

**Planning & Zoning Department**  
**Before the Mayor and City Council**  
**21 APRIL, 2025**

**PUBLIC HEARING ITEM**  
**STAFF REPORT**

By Kristi Watkins, Principal Planner

**Vacation of an unused portion of existing public utility easement on a 6.98 acre parcel in the BC** (Community Business) zoning district located at 11110 W Karcher Rd, 0, 0, 0 Hailey Avenue, Parcels #R2317000000,R2316500000, R231640100, R231640000 (in the SE 1/4 of the SE 1/4 Section 7, T3N, R2W, BM) for Ben Millick representing Karcher Middleton LLC (VAC-00071-2024).

Original Concept: Removal of an unused portion of an existing public utility easement (utilities for new development have been installed elsewhere).

(Action: [Decision](#))

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**PROPERTY DETAILS**

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**Current Jurisdiction/Status:** The property is currently in city limits and zoned BC (Community Business).

**Surrounding Zoning & Uses:**

- The property is surrounded by BC (Community Business) zoning district with existing Commercial properties, Commercial properties to be developed and existing County Residential properties.

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**APPLICABLE REGULATIONS**

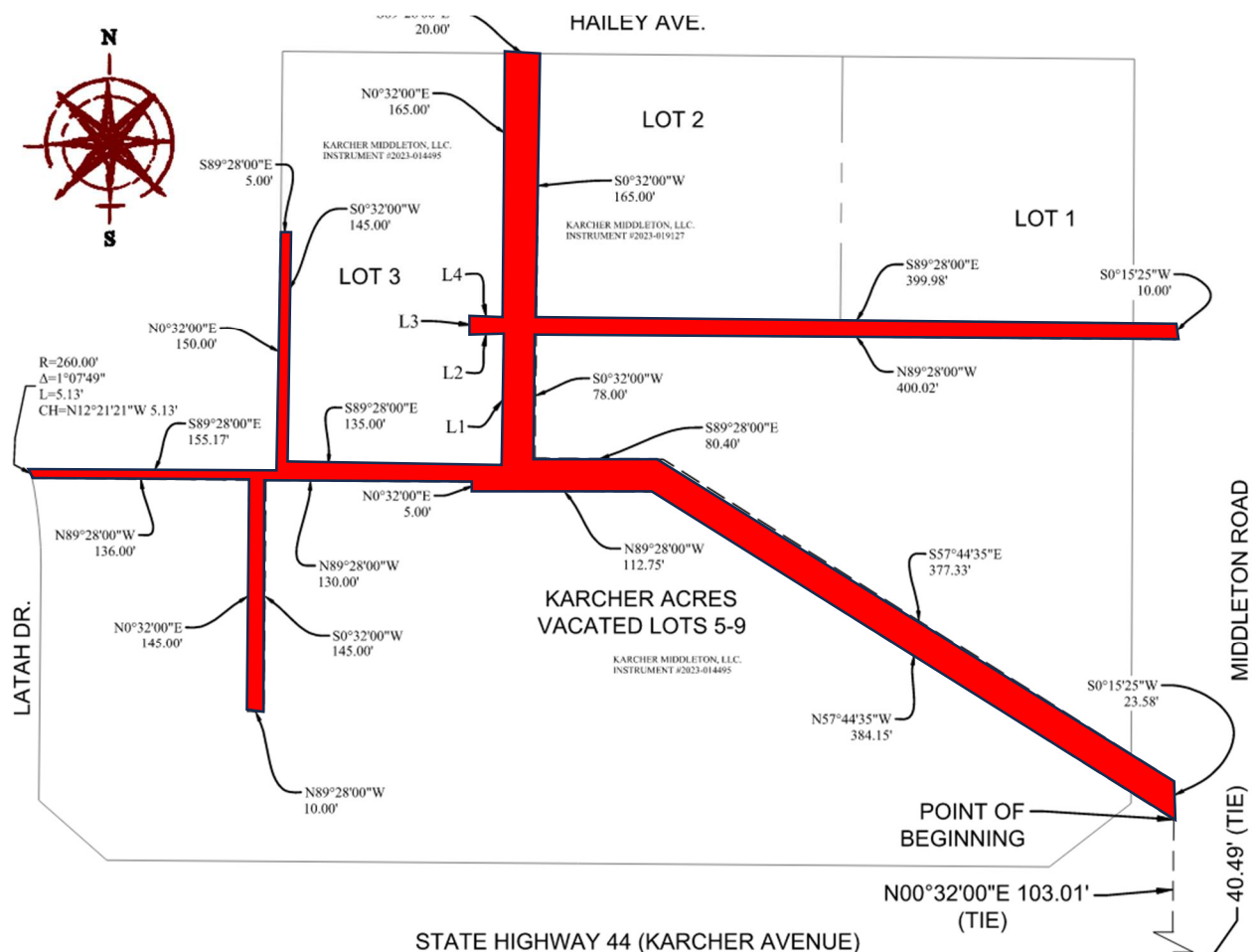
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**VACATION CODE REFERENCES**

