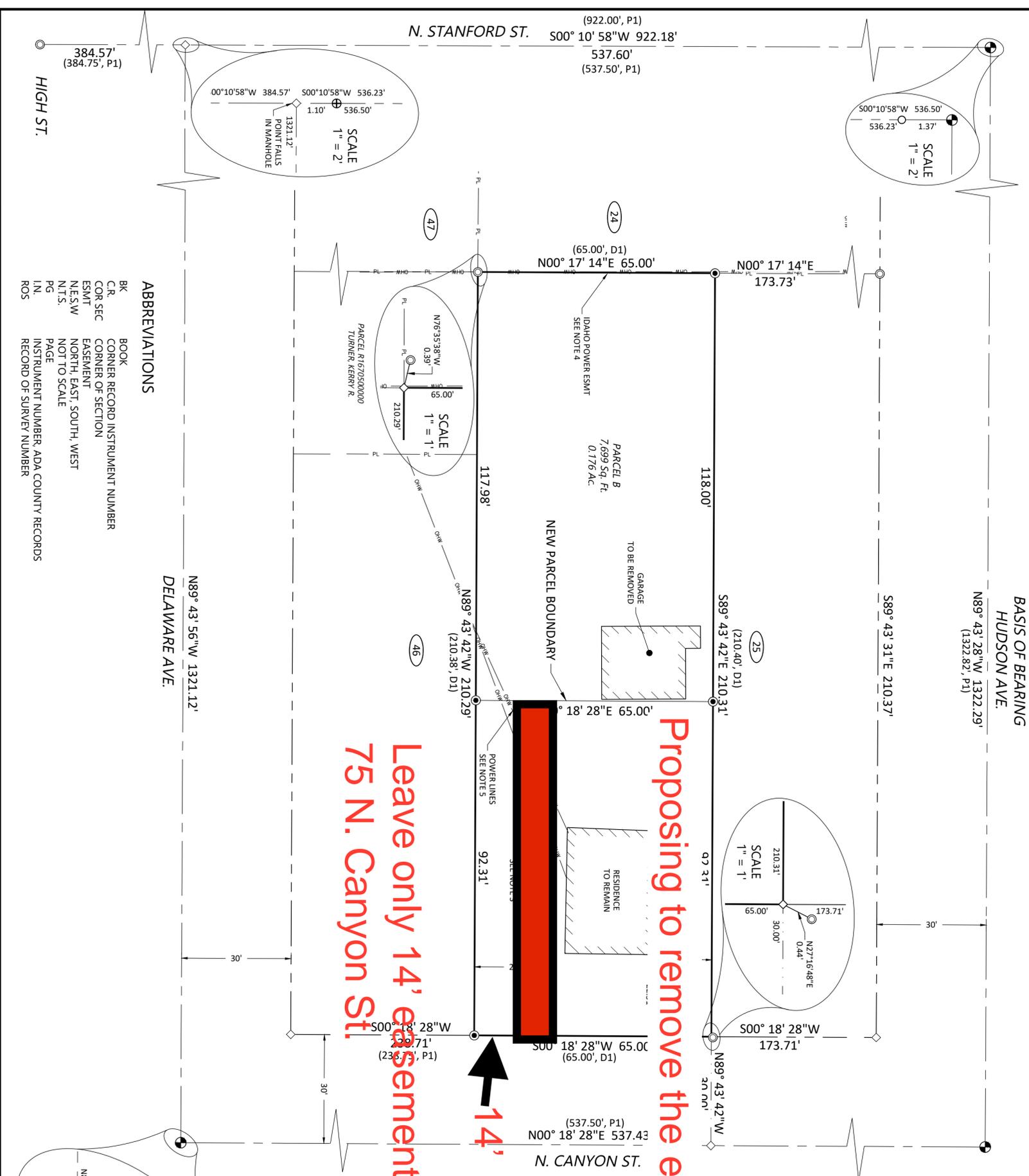
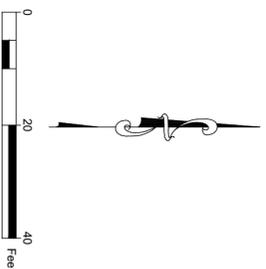
Thank you-
Kaden Snooks

RECORD OF SURVEY - PARCEL SPLIT

FOR

77 N. CANYON ST.

A PORTION OF LOT 25, YALE PARK ADDITION,
 LOCATED WITHIN THE NW 1/4 OF THE SE 1/4 OF
 SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
 CITY OF NAMPA, CANYON COUNTY, IDAHO
 2023



Proposing to remove the easement portion in RED

Leave only 14' easement for access to back lot Parcel B
 75 N. Canyon St.

