



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Smith*

MEETING DATE: February 17, 2026

FILE(S) #: VAC-26-01- Vacation of Easements for Stargazer Subdivision

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT:

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

REQUEST

Request: The Applicant is seeking approval of a vacation of existing easements within the original Hutton Ranchette Subdivision. The future Stargazer Subdivision, currently being platted, will establish new easements for the residential subdivision.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the northwest corner of the intersection of N. Brandon Road and W. New Hope Road. Ada County Parcel No's R3843650400, R3843650100, R3843650300 & R3843650200.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid January 15, 2026

STAFF REVIEW AND RECOMMENDATIONS

Based upon the information provided to staff in the application, staff finds that the proposed vacation of easements meets the requirements, standards and intent of the Comprehensive Plan

and Zoning Ordinance. The applicant has provided the required relinquishment letters from the necessary utility companies and has received sign off approval from the City Engineer. Staff recommends that Council approve the requested vacation as part of their consent agenda.

COUNCIL ACTION

The Council may **approve, conditionally approve, deny** or **table** this request for vacation of easements.

Council considers the following:

1. This application complies with the framework of Star's Comprehensive Plan;
2. The vacations do not create any landlocked property;
3. The vacations do not restrict access to any parcel;
4. The vacations do not reduce the quality of public services to any parcel of land.

PROPOSED CONDITIONS OF APPROVAL

1. The applicant shall comply with all requirements of the City Engineer.
2. The applicant shall comply with any requirements of the Star Sewer & Water District.

COUNCIL DECISION

The Star City Council _____ File VAC-26-01 Easement Vacation of Hutton Ranchette Subdivision for the future Stargazer Subdivision on _____, 2026.

KENT BROWN PLANNING SERVICES

January 14, 2026
City of Star
PO Box 130
Star ID 83669

RE: Request for Vacation of Utilities easements & Public R/W in Hutton Ranchettes Subdivision

Dear Shawn:

The original Hutton Ranchettes Subdivision is in the process of being re-plated into the Stargazer Subdivision. The new Stargazer Subdivision easements & right-of-way do not align with the existing easements found in existing Hutton Ranchette Subdivision and therefore they need to be vacated.

I have received relinquishments from the easement holders and are working with ACHD to exchange the unproved right-of-way with the new right-of-way in Stargazer
I have attached a copy of the Hutton Ranchettes Subdivision plat and Exhibit A showing the easements we desire to have vacate.

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, looped "K" and a cursive "Brown".

Kent Brown
Planner



VACATION APPLICATION

***All information must be filled out to be processed.

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: *Applicant* ____ *Owner* ____ *Representative* ____

Applicant Name: _____
Applicant Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Owner Name: _____
Owner Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: _____ Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Property Information:

Site Location: _____
Parcel Number(s): _____
Approved Zoning Designation: _____

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
	Copy of neighborhood meeting notice sent to property owners within 300' and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
	Completed and signed Vacation Application	
	Fee	
	If the signature on this application is not the owner of the property, an original notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	

KB	Narrative fully describing the proposed request including the following: • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation	
KB	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	
KB	Legal description of platted area or property to be vacated (with engineers seal). • Submit two (2) paper and one (1) electronic copy	
KB	Copy of recorded deed.	
KB	One (1) 8 ½" X 11" vicinity map showing the location of subject property	
KB	Two (2) 11" X 17" copies of site plan or plat showing the proposed vacation	
KB	Names and addresses, printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.	
KB	Two (2) Electronic versions of the site plan or plat showing the easement proposed to be vacated and vicinity map in PDF format submitted on disks with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
will comply	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	
will comply	Submit (1) 11" X 17" and (1) 18" X 24" recorded copy of Plat to the Star City Planning Department prior to any building permits being issued.	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*