**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**

## EXHIBIT



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## STAFF ANALYSIS

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### **Purpose (Applicant's Request):**

Because we have installed new utilities that relate directly to our new development, and all will be covered by the new easements allowing protections & access to all utility companies if needed in the future, there is no need to have this old Public Utility Easement located on our commercial properties, so we request it to be vacated by the City of Nampa. Lastly, since we are vacating just the portion of the easement that relates to the subject properties, this vacation does not affect any other surrounding properties that were part of the original Karcher Acres Plat.

### **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.

### **Land Use**

The proposed vacation of easement 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. Commercial development will be regulated through the building permitting process.

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## CORRESPONDENCE

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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 April 16, 2025] 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.

- **The city received NO AGENCY comments or concerns in regards to this request.**

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## PROPOSED CONDITIONS OF APPROVAL

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

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## FINDINGS OF FACT

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### **Proposed Findings for [Approval](#):**

### **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.**

- This request was processed in accordance with Idaho State Code 50-1306A.

**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 is necessary because the easement is unused and unnecessary and the easement area is needed for the owner to make full use of their property.

**Based upon the analysis that was completed utilizing the conclusions of law and Nampa City Code and Idaho State Code, coupled with the findings listed in the staff report, the project appears to meet all the requirements for a vacation. As a result, staff can reasonably recommend to the City Council that the vacation be approved.**

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## **POTENTIAL MOTIONS**

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### **APPROVE:**

I move to approve the **Vacation of an unused portion of existing public utility easement on a 6.98 acre parcel in the BC** zoning district located at 11110 W Karcher Rd, 0, 0, 0 Hailey Avenue, for Ben Millick representing Karcher Middleton LLC (VAC-00071-2024) and adopt the Proposed Findings of Fact.

### **DENY:**

I move to deny the request for **Vacation of an unused portion of existing public utility easement on a 6.98 acre parcel in the BC** zoning district located at 11110 W Karcher Rd, 0, 0, 0 Hailey Avenue, for Ben Millick representing Karcher Middleton LLC (VAC-00071-2024), because \_\_\_\_\_ (state the code sections and reasoning).

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

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## **ATTACHMENTS**

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- Application
- Legal Description and Exhibit for area to be vacated
- Zoning Vicinity Map
- Agency and Public Correspondence





## Planning & Zoning Department

### Master Application

#### Staff Use Only

Project Name: Karcher Middleton Easement

File Number: VAC-00071-2024

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: Ben Millick Phone: 208-867-4677

Applicant Address: 350 N. 9th St., Suite 200 Email: ben.millick@rmcos.com

City: Boise State: ID Zip: 83702

Interest in property: ☐ Own ☐ Rent ☒ Other: Owner's Representative

Owner Name: Karcher Middleton LLC Phone: 208-867-4677

Owner Address: 350 N. 9th St., Suite 200 Email: ben.millick@rmcos.com

City: Boise State: ID Zip: 83702

Contractor Name (e.g., Engineer, Planner, Architect): FOCUS Engineering & Surveying

Firm Name: Christian Uahinui Phone: christianu@focus-es.com

Contractor Address: 1001 N Rosario St, Ste 100 Email: 208-579-9447

City: Meridian State: ID Zip: 83642

**Subject Property Information**

Address: TBD - N.W.C of Karcher Rd and Middleton Rd (11110 W Karcher Rd, 0 Hailey Ave) x 3

Parcel Number(s): R2317000000, R2316500000, R2316401000, R2316400000 Total acreage: 6.98 Zoning: BC

Type of proposed use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Other: \_\_\_\_\_

Project/Subdivision Name: Karcher & Middleton Public Utility Easement Vacation

Description of proposed project/request: Removal of a portion of existing Public Utility Easement.  
See narrative for full description.

