

**Planning & Zoning Department**  
**Before the Mayor and City Council**  
**18 NOVEMBER 2024**

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

By Kristi Watkins, Principal Planner

**Vacation of public utilities drainage and irrigation easement, future street right -of-way easement, and right-of-way associated which are with three properties in the Madison Acres Subdivision**, which have never been used and serve no purpose now, specifically identified portions of 4.02 acres in three parcels #R2418300000, R2418400000, R2418500000, addressed as 16261, 16285, and 16317 Madison Rd in the IL (Light Industrial) zoning district located in the SW 1/4 of Section 10, T3N, R2W, BM) for Kent Brown representing Adler AB Owner V LLC (VAC-00070-2024).

Original Concept: Work with irrigation district for relocation of the Phyllis lateral to allow for future development of industrial warehouses on these properties.

(Action: [Decision](#))

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**STAFF ANALYSIS**

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**Current Jurisdiction/Status:** The properties are currently in city limits and zoned IL (Light Industrial).

**Surrounding Zoning:** Completely Surrounded by IL (Light Industrial) zoned properties.

**Applicant request:** *"They (property owners) are working with the local irrigation district to re-locate the Phyllis lateral which currently meanders thru their properties in this general area.*

*These preparations include removing those existing public utilities and drainage and irrigation easements associated with Lots 1-3, Block 1 of Madison Acres Subdivision.*

*To our knowledge the easement was never used and serves no purpose today."*

**Public Interest:** It is also in the public interest to allow orderly development, allowing a developer/builder to use their property to its fullest potential when an easement is not located in an appropriate location and can potentially be relocated or abandoned.

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

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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 50-1306A. VACATION OF PLATS — PROCEDURE.**

(1) Any person, persons, firm, association, corporation or other legally recognized form of business desiring to vacate a plat or any part thereof must petition the city council if it is located within the boundaries of a city, or the county commissioners if it is located within the unincorporated area of the county. Such petition shall set forth particular circumstances of the requests to vacate; contain a legal description of the platted area or property to be vacated; the names of the persons affected thereby, and said petition shall be filed with the city clerk.

(2) Written notice of public hearing on said petition shall be given, by certified mail with return receipt, at least ten (10) days prior to the date of public hearing to all property owners within three hundred (300) feet of the boundaries of the area described in the petition. Such notice of public hearing shall also be published once a week for two (2) successive weeks in the official newspaper of the city, the last of which shall be not less than seven (7) days prior to the date of said hearing; provided, however, that in a proceeding as to the vacation of all or a portion of a cemetery plat where there has been no interment, or in the case of a cemetery being within three hundred (300) feet of another plat for which a vacation is sought, publication of the notice of hearing shall be the only required notice as to the property owners in the cemetery.

(3) 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.

(4) In the case of easements granted for gas, sewer, water, telephone, cable television, power, drainage, and slope purposes, public notice of intent to vacate is not required. Vacation of these easements shall occur upon the recording of the new or amended plat, provided that all affected easement holders have been notified by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

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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 November 13, 2024] is hereafter attached to this report.

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## RECOMMENDED CONDITIONS OF APPROVAL

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1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
2. Provide legal descriptions for all four areas to be vacated.

[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 & ID ST CODE 50-1306A.

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.

- When easements cut across useable/developable property, it creates a constrained site that makes development difficult.
- Vacating this easement is necessary to be able to develop this property and comply with current city codes.
- Developing vacant property along a major corridor is essential to maintain a vibrant economy and make the best use of existing resources.
- In order to attract a healthy mix of business and industry to the community, Nampa must continue to foster a business-friendly environment.

Based upon the analysis that was completed utilizing the conclusions of law and Nampa City 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 public utilities drainage and irrigation easement, future street right -of-way easement, and right-of-way associated which are with three properties in the Madison Acres Subdivision**, located within properties addressed as 16261, 16285, and 16317 Madison Rd, in the IL zoning district, for Kent Brown representing Adler AB Owner V LLC (VAC-00070-2024), with the proposed findings listed in this staff report.

**DENY:**

I move to deny the request for **Vacation of public utilities drainage and irrigation easement, future street right -of-way easement, and right-of-way associated which are with three properties in the Madison Acres Subdivision**, located within properties addressed as 16261, 16285, and 16317 Madison Rd, in the IL zoning district, for Kent Brown representing Adler AB Owner V LLC (VAC-00070-2024)...

... because the project fails to comply with the conclusions of law as outlined in the staff report for these reasons \_\_\_\_\_.

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## **ATTACHMENTS**

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- Narrative
- Affidavit of Legal Interest
- Letters from neighboring properties
- Legal Descriptions
- Zoning/Vicinity Map
- Site Map
- Agency and Public Correspondence

# KENT BROWN PLANNING SERVICES

September 20, 2024  
Nampa City Planning & Zoning Department  
500 12<sup>th</sup> Ave S  
Nampa ID 83651

**RE: Vacation of Public Utilities and Drainage and Irrigation easements associated with Lot 1-3 Block 1 of Madison Acres Subdivision Recorded September 11, 1973, Instrument # 714490 (Located west side of Madison Road between Karcher Road and Birch Road, Nampa, Idaho, Canyon County)**

Dear Staff and Council:

The Madison Acres Subdivision is owned by Alder Industrial who are in the process of planning for future development of industrial warehouses on their property holdings on the west side of Madison Road. They are working with the local irrigation district to re-locate the Phyllis lateral which current meanders thru their properties in this general area.

These preparations include removing those existing public utilities and drainage and irrigation easements associated with Lots 1-3, Block 1 of Madison Acres Subdivision. The remaining easements for Lots 4-7, Block 1 have already been vacated.

To our knowledge the easement was never used and serves no purpose today. We are seeking approval to vacate the associated right of way and easements.

If you have any questions regarding this or anything else feel free to contact me 208-871-6842.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Brown". The signature is stylized with a large, sweeping initial "K" and a cursive "Brown".

