

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](#))

PROPERTY DETAILS

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.

APPLICABLE REGULATIONS

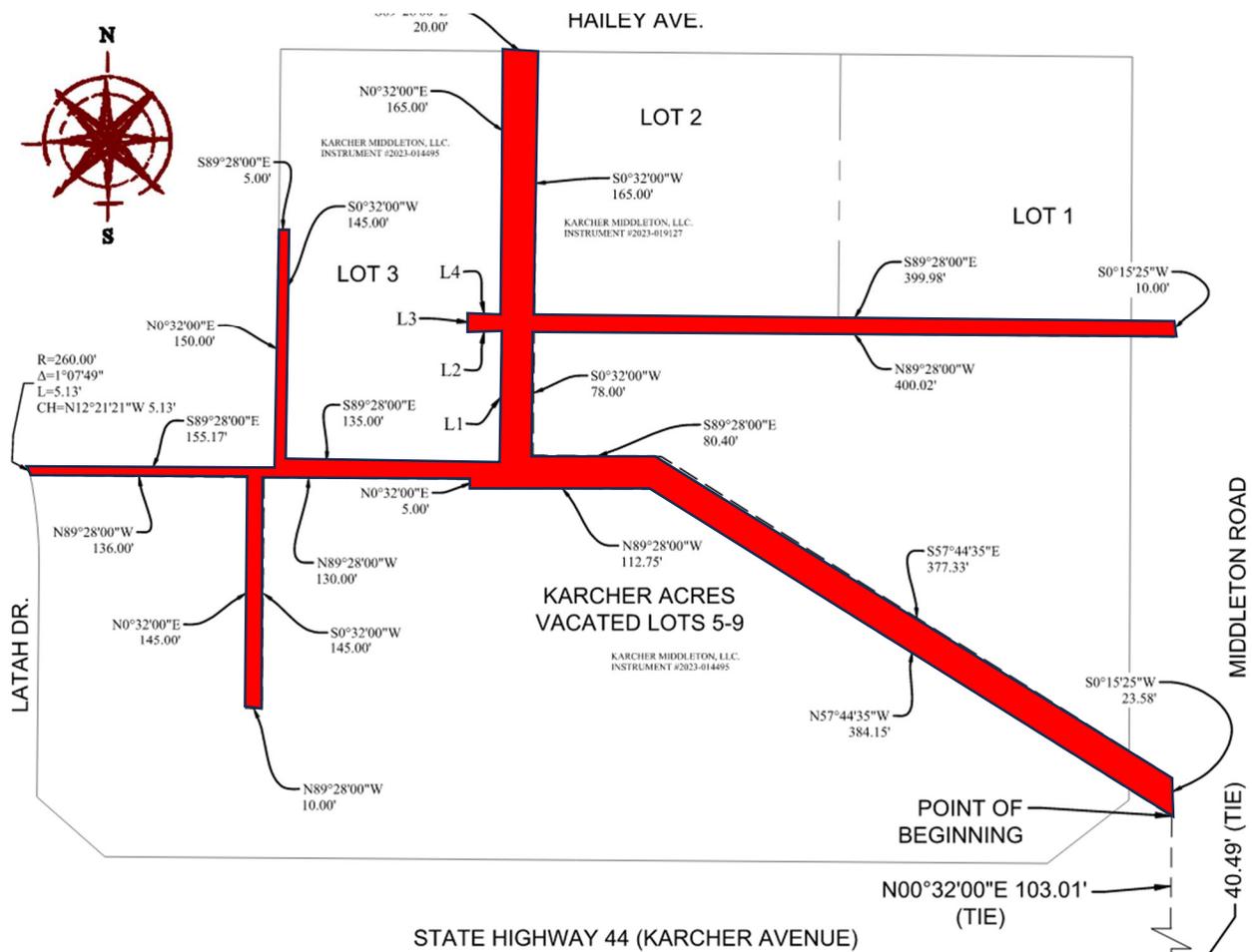
VACATION CODE REFERENCES

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.

EXHIBIT



STAFF ANALYSIS

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.

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 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.**

PROPOSED CONDITIONS OF APPROVAL

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

FINDINGS OF FACT

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.