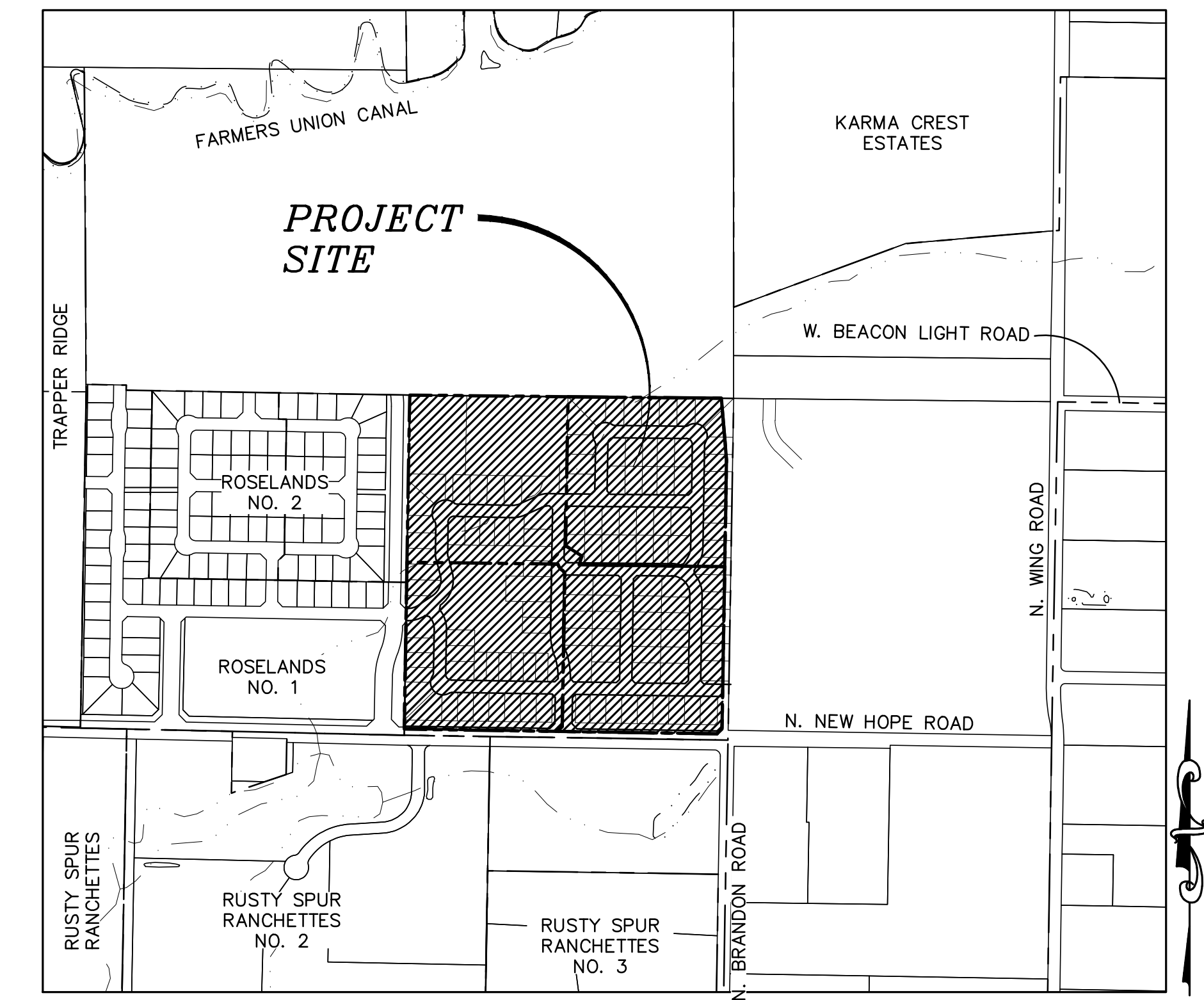
Applicant/Representative Signature

Date

****Note:** All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.

STARGAZER SUBDIVISION

A RESUBDIVISION OF HUTTON RANCHETTES SUBDIVISION
LOCATED IN GOVERNMENT LOT 4 OF SECTION 5
T.4N., R.1W. B.M., CITY OF STAR, ADA COUNTY, IDAHO
2021



VICINITY MAP
1"=500'