Kent Brown  
Planner



# City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )

:SS

COUNTY OF <sup>ADA</sup> CANYON )

- A. I, Adler AB Owner V LLC, whose address is 8665 W Emerald Street STE 200 Boise Idaho, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.
- B. I grant my permission to Kent Brown, whose address is 3161 E Springwood Drive Meridian Idaho, to submit the accompanying application pertaining to the property described on the attached application.
- C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein ~~or as to the ownership of the~~ <sup>property which is the subject of the application.</sup>

Dated this 3rd day of October, 2023.

Signature

SUBSCRIBED AND SWORN to before me the 3rd day of October, 2023.

BRETT R HAMM  
COMMISSION #53226  
NOTARY PUBLIC  
STATE OF IDAHO

Notary Public for Idaho

Residing at: Meridian, ID

Commission Expires: 9/25/2026



September 5, 2023

**RE: Petition Adjacent Property Owners Vacation of Un-named Right of Way in the Madison Acres Subdivision**

Gentlemen:

The Madison Acres Subdivision was platted in 1973. Along the southerly boundary of the subdivision there was an un-named right of way which is 30 feet wide and approximately 395 long. The said un-named right of way was never improved and is not planned to be used in the future. This un-named right of way is located between Karcher Road and Birch Lane on the westside of Madison Ave. Adler AB Owner V LLC is the only owner of two parcels adjacent to the proposed to be vacated at this time. Nampa City requires us to contact Adler AB Owner V LLC as an adjacent property owner to this proposed vacation of public right of way with a petition.

The petition is to get your consent or reasons why you do not consent to the vacation the right of way. Attached is a site plan which shows the un-named right-of-way to be vacated and highlighted in yellow.

If you have question regarding the application, please contact me, Kent Brown at:

Kent Brown  
(208) 871-6842

ADLER AB OWNER V LLC

CONSENT



ABLER AB OWNER V LLC

DOES NOT CONSENT& REASON NOT

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Sincerely,



Kent Brown  
Project Planner

DESCRIPTION FOR VACATION OF APPROXIMATE LIMITS OF  
THE AREA RESERVED FOR FUTURE STREET DEDICATION  
ON LOTS 1, 2, AND 3, BLOCK 1, MADISON ACRES SUBDIVISION  
SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 10  
T. 3 N., R. 2 W., B.M.  
CITY OF NAMPA  
CANYON COUNTY  
IDAHO

A parcel of land shown as the area reserved for future street dedication on Lots 1, 2, and 3, Block 1, Madison Acres Subdivision, a recorded subdivision on file at Page 11, Book 13, records of Canyon County, situated in the Northeast ¼ of the Southwest ¼ of Section 10, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Lot 3;

thence along the northerly boundary of said Lot 3 North 89°32'00" West 190.00 feet to the easterly boundary of said approximate limits of the area reserved for future street dedication and the POINT OF BEGINNING;

thence leaving said northerly boundary of Lot 3 and along said easterly boundary of the approximate limits of the area reserved for future street dedication South 10°39'38" West 282.52 feet;

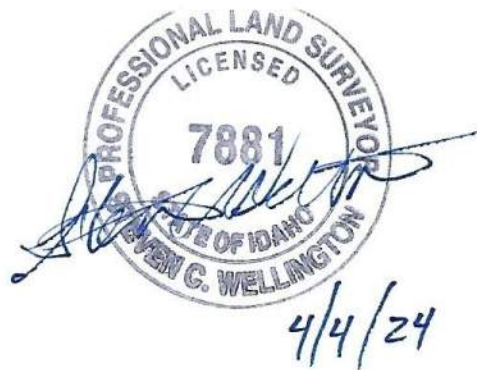
thence continuing along said easterly boundary of the approximate limits of the area reserved for future street dedication South 7°17'58" East 148.00 feet to the southerly boundary of said Lot 1;

thence leaving said easterly boundary of the approximate limits of the area reserved for future street dedication and along said southerly boundary of Lot 1 North 89°23'13" West 60.58 feet to the westerly boundary of said approximate limits of the area reserved for future street dedication;

thence leaving said southerly boundary of Lot 1 and along said westerly boundary of the approximate limits of the area reserved for future street dedication North 7°17'58" West 149.15 feet;

thence continuing along said westerly boundary of the approximate limits of the area reserved for future street dedication North 10°39'38" East 281.20 feet to said northerly boundary of Lot 3;

thence leaving said westerly boundary of the approximate limits of the area reserved for future street dedication and along said northerly boundary of Lot 3 South 89°32'00" East 60.96 feet to the POINT OF BEGINNING, comprising 25,827 square feet, more or less.