Proposed Zoning: N/A Acres of each proposed zone: N/A

**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	All ROW has been dedicated already
<b>Total</b>		

**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: Unknown Max building height: Unknown Gross Floor Area: Unknown

Proposed number of residential (multi-family) units: N/A

Total number of parking spaces provided : Unknown at this time

Print applicant name: Ben Millick

Applicant signature:  Date: 12/09/24

**City Staff**

Received by: JKW Received date: 12/9/2024



December 9<sup>th</sup>, 2024

City of Nampa  
Planning and Zoning Department  
500 12<sup>th</sup> Ave S.  
Nampa, ID 83651

**RE: Project Narrative**  
**Proposed Public Utility Easement Vacation – NWC Karcher Rd & Middleton Rd**

Dear City of Nampa Planning Staff,

This application is for the vacation and removal of a portion of an existing Public Utility Easement (PUE). This PUE was dedicated on the subject properties via the 1970 Karcher Acres Subdivision. To our knowledge there are no existing utilities in this easement, and we have already installed & completed new utilities elsewhere that relate to our commercial development as approved by City of Nampa Engineering. These new utilities will be protected by new easements; utility and access easements with the City of Nampa to cover the water, sewer, & pressure irrigation mains, and a new Joint Trench easement with Idaho Power that will cover the power, natural gas, & telecom main lines.

Because we have installed new utilities that relate directly to our new development, and all will be covered by the new easements allowing protections & access to all utility companies if needed in the future, there is no need to have this old Public Utility Easement located on our commercial properties, so we request it to be vacated by the City of Nampa. Lastly, since we are vacating just the portion of the easement that relates to the subject properties, this vacation does not affect any other surrounding properties that were part of the original Karcher Acres Plat.

Thank you for your review and consideration of our application. We look forward to pursuing more development within the City of Nampa!

Sincerely,

Ben Millick, NCARB  
Owner's Representative  
Rocky Mountain Companies  
ben.millick@rmcos.com  
208-867-4677

**LEGAL DESCRIPTION  
PREPARED FOR  
KARCHER AND MIDDLETON BACKBONE  
NAMPA, IDAHO  
11/26/2024  
22-5002  
GWS**

***IDAHO POWER KARCHER ACRES EASEMENT VACATION LEGAL DESCRIPTION***

Located in Block 1 of Karcher Acres Subdivision, as shown on the Official Plat thereof on file in the office of the Canyon County Recorder in Book 9 of Plats at Page 1, a part of the Southeast Quarter of the Southeast Quarter of Section 7, Township 3 North, Range 2 West, Boise Meridian, located in Nampa, Canyon County, Idaho, being more particularly described as follows:

Commencing from the Southeast Corner of Section 7, Township 3 North, Range 2 West, Boise Meridian;

thence along the South line of said Southeast Quarter of Section 7 N89°28'00"W 40.49 feet;

thence N00°32'00"E 103.01 feet perpendicular to the South line of said Southeast Quarter of Section 7 to a point on the Middleton Road right-of way, said point being the Point of Beginning;

thence N57°44'35"W 384.15 feet;

thence N89°28'00"W 112.75 feet;

thence N0°32'00"E 5.00 feet;

thence N89°28'00"W 130.00 feet;

thence S0°32'00"W 145.00 feet;

thence N89°28'00"W 10.00 feet;

thence N0°32'00"E 145.00 feet;

thence N89°28'00"W 136.00 feet to a point on the Easterly line of the Latah Drive right-of-way, as established in said plat of Karcher Acres Subdivision;

thence Northerly along said Latah Drive right-of-way along the arc of a non-tangent curve to the left having a radius of 260.00 feet a distance of 5.13 feet through a central angle of 1°07'49" Chord: N12°21'21"W 5.13 feet;

thence S89°28'00"E 155.17 feet;

thence N0°32'00"E 150.00 feet;

thence S89°28'00"E 5.00 feet;

thence S0°32'00"W 145.00 feet;

thence S89°28'00"E 135.00 feet;

thence N0°32'00"E 83.00 feet;

thence N89°28'00"W 20.00 feet;

thence N0°32'00"E 10.00 feet;