**RED HIGHLIGHTED
LINE IS UNIMPROVED
BRANDON ROAD**

**YELLOW HIGHLIGHTED
LINES UTILITIES EASEMENT
AND
PRIVATE ROAD EASEMENT**



PLAT SHOWING
HUTTON RANCHETTES SUBDIVISION

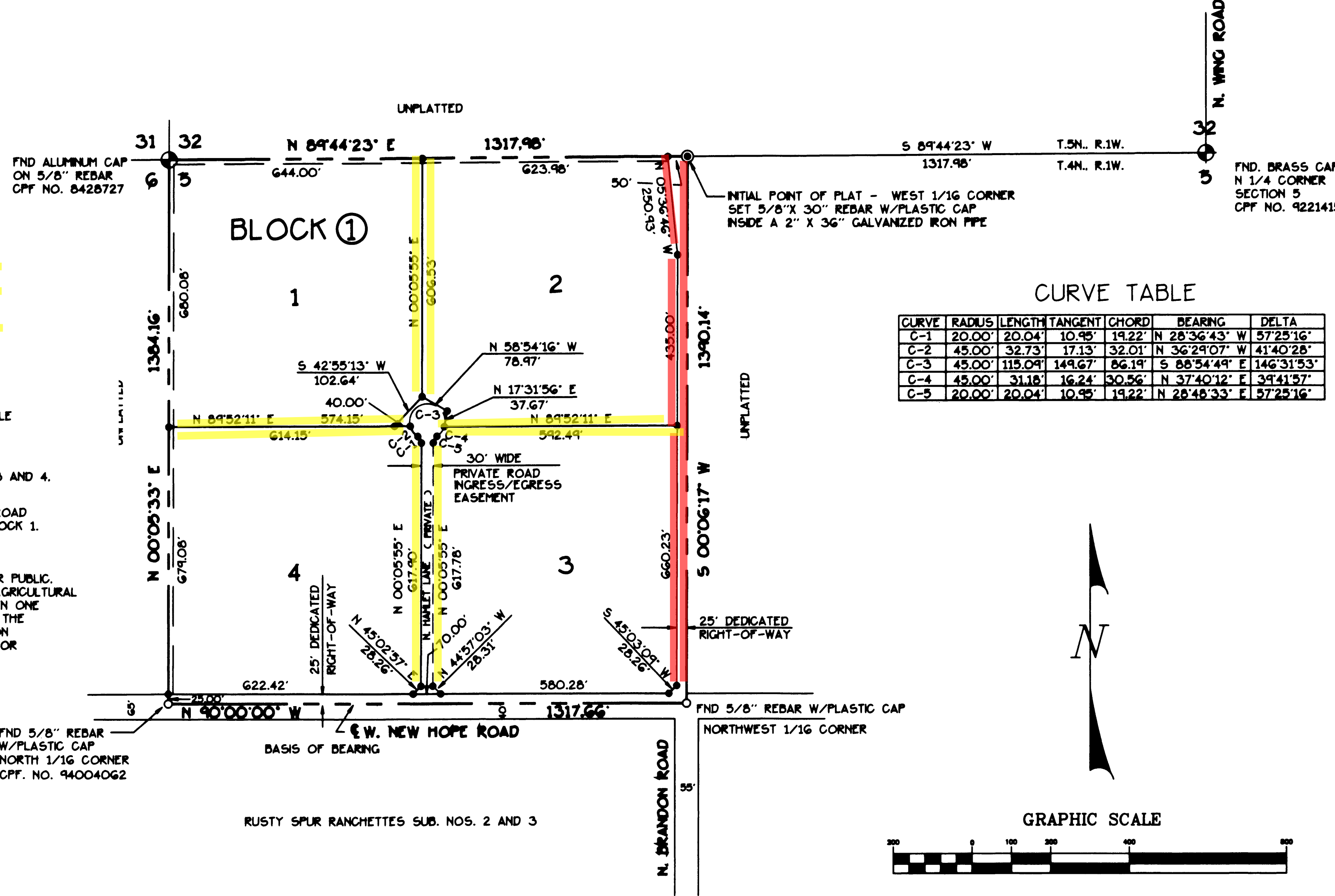
GOVERNMENT LOT 4 OF SECTION 5.
T.4N.. R.1W.. B.M.. ADA COUNTY, IDAHO
1997

NOTES:

- 1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY, IDAHO.
- 2. LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 12' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT. IN ADDITION, THE PRIVATE ROAD INGRESS/EGRESS EASEMENT HAS A 12' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT LYING CONTIGUOUS TO SAID PRIVATE ROAD EASEMENT.
- 3. EACH SIDE OF COMMON LOT LINES HAS A 6 FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.
- 4. RESPONSIBILITY FOR ALL DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY IS HELD WITH THE LOT OWNER(S) ON WHOSE LAND SAID DRAINAGE FACILITIES ARE CONSTRUCTED.
- 5. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 6. DEVELOPER SHALL COMPLY WITH IDAHO CODE 31-3805 PERTAINING TO IRRIGATION WATER. IRRIGATION WATER IS AVAILABLE TO EACH LOT.
- 7. DIRECT VEHICULAR ACCESS ONTO W. NEW HOPE ROAD FROM LOTS 3 AND 4, BLOCK 1, IS PROHIBITED.
- 8. LOTS 1, 2 AND 4, BLOCK 1, HAVE THE RIGHT TO USE THE PRIVATE ROAD INGRESS/EGRESS EASEMENT RUNNING OVER AND ACROSS LOT 3, BLOCK 1.
- 9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT TO FARM, WHICH STATES, "NO AGRICULTURAL OPERATION OR APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."
- 10. RELEVANT SURVEY OF RECORD: NO. 2473.
- 11. MAINTENANCE OF THE PRIVATE ROAD TO BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

LEGEND

- SET 1/2" X 24" REBAR W/PLASTIC CAP
- — — — — PROPERTY BOUNDARY
- — — — — PRIVATE ROAD INGRESS/EGRESS EASEMENT
- — — — — LOT LINE
- — — — — 12' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT

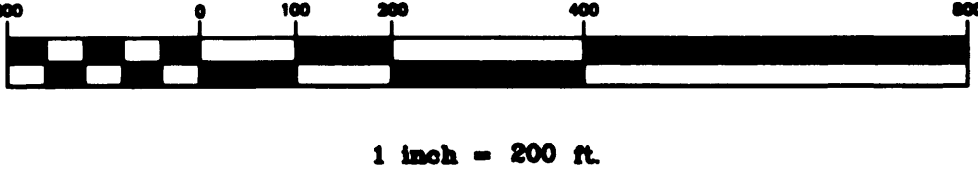


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	20.00'	20.04'	10.95'	19.22'	N 28°36'43" W	57°25'16"
C-2	45.00'	32.73'	17.13'	32.01'	N 36°29'07" W	41°40'28"
C-3	45.00'	115.09'	149.67'	86.19'	S 88°54'49" E	146°31'53"
C-4	45.00'	31.18'	16.24'	30.56'	N 37°40'12" E	39°41'57"
C-5	20.00'	20.04'	10.95'	19.22'	N 28°48'33" E	57°25'16"



GRAPHIC SCALE



J.J. Howard

DEVELOPER:
HANK AND REBECCA HUTTON
10820 NEW HOPE ROAD
STAR, IDAHO 83669
(208) 286-7752

5/16/2024

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



P861723
No Reservations/No Objection

SUBJECT: Request for the Vacation – A twelve feet (12') wide public utility, irrigation, and drainage easement and twelve feet (12') wide public utility, irrigation, and drainage easement lying contiguous to the private ingress/egress easement as well as the six foot (6') wide public utilities, irrigation and drainage easements on the existing common lot lines as surveyed, platted and recorded, in Ada County, Idaho.

Said Plat and Dedication of Hutton Ranchettes Subdivision was filed for record on the 23rd day of April 1998, as Instrument Number 98038661 in Book 76, Page 7880 and 7881 in the office of the County Recorder, Ada County, Idaho.

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.