14'

LEGEND

- PL — PL — SURVEYED PARCEL BOUNDARY
- PL — PL — ADJACENT RECORD BOUNDARY
- PL — PL — NEW PARCEL BOUNDARY
- PL — PL — RIGHT-OF-WAY BOUNDARY
- PL — PL — BOUNDARY TIES
- PL — PL — PROPOSED EASEMENT BOUNDARY
- PL — PL — CENTERLINE
- PL — PL — OVERHEAD POWER LINES
- — ○ — FOUND 1/2" REBAR, AS NOTED
- — ○ — FOUND 5/8" REBAR, AS NOTED
- — ● — FOUND BRASS CAP
- — ● — FOUND IRON PIPE
- ⊕ — ⊕ — FOUND MAG NAIL & WASHER
- ⊕ — ⊕ — SET 5/8" REBAR WITH PLASTIC CAP, STAMPED "LRG PLS 12464"



BUILDING

BASIS OF BEARING

THE BASIS OF BEARING IS GRID NORTH, IDAHO WEST ZONE PROJECTION OF NAD83 (2011) 2010.00, BEING N89°43'28" W BETWEEN THE INTERSECTION OF N. CANYON ST. AND HUDSON AVE. AND THE INTERSECTION OC N. STANFORD ST. AND HUDSON AVE.

REFERENCES

- D1. WARRANTY DEED I.N. 2023-018721; JUNE 2023
- P1. AMENDED PLAT OF "YALE PARK ADDITION", BK. 4, PGS. 56; JUNE 1936

NOTES

SEE PLAN FOR EASEMENT



CITY REVIEW
 08-07-2023

CERTIFICATE OF SURVEYOR

I, AARON P. RUSH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND COMPLES WITH IDAHO CODE REGARDING CORNER PERPETUATION AND SURVEYS.



A SURVEYING & MAPPING COMPANY
 690 S. INDUSTRY WAY | SUITE 55 | MERIDIAN, IDAHO 83642
 208.519.5900 | www.lr-geo.com

ABBREVIATIONS

- BK BOOK CORNER RECORD INSTRUMENT NUMBER
- C.R. CORNER OF SECTION
- ESMT EASEMENT
- N.E.S.W. NORTH, EAST, SOUTH, WEST
- PG PAGE INSTRUMENT NUMBER, ADA COUNTY RECORDS
- I.N. INSTRUMENT NUMBER, ADA COUNTY RECORDS
- ROS RECORD OF SURVEY NUMBER

N89° 43' 56" W 1321.12'
 DELAWARE AVE.

SCALE
 1" = 1'

RECORD OF SURVEY - PARCEL SPLIT

FOR

77 N. CANYON ST.

A PORTION OF LOT 25, YALE PARK ADDITION,
LOCATED WITHIN THE NW 1/4 OF THE SE 1/4 OF
SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF NAMPA, CANYON COUNTY, IDAHO
2023

CORP

OWNER ACKNOWLEDGEMENT

I, ROBERT SHAW, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE MANAGER OF IDEAL PROPERTY OPTIONS, LLC, THE OWNER OF THE PROPERTY SHOWN ON THIS RECORD OF SURVEY - PARCEL SPLIT, AND THAT THIS PARCEL SPLIT IS ACCEPTABLE.

ROBERT SHAW
FOR: IDEAL PROPERTY OPTIONS, LLC

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS
COUNTY OF ADA)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND OF SAID STATE, PERSONALLY APPEARED ROBERT SHAW, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF IDEAL PROPERTY OPTIONS, LLC, THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT IDAHO PROPERTY OPTIONS, LLC, EXECUTED THE SAME.

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

NOTARY PUBLIC _____

RESIDING AT _____

COMMISSION EXPIRES _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SPLIT THE EXISTING PARCEL INTO TWO PARCELS, IN COMPLIANCE WITH NAMPA CITY CODE. SEE "REFERENCES" FOR RECORD DOCUMENTS USED DURING THE COURSE OF THIS SURVEY. THE INITIAL BOUNDARY SURVEY WAS PERFORMED ON 06-28-2023. MONUMENTS WERE SET ON ~~XX-XX-XXXX~~.

CENTERLINE INTERSECTION MONUMENTATION WAS HELD AS FOUND, AND USED BY PREVIOUS SURVEYORS TO CREATE THE BLOCK. THIS WAS USED TO ESTABLISH THE LINE BETWEEN LOTS 25 AND 46 OF YALE PARK ADDITION (P1) BY PROPORTIONATE MEASUREMENT. THE COMMON LOT BOUNDARY WAS THEN OFFSET 65 FEET PER DEED TO ESTABLISH THE NORTH LINE OF THE PARCEL.