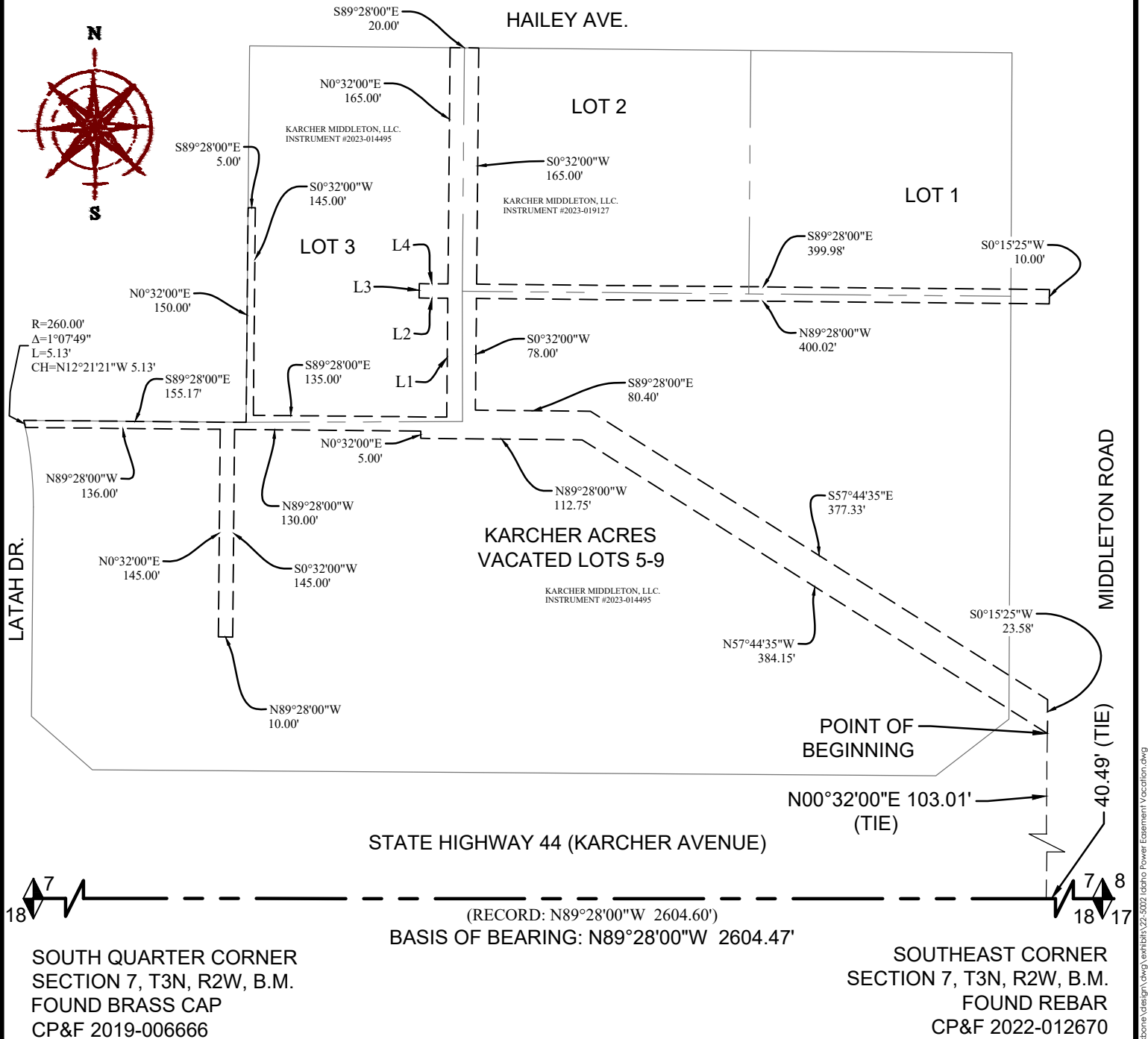
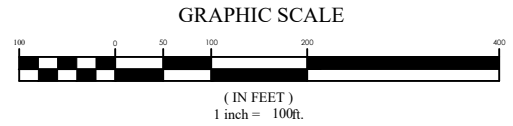
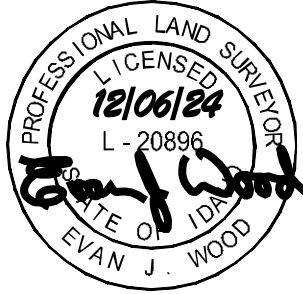
thence S89°28'00"E 20.00 feet;

