

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

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HEARING DATE: 10/20/2020  
TO: Mayor & City Council  
FROM: Alan Tiefenbach, Associate Planner  
208-489-0573  
SUBJECT: H-2020-0094  
Gemstone No. 3 Vacation  
LOCATION: 1075, 1021, 965, and 1135 N. Hickory Ave



**I. PROJECT DESCRIPTION**

Request to vacate the property drainage, utility and maintenance easements established along the interior lot lines of Lots 1-4, Block 4 of the Gemtone Center No. 3, by Tamara Thompson of the Land Group, Inc.

**II. APPLICANT INFORMATION**

A. Applicant:

Tamara Thompson, The Land Group - 462 E. Shore Drive, STE 100, Eagle, ID 83616

B. Owner:

Hot 2 LLLP – Box 1335, Meridian, ID 83680

C. Representative:

Same as Applicant

**III. STAFF ANALYSIS**

The 5-foot wide easements proposed to be vacated consist of public utility, drainage, and irrigation easements along the three (3) interior lot lines shared between Lots 1-4, Block 4 (See Exhibit B). These easements were created as part of the recordation of Gemtone Center No. 3 and are part of the standard easements placed on buildable lots when a new subdivision is approved. The applicant has received tentative approval of a property boundary adjustment (PBA) application to merge all four lots into one large lot to construct a single 206,996 square foot warehouse building. Per City code, a PBA does not vacate platted easements. The PBA and vacation process must be completed, so the

applicant can proceed with applying for a building permit and move forward with construction of the project.

The applicant has submitted letters from all potential easement holders (i.e. Sparklight, Idaho Power, Intermountain Gas, Century Link, Nampa Meridian Irrigation District) who have all submitted written consent agreeing to vacate the easements (see Exhibit V.E.).