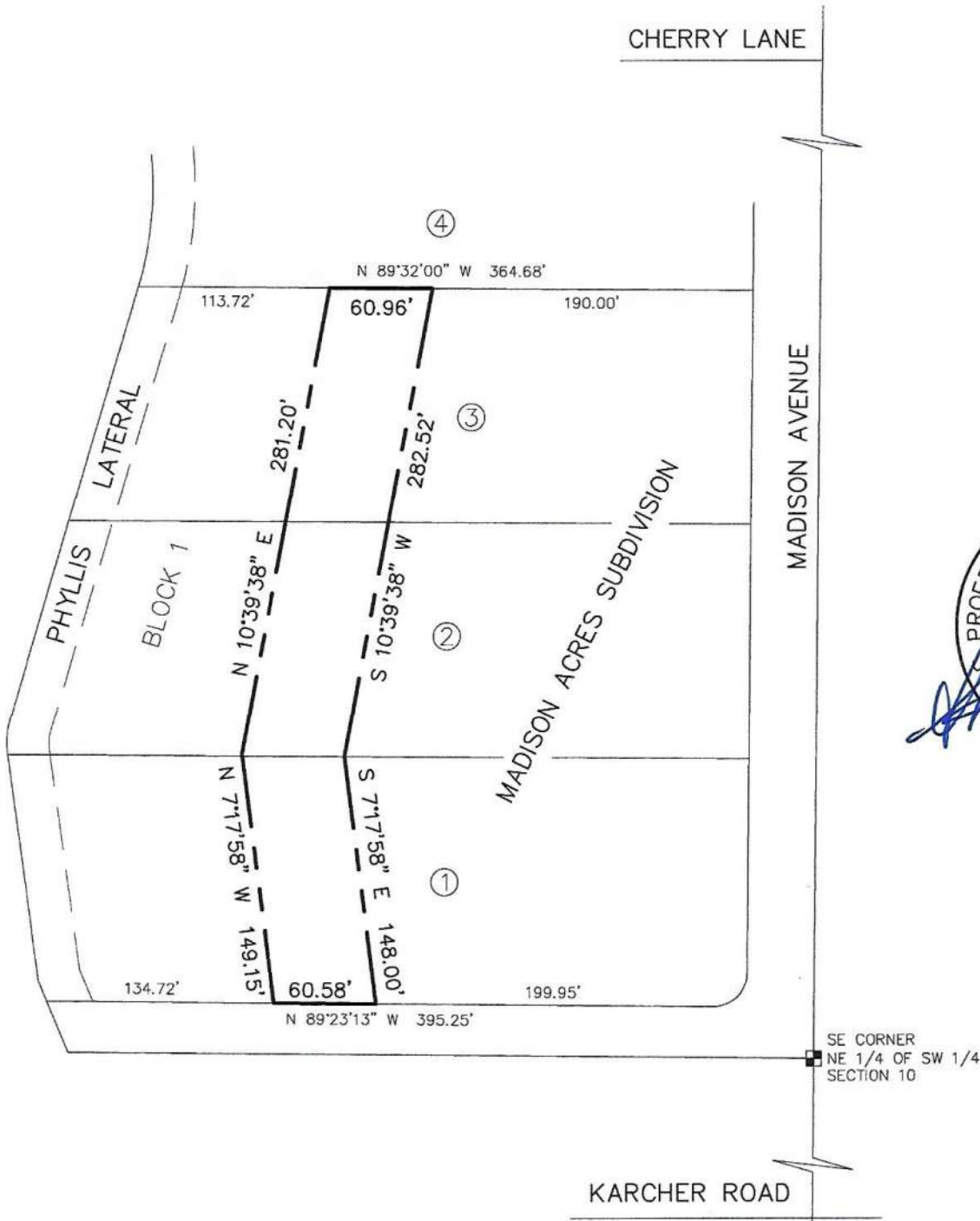


**EXHIBIT**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**  
**VACATION OF APPROXIMATE LIMITS OF THE AREA RESERVE**  
**FOR FUTURE STREET DEDICATION**

ON LOTS 1, 2, AND 3, BLOCK 1  
MADISON ACRES SUBDIVISION  
SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 10  
T3N R2W BM  
CITY OF NAMPA, CANYON COUNTY, IDAHO



NOT TO SCALE



DESCRIPTION FOR VACATION OF  
FUTURE RIGHT-OF-WAY  
MADISON ACRES SUBDIVISION  
SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 10  
T. 3 N., R. 2 W., B.M.  
CITY OF NAMPA  
CANYON COUNTY  
IDAHO

A parcel of land shown as future right-of-way on the plat of Madison Acres Subdivision, a recorded subdivision on file at Page 11, Book 13, records of Canyon County, situated in the Northeast ¼ of the Southwest ¼ of Section 10, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of said Northeast ¼ of the Southwest ¼ of Section 10;

thence along the southerly boundary of said Madison Acres Subdivision North 89°23'13" West 40.00 feet to the westerly right-of-way of Madison Avenue and the POINT OF BEGINNING;

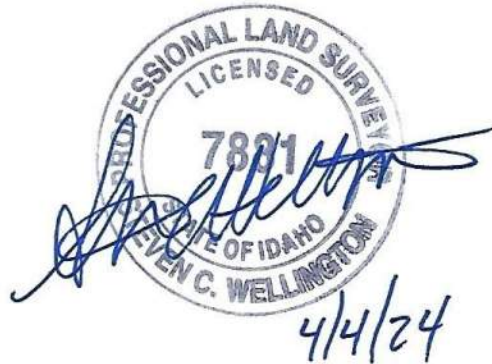
thence continuing along said southerly boundary of Madison Acres Subdivision North 89°23'13" West 402.57 feet to the southwesterly corner of said Madison Acres Subdivision;

thence leaving said southerly boundary of Madison Acres Subdivision and along the westerly boundary of said Madison Acres Subdivision North 22°30'00" West 32.62 feet to the southwesterly corner of Lot 1, Block 1, of Madison Acres Subdivision;

thence leaving said westerly boundary of Madison Acres Subdivision and along the southerly boundary of said Lot 1 South 89°23'13" East 395.25 feet;

thence continuing along said southerly boundary of Lot 1 along the arc of a circular curve to the left 31.47 feet, said curve having a radius of 20.00 feet, a central angle of 90°08'47", and a chord bearing North 45°32'24" East 28.32 feet to said westerly right-of-way of Madison Avenue;

Thence leaving said southerly boundary of Lot 1 and along said westerly right-of-way of Madison Avenue South 0°28'00" West 50.05 feet to the POINT OF BEGINNING, comprising 12,354 square feet, more or less.