NOTES

- 1) THIS RECORD OF SURVEY IS A REPRESENTATION OF EVIDENCE FOUND AND SET DURING THE COURSE OF THIS SURVEY AND DOES NOT SERVE AS A CONVEYANCE OR OWNERSHIP.
- 2) THE PROPERTY SHOWN HEREON IS ZONED RD (TWO-FAMILY RESIDENTIAL).
- 3) A 22-FOOT INGRESS/EGRESS, AND UTILITY EASEMENT, RECORDED AS LN _____, IS RESERVED OVER PARCEL "A," TO THE BENEFIT OF PARCEL "B," AS SHOWN HEREON.
- 4) AN EASEMENT EXISTS FOR AN EXISTING POWER LINE IN FAVOR OF IDAHO POWER, RECORDED AS INSTRUMENT NO. 228388, RECORDED 09-02-1937. EASEMENT WIDTH IS UNDEFINED.
- 5) A WRITTEN EASEMENT WAS NOT DISCOVERED OR PROVIDED FOR THE UTILITY LINES SERVICING THE EXISTING HOUSE ON PARCEL "A."

APPROVAL OF NAMPA CITY PLANNING DIRECTOR

I, THE UNDERSIGNED, THE CITY PLANNING DIRECTOR IN AND FOR CITY OF NAMPA, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT THIS PARCEL SPLIT IS IN ACCORDANCE WITH THE PROVISIONS OF NAMPA CITY CODE SECTION.

BY: _____
DATE: _____

CITY REVIEW
08-07-2023



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LR Geo
A SURVEYING & MAPPING COMPANY

690 S. INDUSTRY WAY | SUITE 55 | MERIDIAN, IDAHO 83642
208.519.5900 | www.lr-geo.com

Joel & Rosa Cuanas (H&W) The Buyers of #75 N. Central Canyon Street Nampa, ID 83651
(Dominant Estate, Parcel "B")

Regarding the 22' foot easement serving their property #75 N. Canyon Street Nampa, Idaho for access and maintenance of the road and utilities, will not protest the owner of #77 N. Canyon Street Nampa, ID 83651 (Servient Estate, Parcel "A") when making application to reduce the 22' foot easement to no less than 14' feet wide, as long as the easement reduction DOES NOT interfere in any way with Cuanas property at #75 N. Central Canyon (Parcel B) from obtaining a single-family residential building permit, accessing the road and utilities and their maintenance.

In addition, the Cuanas will not be responsible for any additional costs that may be incurred with respect to the easement change.

Buyer: Joel Cuanas Date: 8/22/24

Buyer: Rosa Cuanas Date: 8/22/24

Seller: _____ Date: _____

To whom it may concern:

We are proposing to reduce the easement on the SE corner of 77 N. Canyon St. to ONLY 14'. This will still allow for access to the adjacent lot to the West. Homeowner does NOT want to allow for any additional access for maintenance etc.

Kaden Snooks

Kaden Snooks

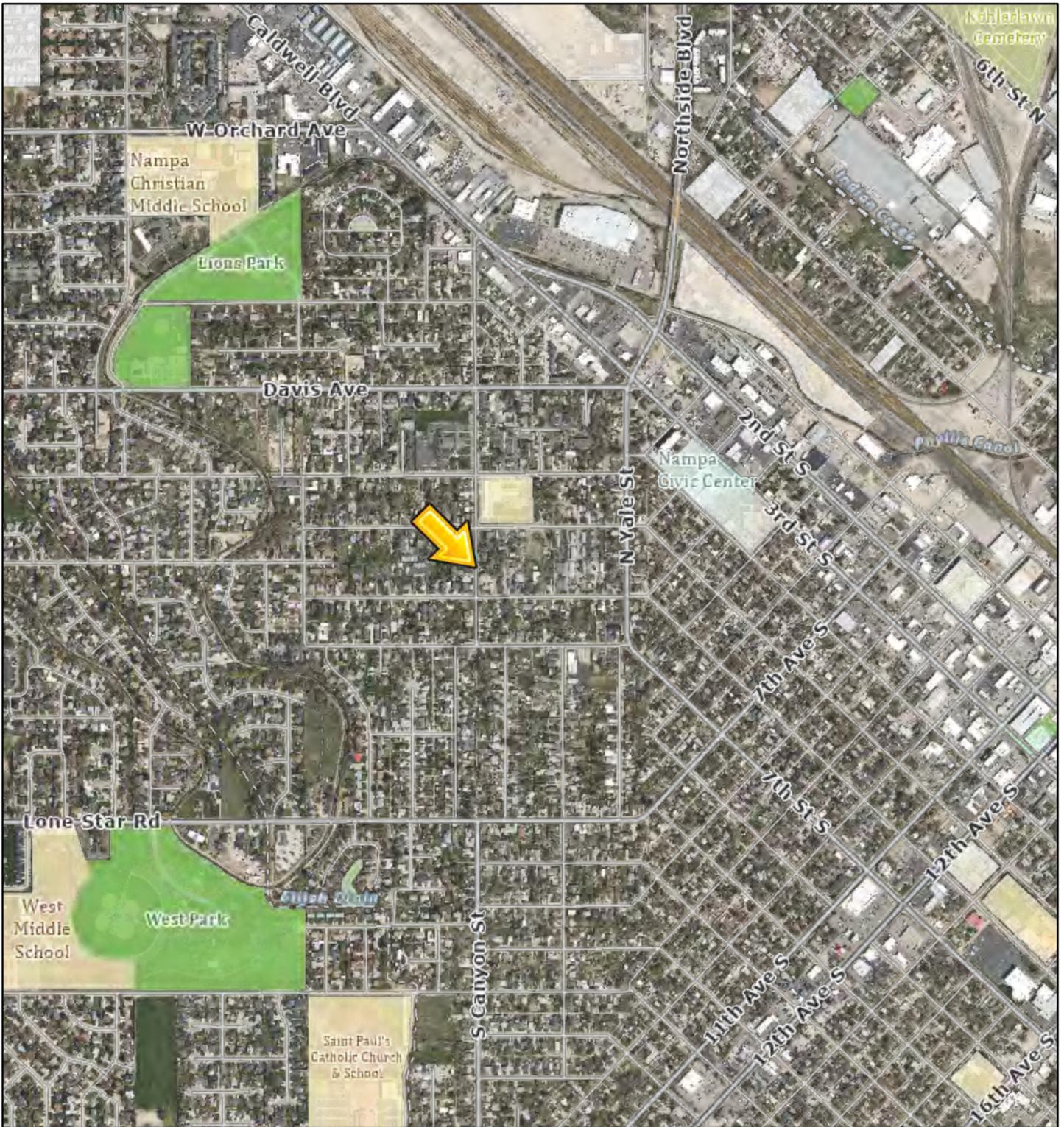
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Thank you-
Kaden Snooks