POTENTIAL MOTIONS

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.**

ATTACHMENTS

- 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
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: 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: <u>JKW</u>	Received date: <u>12/9/2024</u>



December 9th, 2024

City of Nampa
Planning and Zoning Department
500 12th 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



1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

**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;

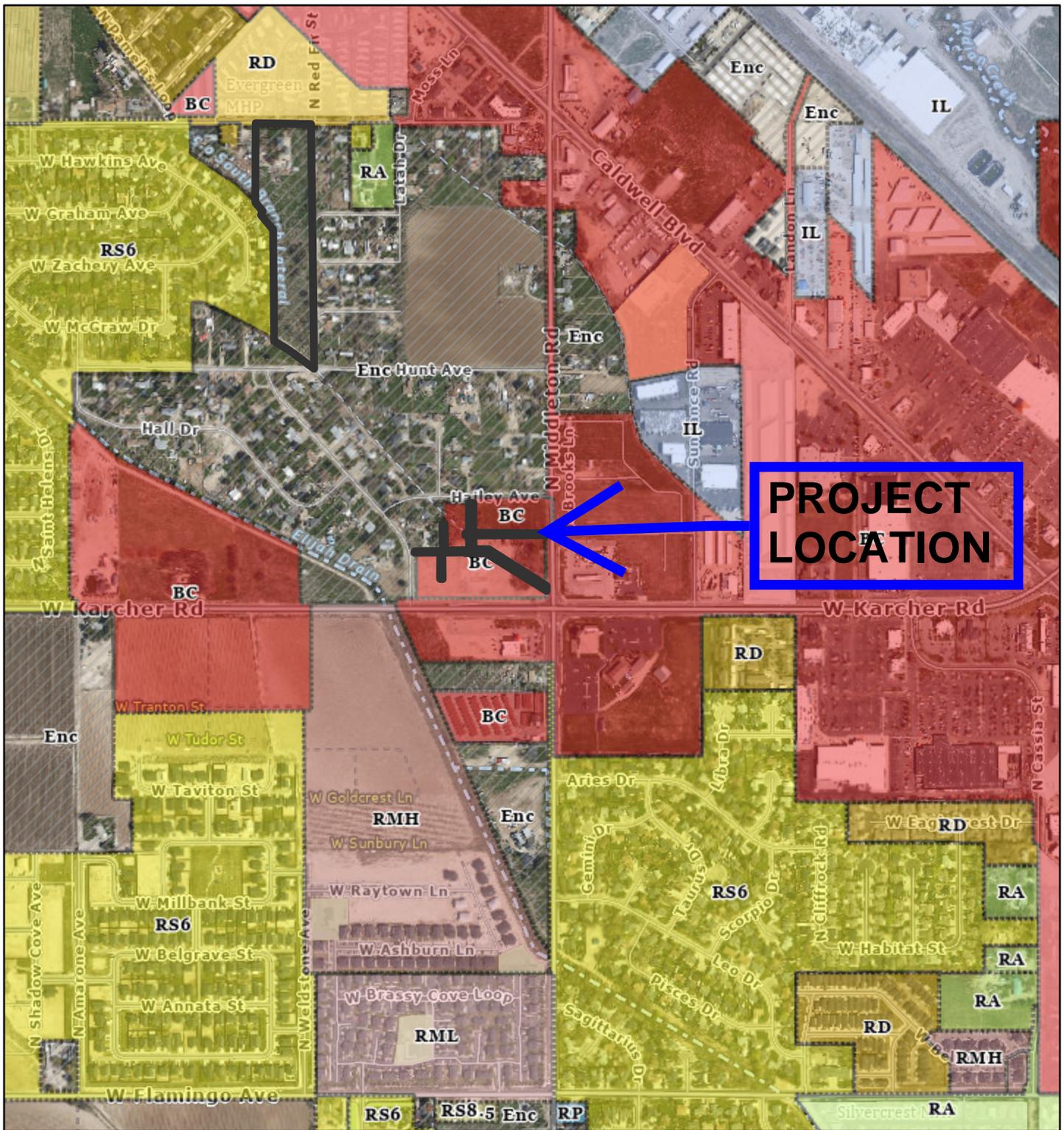
thence S89°28'00"E 20.00 feet;

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+/-



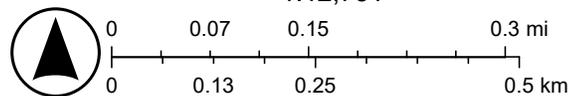
Zoning Map



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

1:12,731

Zoning	RML	Centerline	CanalDitch
BC	RP	Interstate	Pipeline
Enc	RS6	Highway	Landmark
IL	RS7	Major Road	Commercial
RA	RS8.5	Local Road	Private Park
RD	Centerline Drafts	Railroad	Residential
RMH		Water Flowline	School
		StreamRiver	



Nampa GIS, GeoTerra, Inc.

Lynda Noah

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

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
Website: 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>; 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 <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 <Isharpe@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

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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 (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; NPDAAnalysis <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.