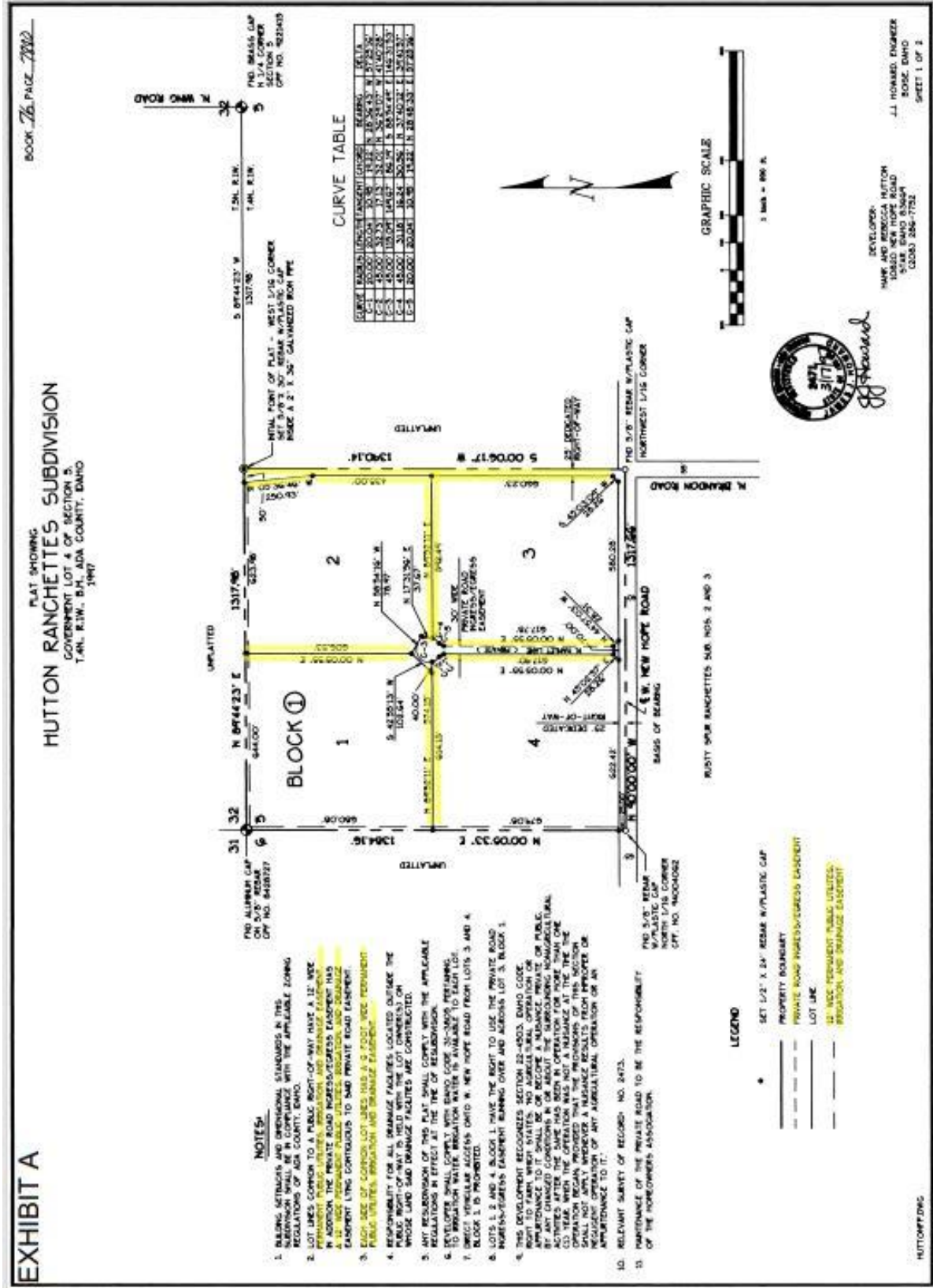
This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

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

Sincerely yours,

CenturyLink Right of Way Team

Exhibit "A"





WESTERN REGION OFFICE
555 SOUTH COLE ROAD • BOISE, ID. 83709
(208) 377-6000 • Fax (208) 377-6866
www.intgas.com

May 22, 2024

Kent Brown Planning Services
3161 E Springwood Dr
Meridian, ID 83642
(208) 871-6842

Kent,

Intermountain Gas Company has no objection to the relinquishment of utility easement in Hutton Ranchettes 1 Subdivision located at the NW corner of New Hope Rd and Brandon Rd. Star. We do not have any gas in the existing easement and will not have a need in the future.

For questions, please contact Tonia Kingston at (208) 377-6866 or tonia.kingston@intgas.com.

Energy Services Technician
Intermountain Gas Company

CC: Will Lindsey – Field Operations Coordinator



May 7, 2024

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

RE: HUTTON RANCHETTES SUBDIVISION

Located in Sec 5, T4N., R1W., B.M., Ada County, Idaho

This letter is to advise that Intermountain Gas has no objections in the vacation of any and all utility easement in the Hutton Ranchettes Subdivision. Located in Sec 5, T4N., R1W., B.M., Ada County, Idaho. New easements will be provided within the new subdivision of Stargazer Subdivision.