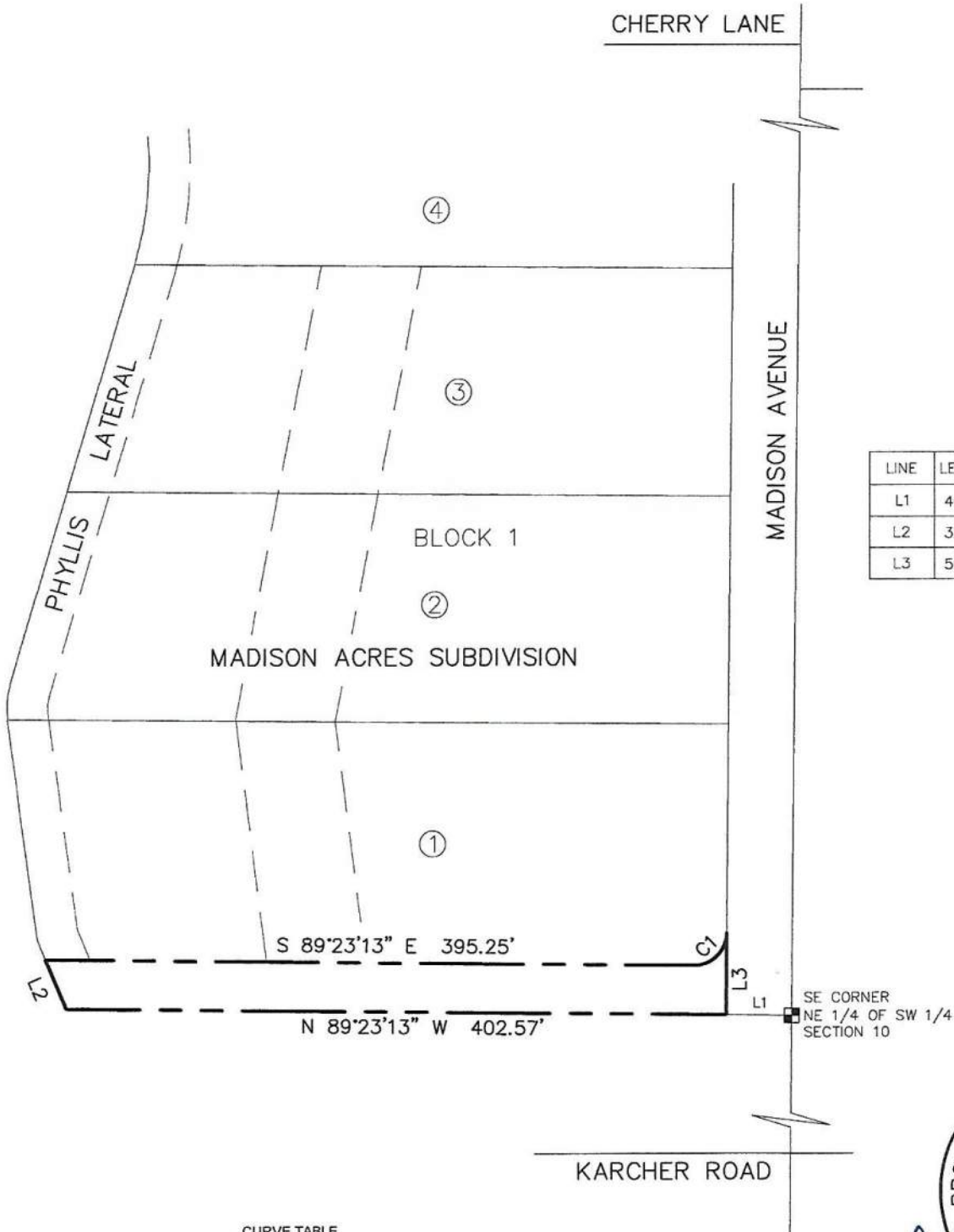


**EXHIBIT**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**  
**VACATION OF FUTURE ROAD RIGHT-OF-WAY**

MADISON ACRES SUBDIVISION  
 SITUATED IN THE NE 1/4 OF THE SW 1/4 SECTION 10  
 T3N R2W BM  
 CITY OF NAMPA, CANYON COUNTY, IDAHO



NOT TO SCALE



**LINE TABLE**

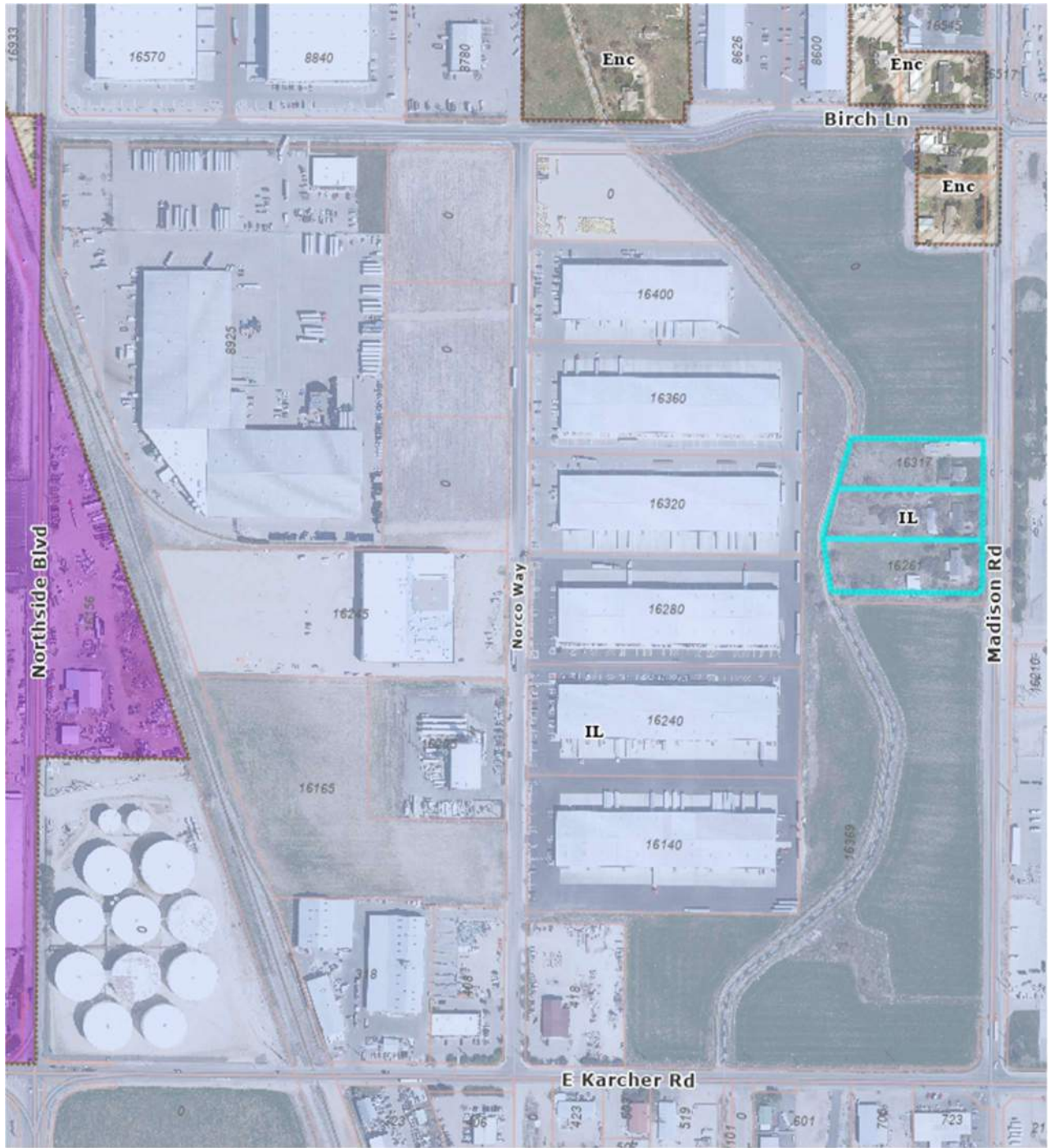
LINE	LENGTH	BEARING
L1	40.00'	N 89°23'13" W
L2	32.62'	N 22°30'00" W
L3	50.05'	S 0°28'00" W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	31.47'	20.00'	90°08'47"	28.32'	N 45°32'24" E