#### **IV. DECISION**

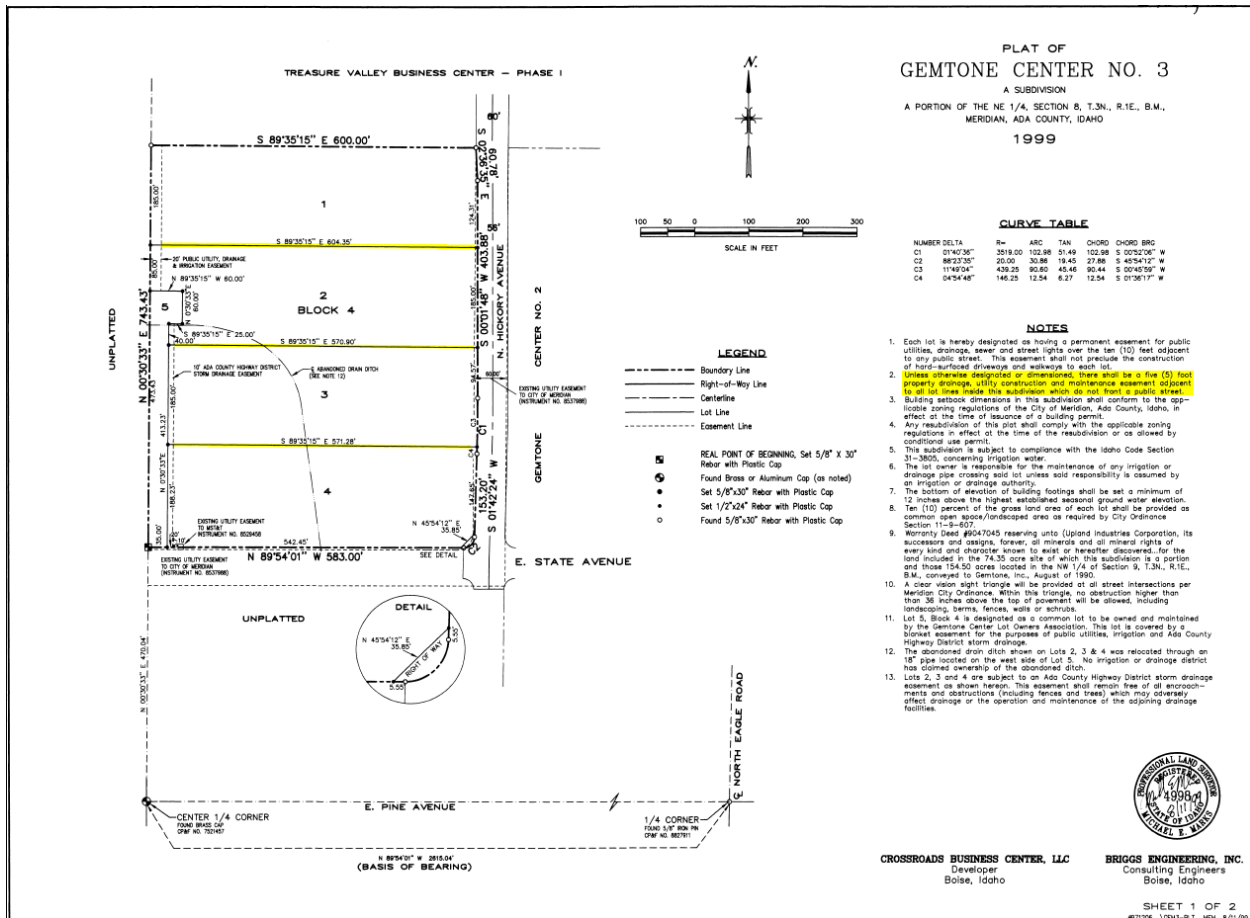
##### **A. Staff:**

Staff recommends approval of the vacation of easement request as proposed by the Applicant.

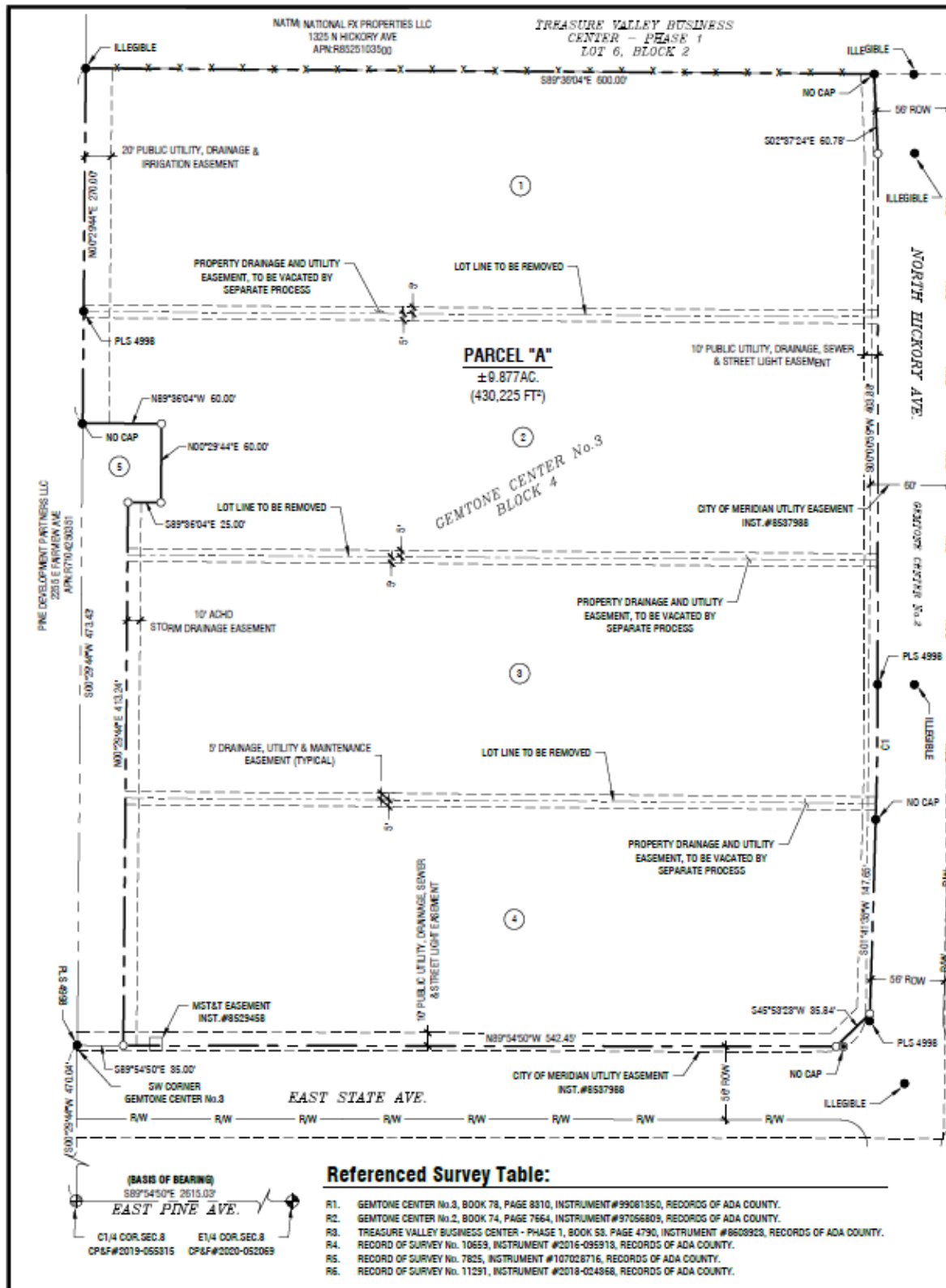
### A. Recorded Plat (date: August 1999)