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

August 6, 2024

Sent via email to kentlkb@gmail.com

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

Subject: Relinquishment of Public Utility Easement / Hutton Ranchettes Subdivision, Ada County, ID

Dear Kent:

This is in response to the relinquishment request submitted to Idaho Power Company and received in our office April 24, 2024, regarding the possible relinquishment of a public utility easement (PUE) located as noted above. The attached Exhibit A more specifically identifies the requested area for relinquishment as shown in red.

Idaho Power's review of your request indicated that the facilities located within the requested area are verified to be relocated / removed. As such, Idaho Power agrees to relinquish our interest in the specific PUE's within the Hutton Ranchettes Subdivision while obtaining new PUE's for Stargazer Subdivision as shown on Exhibit B.

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

Sincerely,



Megan Kelly
Associate Real Estate Specialist
Idaho Power | Corporate Real Estate
208-388-2972 | mkelly@idahopower.com

PLAT SHOWING
HUTTON RANCHETTES SUBDIVISION

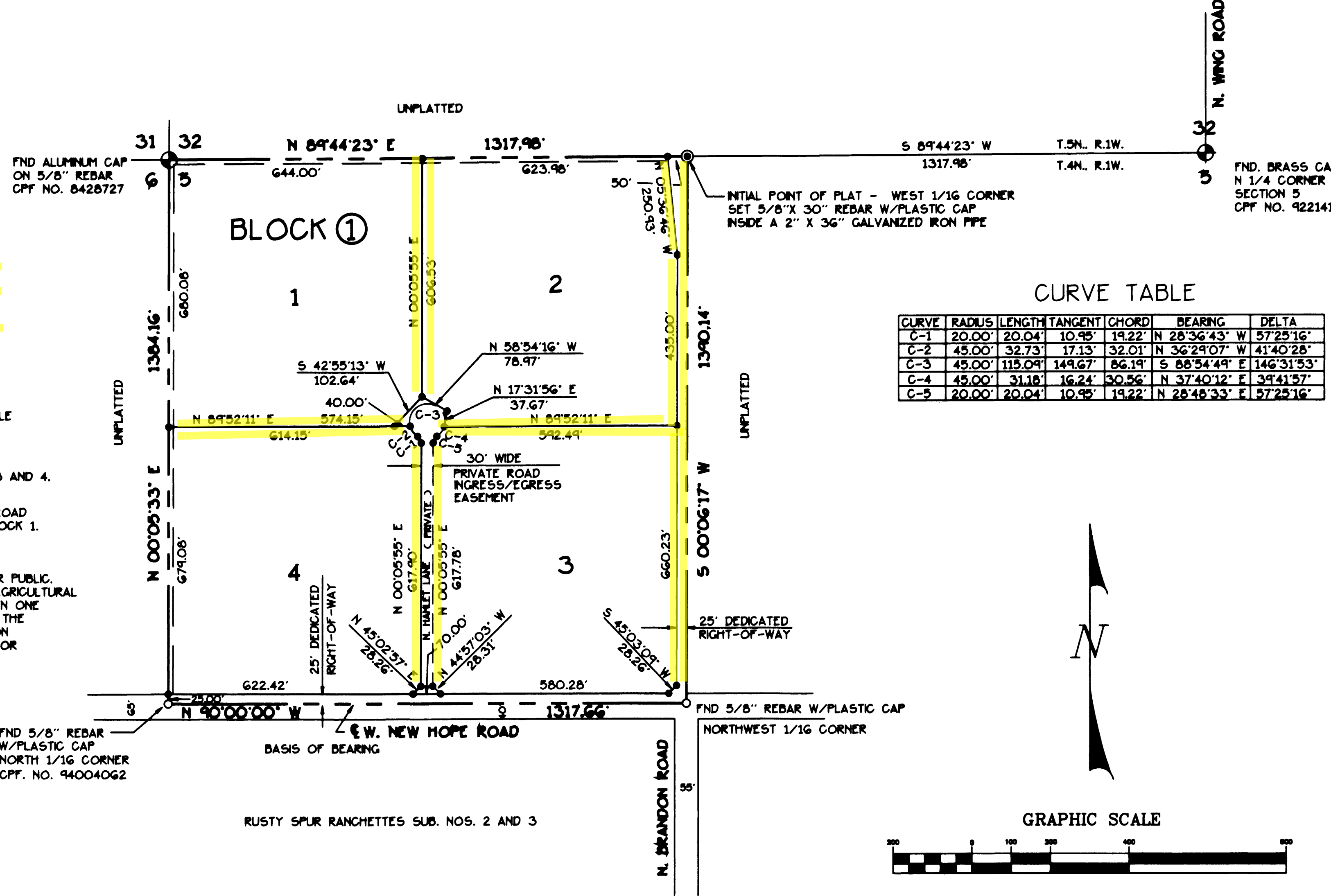
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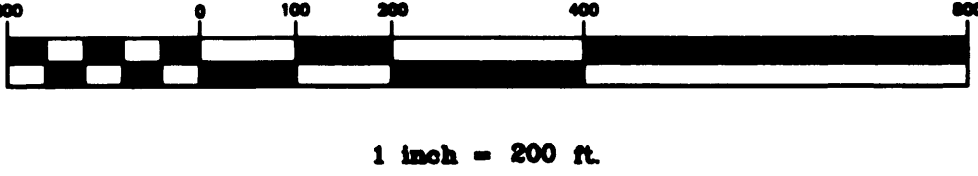