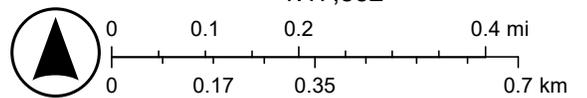
Kaden Snooks

Vicinity Map

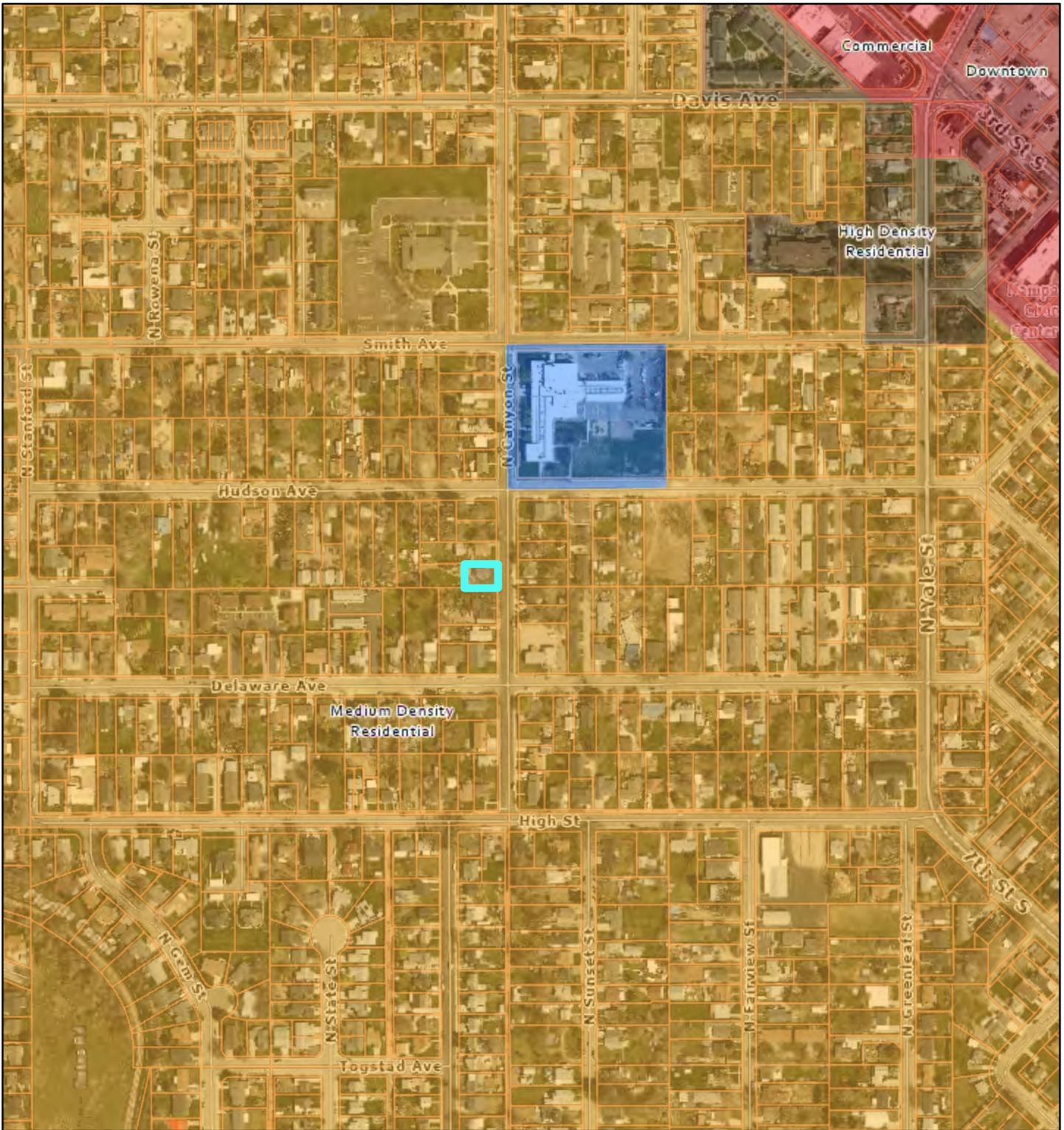


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1:17,852



Comp Plan FLUM



10/30/2024, 5:48:51 PM