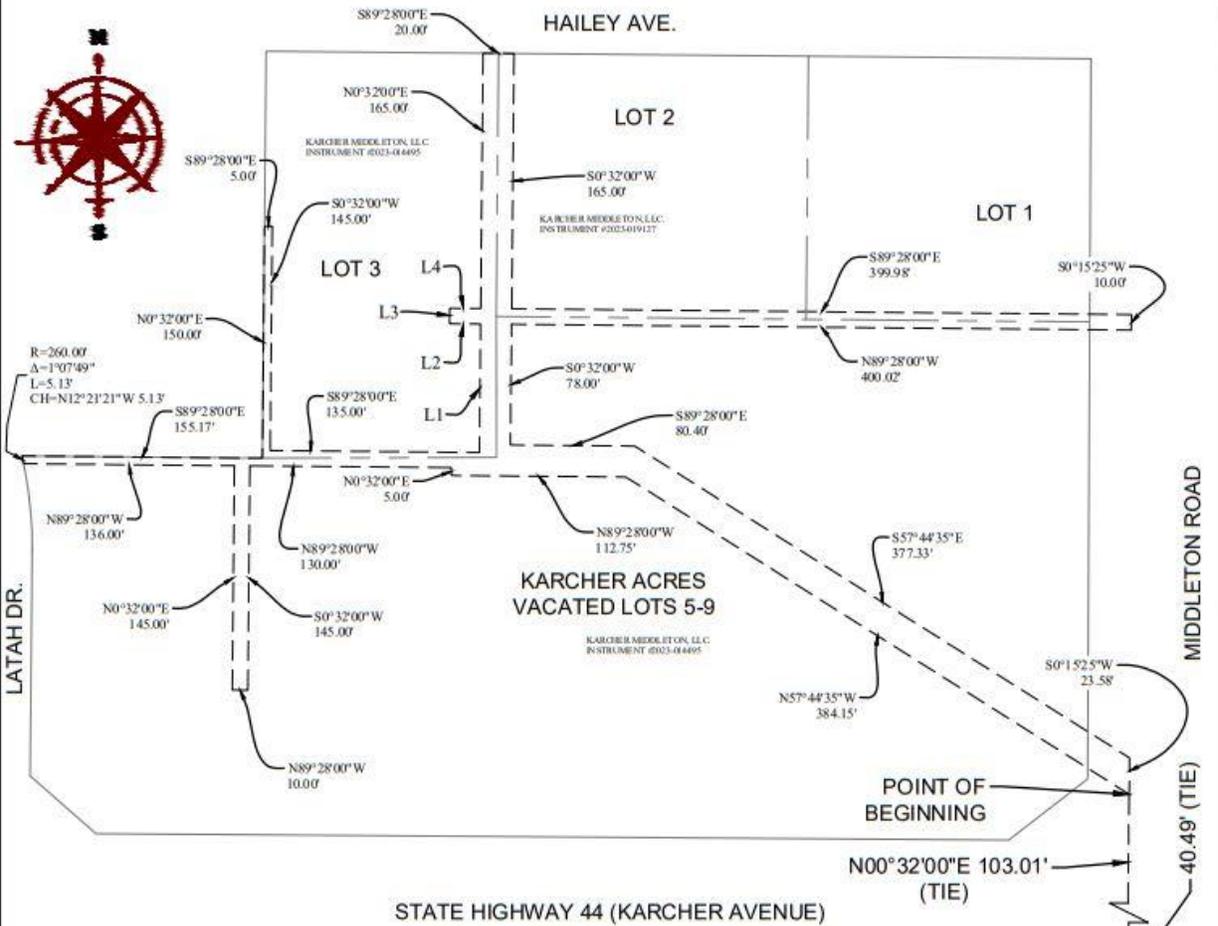
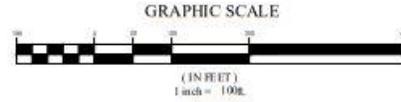
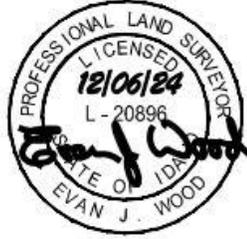
If you have any questions, please contact Richard Hollis at 903-559-1095 or richard.hollis@lumen.com

Sincerely yours,

CenturyLink ROW Team

Exhibit "A"

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'



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

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

EASEMENT VACATION KARCHER ACRES PUE

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

Lynda Noah

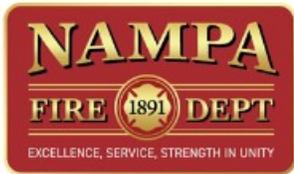
From: Ron Johnson <johnsonrl@nampafire.org>
Sent: Monday, March 10, 2025 1:48 PM
To: Planning-Zoning Staff
Subject: RE: [EXTERNAL]Request for Dept/Agency comments by 4/10/2025 for Karcher Middleton Easement (VAC-00071-2024)

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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 12th Ave South, Nampa, ID
O: 208.468.5760
C: 208.250.7005
[Nampa Fire Website](#) - [Facebook](#)

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 <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

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)

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Good Afternoon,

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: 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