# EXHIBIT A

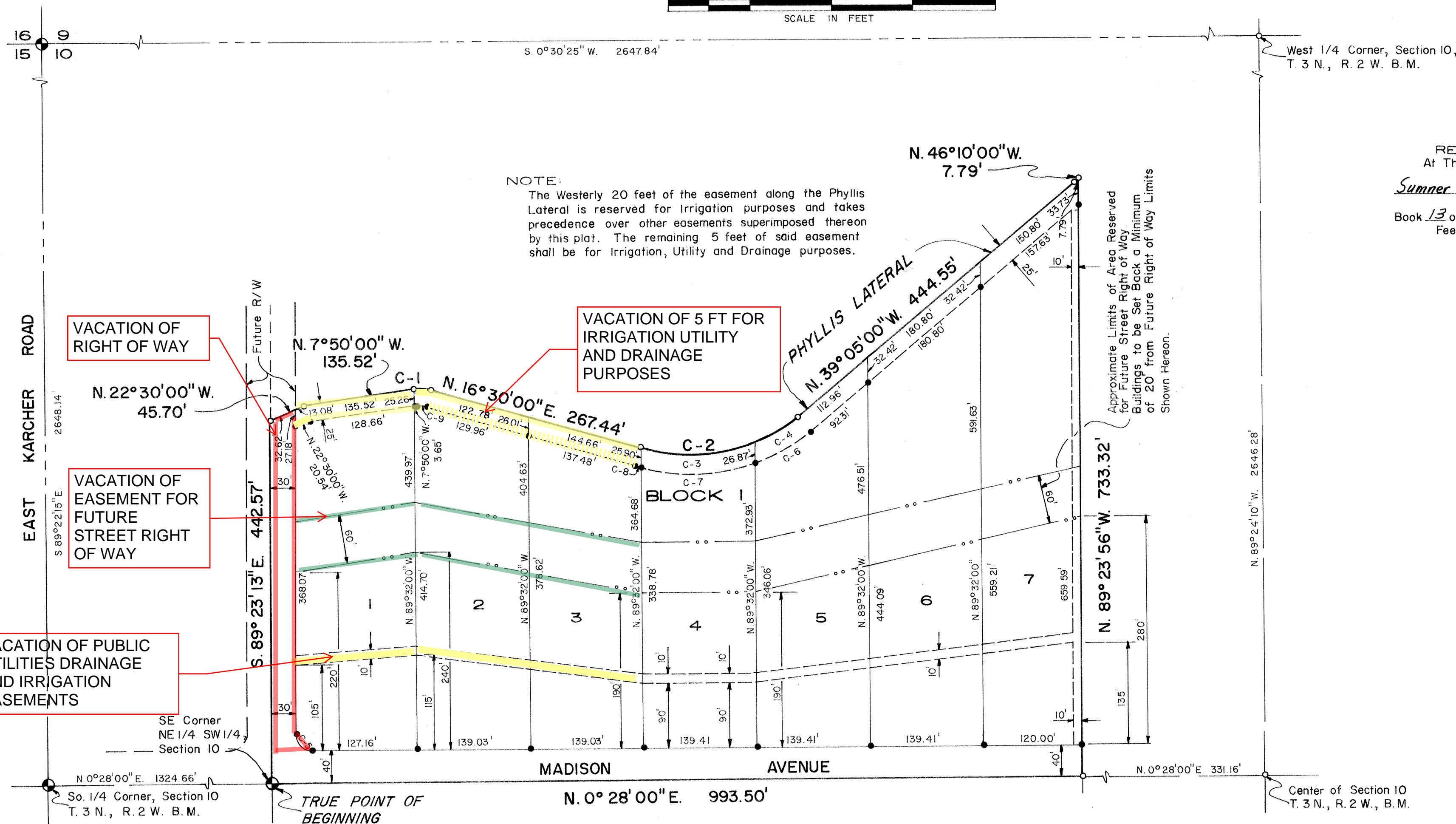
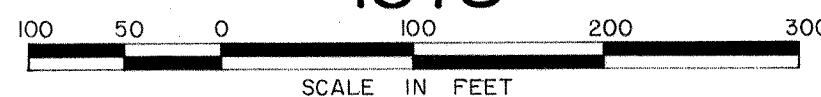
## PLAT SHOWING MADISON ACRES SUBDIVISION A PORTION OF THE NE 1/4 SW 1/4, SECTION 10, T. 3 N., R. 2 W., B. M. CANYON COUNTY, IDAHO 1973