thence N0°32'00"E 165.00 feet to a point on the Southerly line of the Hailey Avenue right-of-way, as established in said plat of Karcher Acres Subdivision;  
thence along said Hailey Avenue right-of-way S89°28'00"E 20.00 feet;  
thence S0°32'00"W 165.00 feet;  
thence S89°28'00"E 399.98 feet to the Westerly line of said Middleton Road right-of-way;  
thence along said Middleton Road right-of-way S0°15'25"W 10.00 feet;  
thence N89°28'00"W 400.02 feet;  
thence S0°32'00"W 78.00 feet;  
thence S89°28'00"E 80.40 feet;  
thence S57°44'35"E 377.33 feet to the Westerly line of said Middleton Road right-of-way;  
thence along said Middleton Road right-of-way S0°15'25"W 23.58 feet to the Point of Beginning.

Contains: 23,264 square feet or 0.53 acres+/-



Line Table		
LINE	DIRECTION	LENGTH
L1	N00°32'00"E	83.00'
L2	N89°28'00"W	20.00'
L3	N00°32'00"E	10.00'
L4	S89°28'00"E	20.00'



18 7

(RECORD: N89°28'00"W 2604.60')  
BASIS OF BEARING: N89°28'00"W 2604.47'

18 7 8

SOUTH QUARTER CORNER  
SECTION 7, T3N, R2W, B.M.  
FOUND BRASS CAP  
CP&F 2019-006666

SOUTHEAST CORNER  
SECTION 7, T3N, R2W, B.M.  
FOUND REBAR  
CP&F 2022-012670

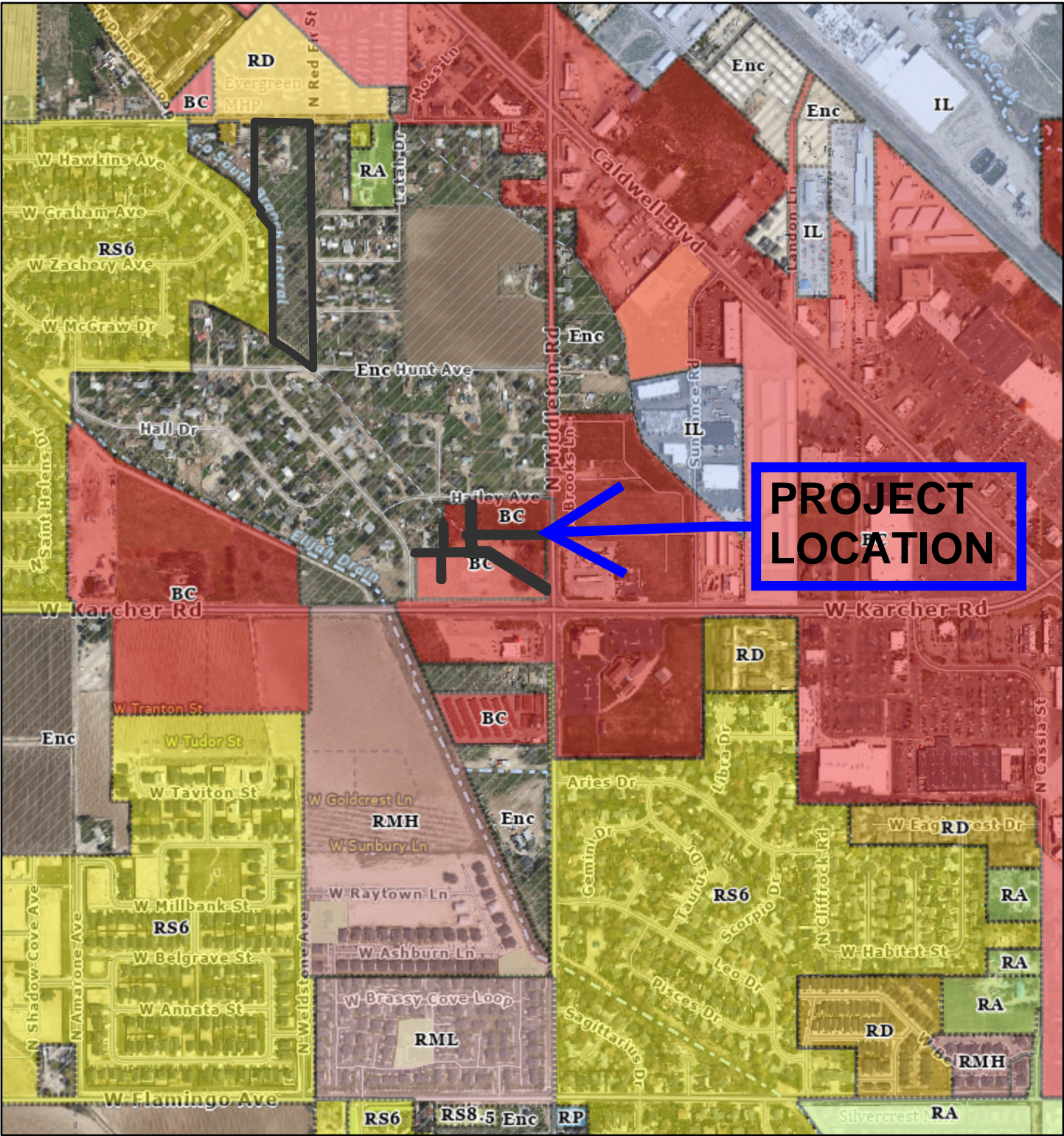
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
1001 NORTH ROSARIO STREET, SUITE 100  
MERIDIAN, IDAHO 83642 PH: (208) 974-0075  
www.focus-es.com