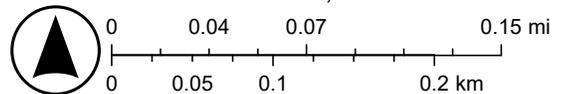
Comp Plan

- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential
- Medium Density Residential

Address Points

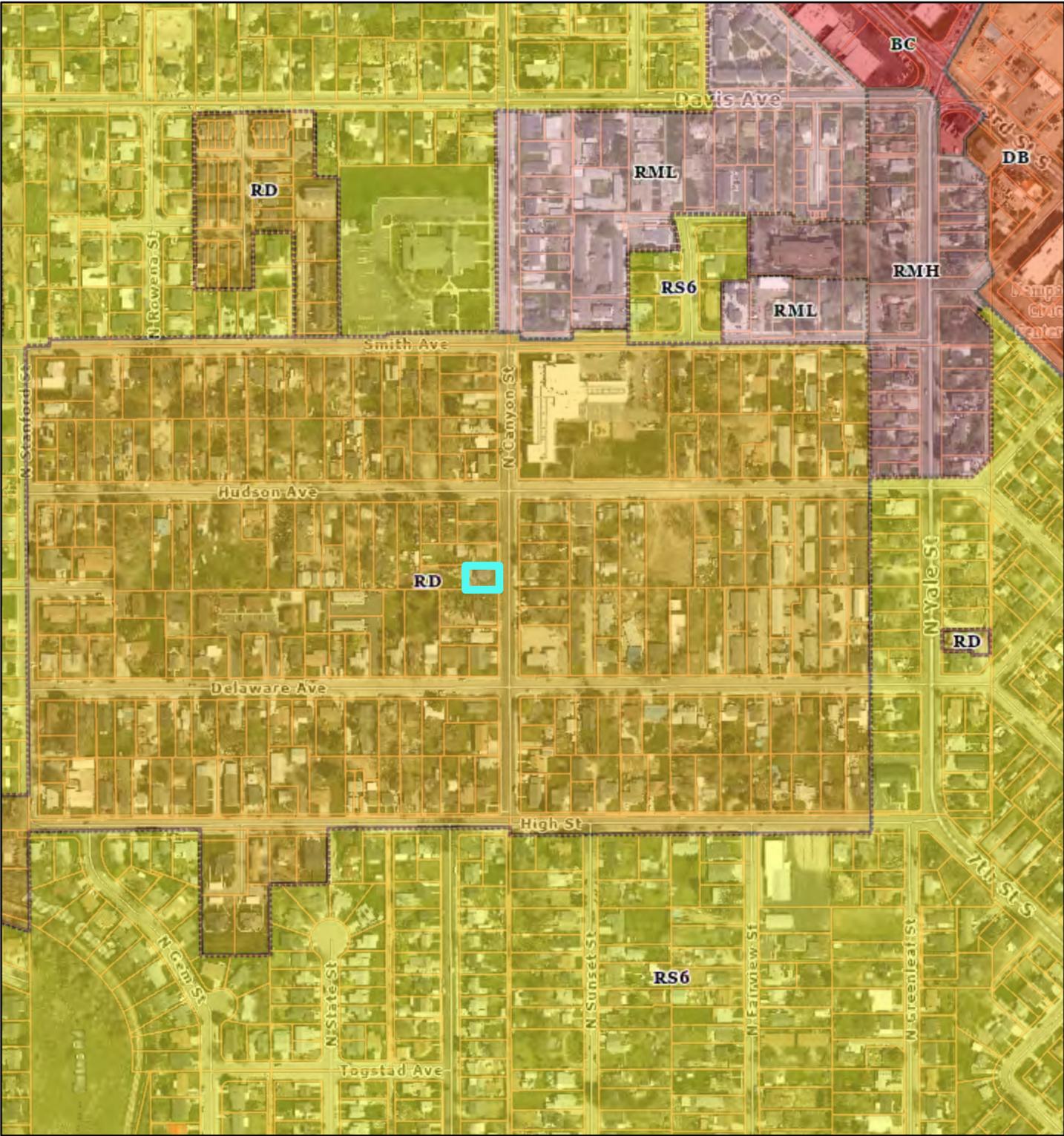
- Active
- Retired
- Canyon County Parcels