FILED

SEP 11 9 40 AM '73

WALTER FRY  
CANYON COUNTY RECORDER

BY *Martha Weymouth*



### NOTE:

The Westerly 20 feet of the easement along the Phyllis Lateral is reserved for Irrigation purposes and takes precedence over other easements superimposed thereon by this plat. The remaining 5 feet of said easement shall be for Irrigation, Utility and Drainage purposes.

RECORDED  
At The Request Of

*Sumner M. Johnson*

In  
Book 13 of Plats at Page 11  
Fee \$

### LEGEND

- Brass Cap
- 5/8" x 30" Iron Pin
- 1/2" x 24" Iron Pin
- Public Utilities, Drainage and Irrigation Easements

### CURVE DATA

CURVE	R	Δ	T	L	CH.	CH. BEARING
C-1	50.00'	24°20'00"	10.78'	21.23'	21.08'	N. 4°20'00" E.
C-2	210.00'	55°35'00"	110.68'	203.72'	195.83'	N. 11°17'30" W.
C-3	210.00'	38°50'27"	74.04'	142.36'	139.65'	N. 2°55'13" W.
C-4	210.00'	16°44'33"	30.90'	61.36'	61.15'	N. 30°42'43" W.
C-5	20.00'	90°08'47"	20.05'	31.47'	28.32'	S. 45°32'24" E.
C-6	235.00'	19°16'57"	39.92'	79.09'	78.72'	N. 29°26'31" W.
C-7	235.00'	34°33'23"	73.10'	141.73'	139.60'	N. 2°31'21" W.
C-8	235.00'	1°44'40"	3.58'	7.15'	7.15'	N. 15°37'40" E.
C-9	25.00'	24°20'00"	5.39'	10.62'	10.54'	N. 4°20'00" E.

J-U-B ENGINEERS, INC.  
Engineers Planners  
Nampa, Idaho

DWG. NO. N730508 S



3/14/2024



Kent Brown Planning Services  
3161 E. Springwood Drive  
Meridian, ID 83642

P861039  
No Reservations/No Objection

SUBJECT: Request for the Vacation - Abandonment of platted easements located in the NE ¼ SW ¼, Section 10, T3N, R2W, Madison Acres Subdivision, Block 1, Lots 1, 2, and 3.

To Whom It May Concern:

Qwest 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.

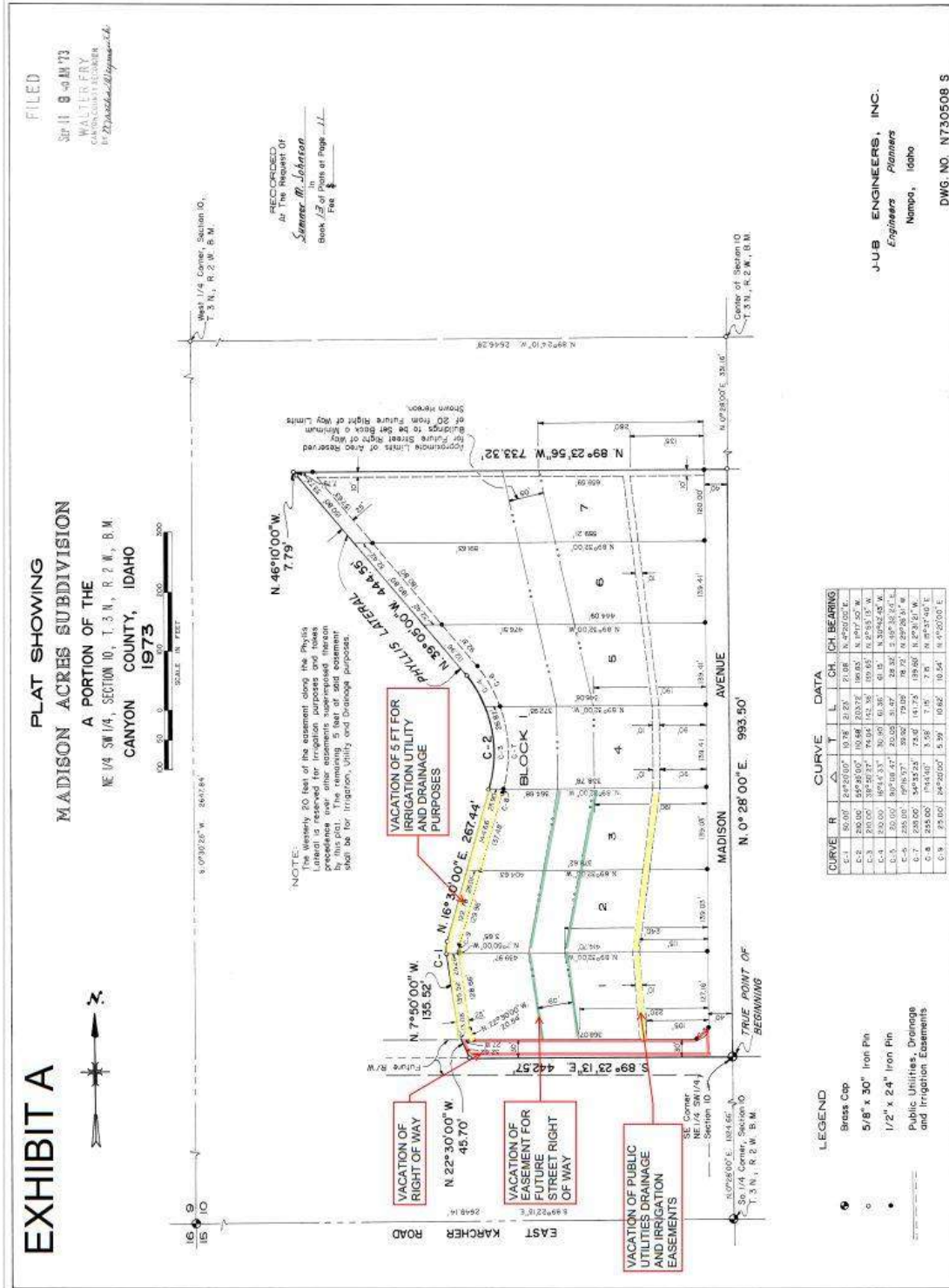
This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