CURVE TABLE

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GRAPHIC SCALE



J.J. Howard

DEVELOPER:
HANK AND REBECCA HUTTON
10820 NEW HOPE ROAD
STAR, IDAHO 83669
(208) 286-7752

HUTTON RANCHETTES SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT CORRIN HENRY AND REBECCA L. HUTTON, HUSBAND AND WIFE, AND TERRY B. AND KATHLEEN E. HUTTON, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW AND THAT THEY INTEND TO INCLUDE SAID LAND IN THIS SUBDIVISION.

A PARCEL OF LAND BEING GOVERNMENT LOT 4 IN SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MARKING THE 1/4 CORNER COMMON TO SECTION 5, T.4N., R.1W. AND SECTION 32, T.5N., R.1W., B.M., ADA COUNTY, IDAHO; THENCE, N.89°44'23"W. 1317.98 FEET ALONG THE LINE COMMON TO SAID SECTIONS 5 AND 32 TO A 5/8" X 30" IRON PIN SET INSIDE A 2" X 36" GALVANIZED IRON PIPE, SAID POINT BEING THE INITIAL POINT OF PLAT; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES TO IRON PINS:

S.0°06'17"W. 1390.14 FEET TO THE CENTERLINE OF W. NEW HOPE RD.; THENCE, N.90°00'00"W. 1317.66 FEET ALONG SAID CENTERLINE; THENCE, N.0°05'33"E. 1384.16 FEET TO THE BRASS CAP MARKING THE CORNER COMMON TO SAID SECTION 5 AND SECTION 6, T.4N., R.1W., AND SAID SECTION 32 AND SECTION 31, T.5N., R.1W.; THENCE, N.89°44'23"E. 1317.98 FEET TO THE INITIAL POINT OF PLAT, SAID PARCEL CONTAINING 41.97 ACRES, MORE OR LESS.

THE PUBLIC STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE PRIVATE LANE AS SHOWN ON THIS PLAT IS A PRIVATE ROAD AND IS NOT DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR UTILITY PURPOSES AND ANY OTHER PURPOSES AS MAY BE DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR THOSE PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE INDIVIDUAL LOTS IN THIS SUBDIVISION WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE OF THE LOTS, BUT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 2nd DAY OF August, 1996.

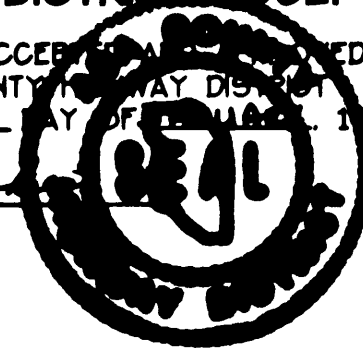
Corrin Henry Hutton Rebecca L. Hutton
CORRIN HENRY HUTTON REBECCA L. HUTTON

Terry B. Hutton Kathleen E. Hutton
TERRY B. HUTTON KATHLEEN E. HUTTON

ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 8 DAY OF August, 1996.