# EASEMENT VACATION KARCHER ACRES PUE

Date Created:  
11/26/2024  
Scale:  
1" = 100'  
Drawn:  
GWS  
Job:  
22-5002  
Sheet:  
3 OF 3

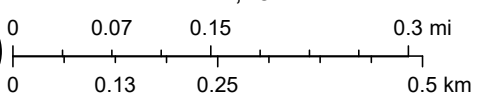
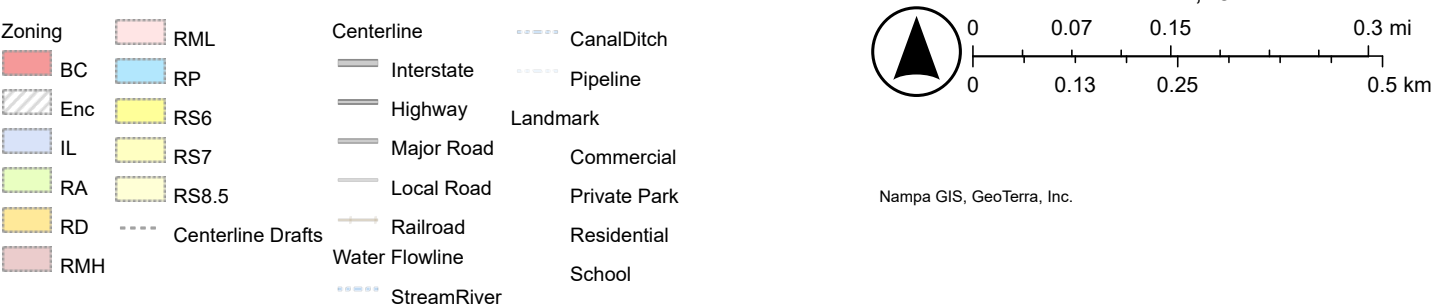


# Zoning Map



3/19/2025, 2:57:22 PM

1:12,731



Nampa GIS, GeoTerra, Inc.