1:6,427



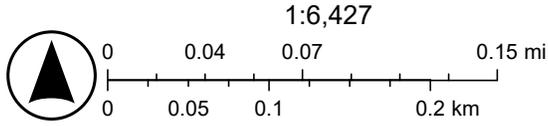
Nampa GIS, GeoTerra, Inc.

Zoning Map



10/30/2024, 5:48:17 PM

- Zoning
- BC Address Points
- DB Active
- RD Retired
- RMH Canyon County Parcels
- RML
- RS6



Zoning Map - Close



10/30/2024, 5:47:50 PM

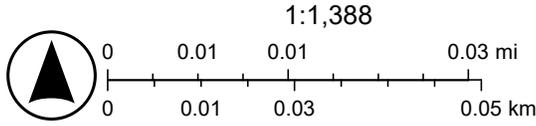
Zoning

 RD

Address Points

 Active

 Canyon County Parcels



From: [Michael Underwood](#)
To: [Teri Friend](#)
Subject: RE: Request for Agency/Dept Comments by 10/18/2024 for Snooks Vacation of Easement (VAC-00069-2024)
Date: Monday, October 14, 2024 10:01:17 AM
Attachments: [image004.png](#)
[image005.png](#)

Building has no comments regarding this Vacation of easement.

Thank you,



Michael Underwood
Plans Examiner Supervisor
P: (208) 250-4192
underwoodm@cityofnampa.us
[Department of Building Safety](#), [Like us on Facebook](#)
NAMPAReady

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, September 19, 2024 7:43 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gishared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District

From: [Hollis, Richard](#)
To: [Teri Friend](#)
Subject: P863401 Letter on No Objection - 77 N Canyon St, Nampa County, ID
Date: Monday, September 23, 2024 9:25:51 AM
Attachments: [image001.png](#)
[P863401 Letter of no Objection.pdf](#)

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello Ms. Friend,

Attached, please find the Letter of No Objection for this location. Please contact me with any questions or comments.

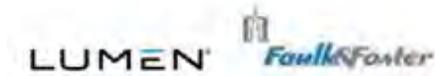
Thank you,

Rick Hollis

Contractor – ROW Agent
tel: 903-559-1095

richard.hollis@lumen.com

-



mail and destroy all copies of the communication and any attachments.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-

9/23/2024



Teri Friend
Associate Planner
Planning & Zoning
500 12th Ave South, Nampa, ID 83651

No Reservations/No Objection

SUBJECT: 77 N Canyon St – Easement Vacation

To Whom It May Concern:

Quest Corporation d/b/a CENTURYLINK QC (“CenturyLink”) has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit “A”, said Exhibit “A” attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

If you have any questions, please contact Richard Hollis at 903-559-1095 or richard.hollis@lumen.com

Sincerely yours,

CenturyLink ROW Team

From: [Brandon Shores](#)
To: [Teri Friend](#); [Planning-Zoning Staff](#)
Subject: RE: Request for Agency/Dept Comments by 10/18/2024 for Snooks Vacation of Easement (VAC-00069-2024)
Date: Monday, September 30, 2024 9:15:57 AM
Attachments: [image003.png](#)
[image004.png](#)

Good Morning All –

This Officer observed no code violations currently at 77 N Canyon St. (Parcel #R1665500000, in the SE 1/4 of Section 21, T3N, R2W, BM) for Kaden Snooks (VAC-00069-2024).

Sincerely,

Brandon Shores
Code Compliance Officer
208-468-5705



From: Soyla Reyna <reynas@cityofnampa.us>
Sent: Friday, September 27, 2024 4:29 PM
To: Brandon Shores <shoresb@cityofnampa.us>
Cc: Kent Lovelace <lovelacek@cityofnampa.us>; Juan Vergara <vergaraj@cityofnampa.us>
Subject: FW: Request for Agency/Dept Comments by 10/18/2024 for Snooks Vacation of Easement (VAC-00069-2024)

CRM created

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, September 19, 2024 7:43 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera

From: [Peter Nielsen](#)
To: [Planning-Zoning Staff](#)
Cc: [Daniel Badger](#)
Subject: RE: Request for Agency/Dept Comments by 10/18/2024 for Snooks Vacation of Easement (VAC-00069-2024)
Date: Tuesday, September 24, 2024 3:32:31 PM
Attachments: [image001.png](#)

Hello,

I have attached the recorded ROS that was sent over this afternoon to the VAC record in Energov.