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 Right of Way Team

Exhibit "A"



May 6, 2024

Sent via email to [kentlkb@gmail.com](mailto:kentlkb@gmail.com)

Kent Brown Planning Services  
% Kent Brown  
3161 E. Springwood Dr.  
Meridian, ID 83642

Subject: Relinquishment of Public Utility Easements and vacation of Right-of-Way within the Madison Acres Subdivision, Canyon County, Idaho.

Dear Kent:

This is in response to the requests submitted to Idaho Power Company, regarding the possible relinquishments of PUEs and vacation of Right-of-Ways. The attached Exhibit more generally identifies the requested areas for relinquishment and vacation.

- A) For request **A, (shown in red)** Idaho Power's records indicate that the Company does maintain electrical facilities within the Right-of-Way and must retain all existing rights related thereto. Accordingly, Idaho Power requires that any vacation of the Right-of-Way by Canyon County reserve to Idaho Power the continued right to operate, maintain, repair, replace, or otherwise modify or add to Idaho Power's facilities within the Right-of-Way, including the right of ingress and egress thereto.
- B) For request **B, (shown in green)** Our records indicate that there are no Idaho Power Company facilities within the road right-of-way area. As such, Idaho Power can support a vacation within the certain area commonly identified as the road right-of-way area.
- C) For request **C, (shown in blue)** Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the public utility easement area as shown on the attached map.
- D) For request **D, (shown in orange)** Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the public utility easement area as shown on the attached map.

Thank you for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

A handwritten signature in black ink that reads "Laura Lacy". The signature is written in a cursive, flowing style with a large initial 'L' and a decorative flourish at the end.

Laura Lacy  
Associate Real Estate Specialist  
Idaho Power Company | Corporate Real Estate  
208-388-5070 | llacy@idahopower.com

# EXHIBIT A

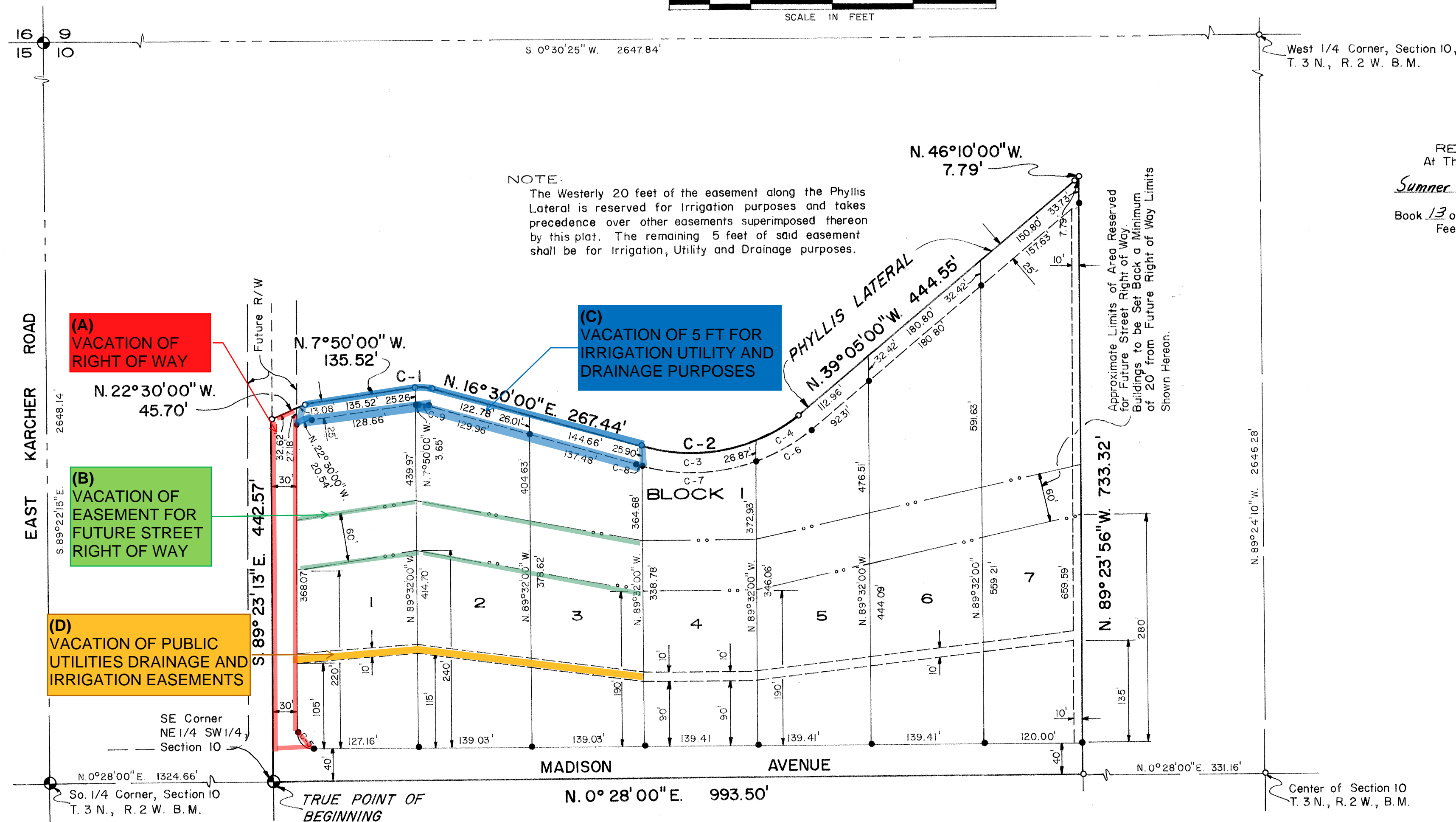
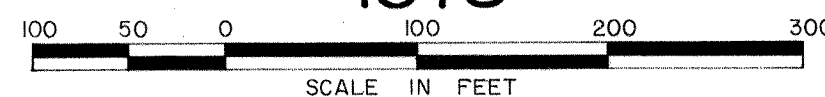
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FILED