**Lynda Noah**

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**From:** Joshua Evans  
**Sent:** Tuesday, January 28, 2025 4:42 PM  
**To:** Planning-Zoning Staff  
**Subject:** 11110 W KARCHER RD

Good Afternoon

The listed property currently has no code violations at this time 11110 W KARCHER RD

Thank you

Joshua Evans  
Code Compliance & Community Relations  
O: 208.468. 5473 208 468 5705  
2112 W. Flamingo Rd., Nampa, ID 83651  
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## Lynda Noah

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**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Friday, January 31, 2025 7:37 AM  
**To:** Planning-Zoning Staff  
**Cc:** Lynda Noah  
**Subject:** RE: Request for Dept/Agency comments by 4/10/2025 for Karcher Middleton Easement (VAC-00071-2024)

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Good Morning,

This vacation of utility easement does not affect ITD, therefore we have no comments.

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](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Lynda Noah <noahl@cityofnampa.us>  
**Sent:** Thursday, January 23, 2025 4:29 PM  
**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>; Carolynn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@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>; 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 <Jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <Iriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (plat review) <platreview@lumen.com>; Lynda Noah <noahl@cityofnampa.us>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District)

## Lynda Noah

---

**From:** Peter Nielsen  
**Sent:** Friday, March 7, 2025 9:59 AM  
**To:** Planning-Zoning Staff  
**Cc:** Daniel Badger  
**Subject:** RE: Request for Dept/Agency comments by 4/10/2025 for Karcher Middleton Easement (VAC-00071-2024)

Hello,

Engineering has no comments for this vacation request.

Thanks

### Peter Nielsen

Sr Engineering Plans Examiner, Engineering

O: 208.565.5252, C: 208.250.0331

[City of Nampa](#), [Like us on Facebook](#)

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**From:** Lynda Noah <noahl@cityofnampa.us>  
**Sent:** Thursday, January 23, 2025 4:29 PM  
**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>; Carolynn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@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>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <Iriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (plat review) <platreview@lumen.com>; Lynda Noah <noahl@cityofnampa.us>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; niki.benyakhlef@itd.idaho.gov; NPDAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Pioneer Irrigation <info@pioneerirrigation.com>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Tammy Wallen <twallen@nsd131.org>; tejensen@kunaschools.org; Teri Friend <friendt@cityofnampa.us>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>;

## Lynda Noah

---

**From:** Timothy Jensen <tejensen@kunaschools.org>  
**Sent:** Thursday, January 23, 2025 5:00 PM  
**To:** Planning-Zoning Staff  
**Subject:** Karcher Middleton Easement (VAC-00071-2024)

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Kuna School District has no official comment on this application as it does not lie within our boundaries. Thank you.

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

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3/6/2025

Lynda L. Noah  
Administrative Specialist Sr.  
Planning and Zoning  
500 12th ave S  
Nampa, ID 83651



No Reservations/No Objections

SUBJECT: 11110 Karcher Rd Nampa, ID – Vacate/Abandon

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.