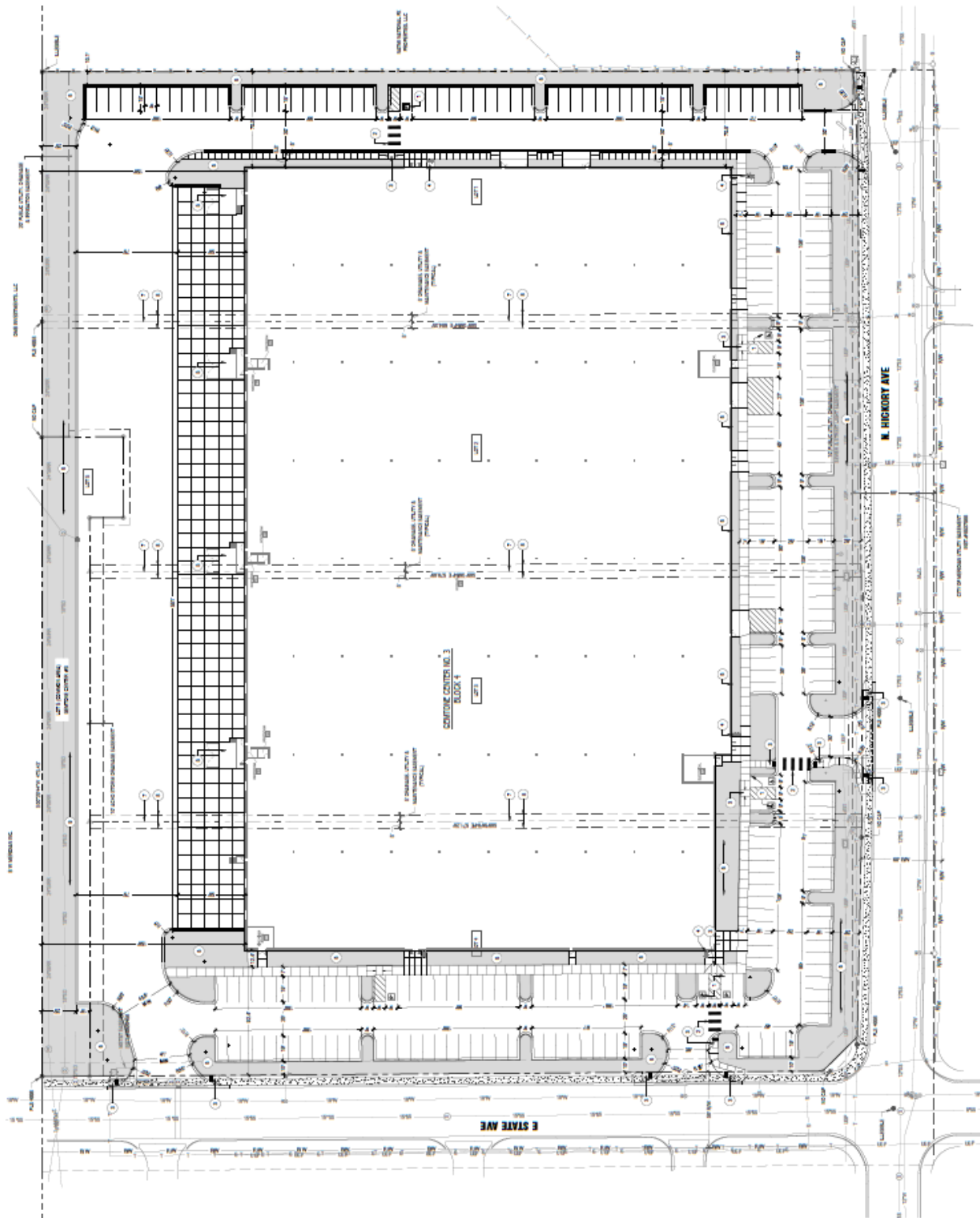
## B. Vacation Exhibit (date: August 1999)



C. Proposed Property Boundary Adjustment (date: July 1, 2020)



D. Proposed CZC Site Plan for Hickory Warehouse (date: August 14, 2020)



E. Relinquishment Letters from Easement Holders (service providers)

**From:** [Tamara Thompson](#)  
**To:** [Alan Tiefenbach](#)  
**Subject:** FW: Gemstone Center No.3  
**Date:** Monday, October 5, 2020 1:24:08 PM  
**Attachments:** [image003.png](#)  
[image001.png](#)

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Alan,  
Please see below regarding the Hickory easement vacation.