Beyond this, Engineering has no comments for the requested vacation.

Thanks

Peter Nielsen
Sr Engineering Plans Examiner, Engineering
O: 208.565.5252, C: 208.250.0331
[City of Nampa](#), [Like us on Facebook](#)

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, September 19, 2024 7:43 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gishared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <Iriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District

From: [Easement, Nre](#)
To: [Teri Friend](#)
Cc: [Hollis, Richard](#)
Subject: RE: P863401/FW: Request for Agency/Dept Comments by 10/18/2024 for Snooks Vacation of Easement (VAC-00069-2024)
Date: Thursday, September 19, 2024 8:57:17 AM
Attachments: [image003.png](#)
[image004.png](#)

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Good morning. We have received your request for a Vacate-Abandon and have set up a Lumen project accordingly. Your project number is P863401 and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Richard Hollis and they can be reached by email at Richard.Hollis@lumen.com with any questions that you may have regarding this project.

NOTE: Please do not reply to this email and direct any further communication to the assigned Right-of-Way Agent listed above.

Requests are addressed in the order received, Lumen will endeavor to respond within 30 days.

Have a great day!

Best Regards,

Eryn Ogden
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Eryn.Ogden@lumen.com

Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply. If this is the case, please reply all to advise.

From: PlatReview <PlatReview@lumen.com>
Sent: Thursday, September 19, 2024 8:56 AM
To: Easement, Nre <Nre.Easement@lumen.com>
Subject: P863401/FW: Request for Agency/Dept Comments by 10/18/2024 for Snooks Vacation of Easement (VAC-00069-2024)

Team,

Would this be something that you all would handle? Please let me know.

Thank you



Lumen Plat Review
platreview@lumen.com

From: Teri Friend <friendt@cityofnampa.us>

Sent: Thursday, September 19, 2024 9:43 AM

To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; PlatReview <PlatReview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <niki.benyakhlef@itd.idaho.gov>; NPDAAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: October 18, 2024

TO: City of Nampa – Planning and Zoning

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Kaden Snooks

OWNER: Kaden Snooks

PROJECT ADDRESS: 77 N Canyon St.

RE: VAC-00069-2024

This application is for a vacation of easement to reduce the easement from 22 feet wide to 14' wide.

The Nampa Fire District opposes the application to reduce the access easement to 14' wide. Fire code requires a 20' wide fire apparatus access road to within 150 feet of the far point of a structure. A new structure built on 75 N Canyon would be beyond this measurement from N. Canyon Street, so the driveway is required to be the fire apparatus access road for a new structure.

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

From: [Eddy Thiel](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Request for Agency/Dept Comments by 10/18/2024 for Snooks Vacation of Easement (VAC-00069-2024)
Date: Thursday, September 19, 2024 7:47:20 AM
Attachments: [image001.png](#)

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, September 19, 2024 7:43 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers

From: [Niki Benyakhlef](#)
To: [Planning-Zoning Staff](#)
Cc: [Teri Friend](#)
Subject: RE: Request for Agency/Dept Comments by 10/18/2024 for Snooks Vacation of Easement (VAC-00069-2024)
Date: Monday, September 23, 2024 7:58:26 AM
Attachments: [image004.png](#)

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Good Morning –

After careful review of the transmittal submitted to ITD on September 19, 2024 regarding Snooks Vacation of Easement (VAC-00069-2024), the Department has no comments or concerns to make at this time. This application does not affect transportation not the state facilities.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, September 19, 2024 7:43 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus

From: [Timothy Jensen](#)
To: [Teri Friend](#)
Subject: Re: Request for Agency/Dept Comments by 10/18/2024 for Snooks Vacation of Easement (VAC-00069-2024)
Date: Thursday, September 19, 2024 5:07:33 PM

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Teri,

Kuna School District has no official comment as the location of this proposal does not lie within the boundaries of our district.

Tim Jensen Ed.S
KSD Planning & Development Coordinator
Principal-Fremont MS
IMLA President

On Thu, Sep 19, 2024 at 7:43 AM Teri Friend <friendt@cityofnampa.us> wrote:
RE: Snooks VAC of a portion of access easement at 77 N Canyon St (VAC-00069-2024)

Good Morning,

I have attached for your review the application for Vacation of an 8ft wide portion of the 22ft wide access easement (leaving a 14 ft wide easement) on a 0.14 acre parcel in the RD (Two-Family Residential) zoning district located at 77 N Canyon St. (Parcel #R1665500000, in the SE 1/4 of Section 21, T3N, R2W, BM) for Kaden Snooks (VAC-00069-2024). Original Concept: Reduce width of access easement to limit the impact to the dwelling on the front lot.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