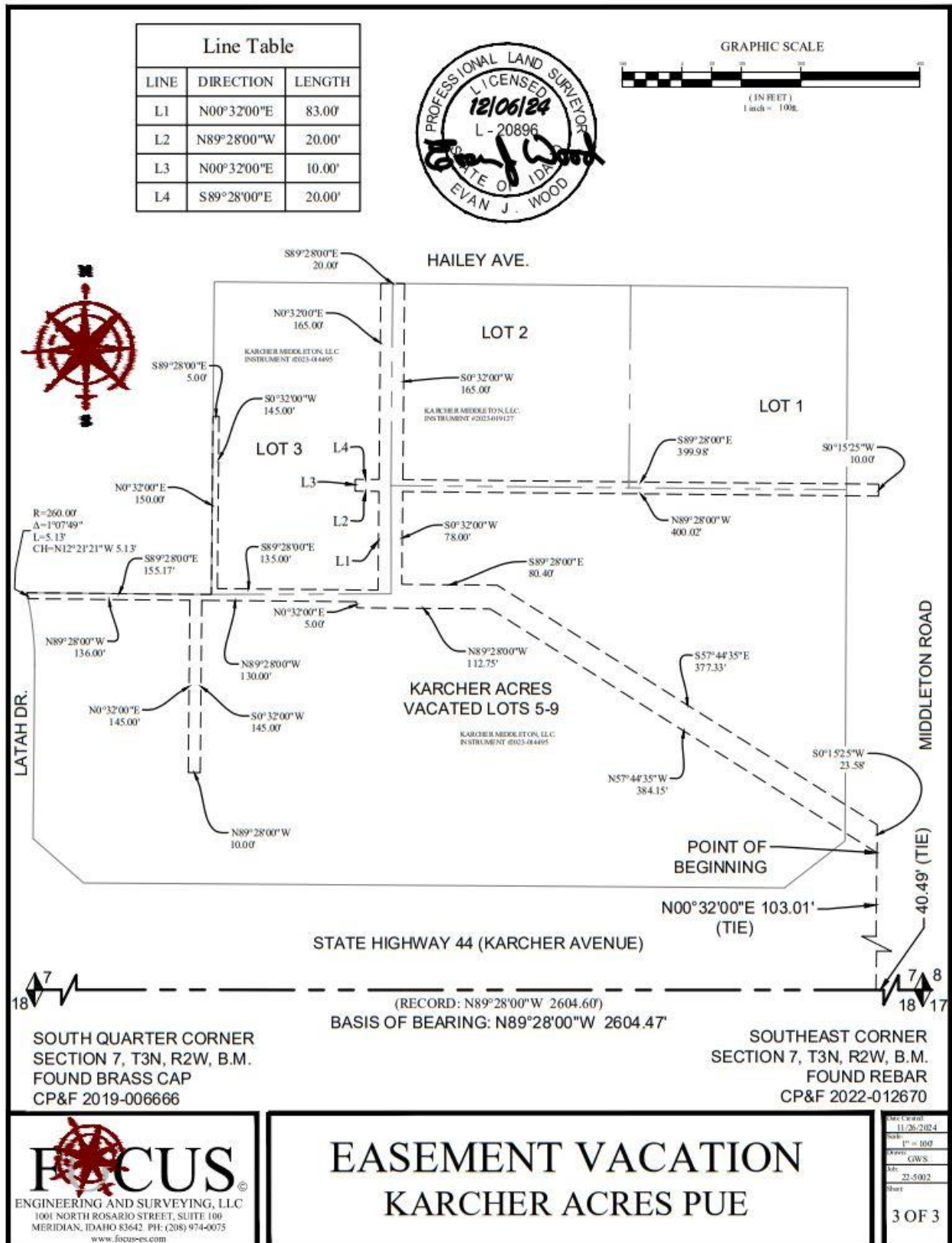
It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

If you have any questions, please contact Richard Hollis at 903-559-1095 or [richard.hollis@lumen.com](mailto:richard.hollis@lumen.com)

Sincerely yours,

CenturyLink ROW Team

# Exhibit "A"



## Lynda Noah

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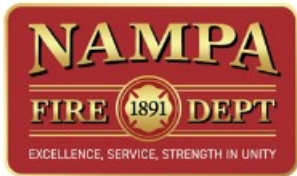
**From:** Ron Johnson <johnsonrl@nampafire.org>  
**Sent:** Monday, March 10, 2025 1:48 PM  
**To:** Planning-Zoning Staff  
**Subject:** RE: [EXTERNAL]Request for Dept/Agency comments by 4/10/2025 for Karcher Middleton Easement (VAC-00071-2024)

**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.

Good afternoon,

Nampa Fire District does not oppose the application for vacation of easement and has no additional comments.

Thanks,



**Ron Johnson - IAAI-CFI, CFM**  
**Deputy Chief - Fire Marshal**  
9 12<sup>th</sup> Ave South, Nampa, ID  
O: 208.468.5760  
C: 208.250.7005  
[Nampa Fire Website](#) - [Facebook](#)

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**From:** Lynda Noah <noahl@cityofnampa.us>  
**Sent:** Thursday, January 23, 2025 4:29 PM  
**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>; Carolynn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@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 <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>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <Iriccio@hwydistrict4.org>; lisa.boyd



## Lynda Noah

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**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Thursday, January 23, 2025 4:40 PM  
**To:** Planning-Zoning Staff  
**Subject:** FW: Request for Dept/Agency comments by 4/10/2025 for Karcher Middleton Easement (VAC-00071-2024)

**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.

Good Afternoon,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

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Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

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**From:** Lynda Noah <noahl@cityofnampa.us>  
**Sent:** Thursday, January 23, 2025 4:29 PM  
**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>; Carolyn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@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>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <Iriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (plat review) <platreview@lumen.com>; Lynda Noah <noahl@cityofnampa.us>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nakeata Gilliam