SEP 11 9 40 AM '73

WALTER FRY  
CANYON COUNTY RECORDER

BY *Martha Weymouth*



### NOTE:

The Westerly 20 feet of the easement along the Phyllis Lateral is reserved for Irrigation purposes and takes precedence over other easements superimposed thereon by this plat. The remaining 5 feet of said easement shall be for Irrigation, Utility and Drainage purposes.

RECORDED  
At The Request Of

*Sumner M. Johnson*

In  
Book 13 of Plats at Page 11  
Fee \$

### LEGEND

- Brass Cap
- 5/8" x 30" Iron Pin
- 1/2" x 24" Iron Pin
- Public Utilities, Drainage and Irrigation Easements

### CURVE DATA

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C-4	210.00'	16°44'33"	30.90'	61.36'	61.15'	N. 30°42'43" W.
C-5	20.00'	90°08'47"	20.05'	31.47'	28.32'	S. 45°32'24" E.
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C-9	25.00'	24°20'00"	5.39'	10.62'	10.54'	N. 4°20'00" E.

JUB ENGINEERS, INC.  
Engineers Planners  
Nampa, Idaho

DWG. NO. N730508 S





March 25, 2024

Kent Brown Planning Services  
3161 E Springwood Dr  
Meridian, ID 83642

**RE: MADISON ACRES SUBDIVISION**

**Located in T3N., R2W., Section 10., City of Nampa, Canyon County, Idaho**

This letter is to advise that Intermountain Gas has no objections in the vacation of the public utility easements with regards to Lot 1-3 Block 1 of Madison Acres Subdivision recorded September 11, 1973.

If you have any additional questions, please feel free to contact us.

Sincerely,

Intermountain Gas Co.

*Monica Taylor*

Monica Taylor  
ESR Technician  
Nampa District  
Office Ph.  
208-468-6711 Fax  
208-468-6726

**From:** [Michael Underwood](#)  
**To:** [Teri Friend](#)  
**Subject:** RE: Request for Dept/Agency comments by 11/6/2024 for Brown Vacation of easements and ROW at 16261, 16285, & 16217 Madison Rd (VAC-00070-2024)  
**Date:** Monday, November 4, 2024 1:25:46 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)

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Building has no comment regarding the Vacation of easement.



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

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**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Thursday, October 24, 2024 10:20 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 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 <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>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <niki.benyakhlef@itd.idaho.gov>; NPDA Analysis <npdanalysis@cityofnampa.us>; Pam

**From:** [Peter Nielsen](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Daniel Badger](#)  
**Subject:** RE: Request for Dept/Agency comments by 11/6/2024 for Brown Vacation of easements and ROW at 16261, 16285, & 16217 Madison Rd (VAC-00070-2024)  
**Date:** Wednesday, October 30, 2024 2:15:09 PM  
**Attachments:** [image001.png](#)

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Hello,

Engineering has verified the submitted legal descriptions and have no other comments for this vacation request.

Please reach out if there are any questions.

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:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Thursday, October 24, 2024 10:20 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 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 <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>; Nakeata

**From:** [Ron Johnson](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** RE: [EXTERNAL]Request for Dept/Agency comments by 11/6/2024 for Brown Vacation of easements and ROW at 16261, 16285, & 16217 Madison Rd (VAC-00070-2024)  
**Date:** Monday, November 4, 2024 5:25:17 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

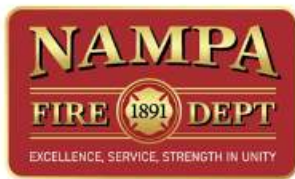
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Good evening,

Nampa Fire District does not oppose this application and has no additional comments.

Regards,



**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](#)

---

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Thursday, October 24, 2024 10:20 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 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

**From:** [Niki Benyakhlef](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Teri Friend](#)  
**Subject:** RE: Request for Dept/Agency comments by 11/6/2024 for Brown Vacation of easements and ROW at 16261, 16285, & 16217 Madison Rd (VAC-00070-2024)  
**Date:** Tuesday, October 29, 2024 1:44:36 PM  
**Attachments:** [image004.png](#)

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After careful review of the transmittal submitted to ITD on October 24, 2024 regarding Brown Vacation of easements and ROW at 16261, 16285, & 16217 Madison Rd (VAC-00070-2024), the Department has no comments or concerns.

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:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Thursday, October 24, 2024 10:20 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:** [Planning-Zoning Staff](#)  
**Subject:** VAC-00070-2024  
**Date:** Thursday, October 24, 2024 4:20:02 PM

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

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

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**From:** [Eddy Thiel](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Request for Dept/Agency comments by 11/6/2024 for Brown Vacation of easements and ROW at 16261, 16285, & 16217 Madison Rd (VAC-00070-2024)  
**Date:** Monday, October 28, 2024 8:11:28 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](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

---

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Thursday, October 24, 2024 10:20 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 <gissshared@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