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director of client services

**tamara** thompson

THE LAND GROUP | [thelandgroupinc.com](http://thelandgroupinc.com) | 208.939.4041

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**From:** Alsup, Terry <Terence.Alsup@sparklight.biz>  
**Sent:** Monday, October 5, 2020 1:15 PM  
**To:** Tamara Thompson <tamara@thelandgroupinc.com>  
**Cc:** Goettsche, Cheryl <Cheryl.Goettsche@sparklight.biz>; Lawler, Alan <Alan.Lawler@sparklight.biz>  
**Subject:** Gemstone Center No.3

Tammara Thompson

We Sparklight have no issues with the utility easement vacation at the location noted below. Our official agreement is in process of being approved and signed.



August 17, 2020

Sent via email to [tamara@thelandgroupinc.com](mailto:tamara@thelandgroupinc.com)

Tamara Thompson  
The Land Group, Inc.  
3131 E. Springwood Dr.  
M E. Shore Dr. Ste 100  
Eagle, ID 83616

Re: Relinquishment of a portion of Public Utility Easement (PUE) located within Lot 1, 2, 3, and 4 of the Gemstone Center No. 3 Subdivision in Ada County, Idaho.

Dear Tamara:

This is in response to the relinquishment application received by Idaho Power Company on July 24, 2020, regarding the possible partial relinquishment of the PUE within the above noted subdivision. The attached map you provided more specifically identifies the "easement area" requested for relinquishment.

After review of the application Idaho Power agrees to relinquish the 5' public utility easements that run along the interior lot lines of the Gemstone No. 3 Subdivision as shown on the attached exhibit.

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

Sincerely,



Krista Englund  
Assoc. Real Estate Specialist  
Land Management and Permitting Department  
Corporate Real Estate  
Idaho Power Company



## Tamara Thompson

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**From:** Gallegos, Carson <Carson.Gallegos1@centurylink.com>  
**Sent:** Friday, July 17, 2020 4:08 PM  
**To:** planning@meridiancity.org  
**Cc:** Tamara Thompson  
**Subject:** RE: Gemstone Center No. 3 - Easement vacation request

Hello,

I am contacting to inform that CTL is fine to vacate the easements between the lots running east-west at Gemstone Center # 3.

R3073790100 1135 N. Hickory Ave Lot 1, Block 4 Gemstone Center No. 3 2.562 I-L  
R3073790200 1075 N. Hickory Ave Lot 2, Block 4 Gemstone Center No. 3 2.455 I-L  
R3073790300 1021 N. Hickory Ave Lot 3, Block 4 Gemstone Center No. 3 2.427 I-L  
R3073790400 965 N. Hickory Ave Lot 4, Block 4 Gemstone Center No. 3 2.433 I-L

Thank you,

Carson J. Gallegos  
Network Engineer II  
1315 W Amity Rd, Boise ID 83705  
Direct: 208-914-7647  
Cell:208-599-4165

## Tamara Thompson

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**From:** Greg Curtis <gcurtis@nmid.org>  
**Sent:** Wednesday, September 2, 2020 9:22 AM  
**To:** Tamara Thompson  
**Subject:** RE: Gemstone Center No. 3 - Easement vacation request

Tamara,  
Nampa & Meridian Irrigation District (NMID) has no district owned nor operated facilities within the area in question, therefore we claim no easements as well. NMID will have no further comment regarding the request to vacate these easements. Hope fully this email will serve your needs with Meridian as it has for others in the past. If an actual letter is needed please let me know, my secretary is currently out of the office, but I will get one done asap.

Thanks,  
Greg.

Greg G Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District Shop  
5525 E. Greenhurst Rd. Nampa Idaho 83686  
Phone:208-466-0663 Fax:208-463-0183

Website:www.nmid.org



To Whom It May Concern:

We, the undersigned public utility company, Intermountain Gas Company, release rights for the property drainage and utility easement that is located between Lots 1, 2, 3, and 4, Block 4, of the Gemstone Center No. 3 Subdivision in Meridian, Idaho.

*Roger Phillips*

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Title Boise District Operations Manager  
Utility Company/Property Owner  
Address