VAC-00069-2024-77 N Canyon Easement_Application Updated.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:b27d9574-9515-418c-ba3e-39658d8d22ba>>
VAC-00069-2024-77 N Canyon Easement_Narrative.docx<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:ea96597a-10e4-4324-a410-f6b27fac3b02>>
VAC-00069-2024-77 N Canyon Easement_Idaho Power Approval Letter.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:4f4e53a2-648c-4843-8a73-d3e56b276d30>>
VAC-00069-2024-77 N Canyon Easement_Legal Description Screenshot - Not Stamped.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:c2a4f5c1-3653-4e44-9b8b-258ed7e3eaf2>>
VAC-00069-2024-77 N Canyon Easement_Legal Description -

Word.docx<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:59327a23-36a5-4aca-9340-eb4bafaa99fa>>

VAC-00069-2024-77 N Canyon Easement_Record of Survey Site

Plan.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:06c943f7-e36c-4685-aac8-444625f5405e>>

This application will be considered by City Council on the 11/4/2024 agenda.

Please return all comments to Planning and Zoning staff

(pzall@cityofnampa.us<<mailto:pzall@cityofnampa.us>>) prior to October 18, 2024. Thank you!

All the best,

[cid:image001.png@01DB0A66.344D6170]

Teri Friend

Associate Planner

Planning & Zoning

208.468.5484

500 12th Ave South, Nampa, ID 83651

Citizen's Guide to Planning<<https://www.cityofnampa.us/1656/Citizens-Guide-to-Planning>>

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[cid:image002.jpg@01DB0A66.344D6170]

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From: [Easement, Nre](#)
To: [Teri Friend](#)
Cc: [Hollis, Richard](#)
Subject: RE: P863425/FW: Request for Agency/Dept comments by 10/25/2024 for Deer Flat Ranch Annexation & zoning, Master Planned Community, Subdivision Prelim Plat (ANN-00301-2024, MPC-00002-2024, SPP-00144-2024)
Date: Monday, September 23, 2024 10:13:36 AM
Attachments: [image003.png](#)
[image004.png](#)

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Good morning. We have received your request for an Encroachment and have set up a Lumen project accordingly. Your project number is P863425 and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Richard Hollis and they can be reached by email at Richard.Hollis@lumen.com with any questions that you may have regarding this project.

NOTE: Please do not reply to this email and direct any further communication to the assigned Right-of-Way Agent listed above.

Requests are addressed in the order received, Lumen will endeavor to respond within 30 days. Have a great day!

Best Regards,

Eryn Ogden
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Eryn.Ogden@lumen.com

Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply. If this is the case, please reply all to advise.

From: PlatReview <PlatReview@lumen.com>
Sent: Friday, September 20, 2024 10:45 AM
To: Easement, Nre <Nre.Easement@lumen.com>
Subject: P863425/FW: Request for Agency/Dept comments by 10/25/2024 for Deer Flat Ranch

Annexation & zoning, Master Planned Community, Subdivision Prelim Plat (ANN-00301-2024, MPC-00002-2024, SPP-00144-2024)

Team,

Would this be something that you all would handle? Please let me know.

Thank you



Lumen Plat Review

platreview@lumen.com

From: Teri Friend <friendt@cityofnampa.us>

Sent: Friday, September 20, 2024 11:41 AM

To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Bates, Camille <Camille.Bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolynn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; PlatReview <PlatReview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <niki.benyakhlef@itd.idaho.gov>; NPAnalysis

From: [Erika Olvera](#)
To: [Teri Friend](#)
Subject: RE: Request for Agency/Dept Comments by 10/18/2024 for Snooks Vacation of Easement (VAC-00069-2024)
Date: Wednesday, October 16, 2024 9:29:42 AM
Attachments: [image001.png](#)

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Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Erika Olvera
Nampa & Meridian Irrigation District
208-466-0663

From: Teri Friend <friendt@cityofnampa.us>
Sent: Thursday, September 19, 2024 7:43 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gishared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <EOlvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins

VAC-~~00069~~-2024

October 28, 2024

Eliezer Cardenas
73 N Canyon St
Nampa, ID 83651
(208) 989-2714

Planning & Zoning Department
500 12th Ave

My name is Eliezer Cardenas. I'm writing this letter because I am concerned about the request made by the owner of 77 N Canyons St property. I'm the neighbor of this property, and I'm worried because the easement is already narrow enough for another driveway entrance. The dwelling on my front property has been affected since my neighbor's property was sold. Our neighborhood has been growing at times, and I can't park my cars or guests if the easement is reduced; this would create more disruption, and my privacy and property would be affected. Since the easement is right on my property line, having cars passing in such proximity to my fence would cause damage. Another concern is that if he is allowed to have two driveway entrances, this will disrupt the appearance of our neighborhood. Please consider these points when approving such changes. Nampa is a small town with narrow roads; a church and a school nearby have already caused traffic delays. I appreciate your taking the time to read this letter; don't hesitate to contact me by phone.

Best regards

Eliezer Cardenas
Eliezer Cardenas