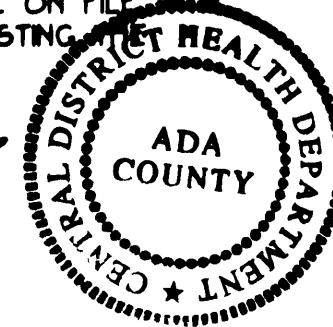
James J. Howard
CHAIRPERSON ACHD



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANTARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

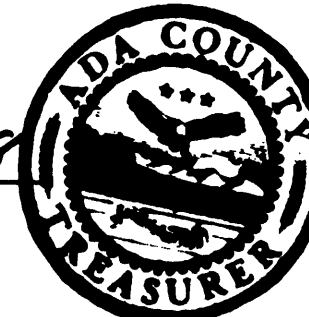
Thomas E. Achmel 11/14/96
CENTRAL DISTRICT HEALTH DEPARTMENT



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Barbara Bauer
COUNTY TREASURER
Shelly Beller 4-23-98
BY Deputy DATE



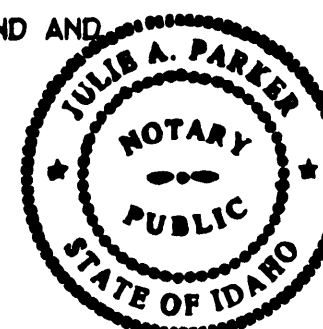
CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF ADA

ON THIS 2nd DAY OF August, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CORRIN HENRY AND REBECCA L. HUTTON, HUSBAND AND WIFE, AND TERRY B. AND KATHLEEN E. HUTTON, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

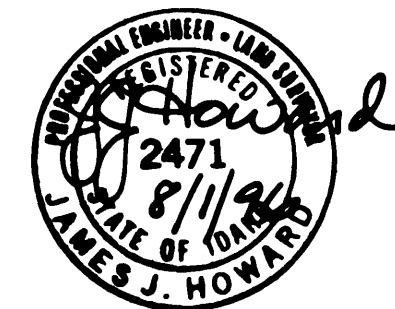
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Julie A. Parker
NOTARY PUBLIC FOR IDAHO RESIDING AT BOISE.
MY COMMISSION EXPIRES 7/29/98.



CERTIFICATE OF SURVEYOR

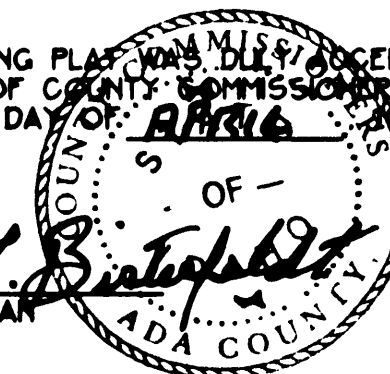
I, JAMES J. HOWARD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE 'CERTIFICATE OF OWNERS' WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON.



APPROVAL OF COUNTY COMMISSIONERS

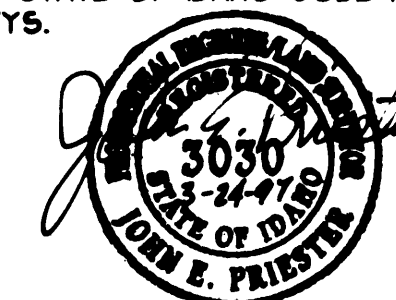
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO ON THIS 23 DAY OF August, 1996.

James J. Howard
CHAIRMAN



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, BEING THE COUNTY SURVEYOR IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 98038661

STATE OF IDAHO
COUNTY OF ADA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF J.J. HOWARD AT 59 MINUTES PAST 2 O'CLOCK P.M., THIS 23 DAY OF April, 1998.

L. William
Dep

J. David Navarro
EX-OFFICIO RECORDER

11.00

210 E. Earl Drive
Phoenix, AZ 85012



Amanda Moore
8400 Westpark St.
Boise, Idaho 83704

[6/23/2025]

RE: Release of Easement Request for Hutton Ranchettes Subdivision

To whom it may concern,

We, the undersigned public utility company, Cable One Inc., d.b.a. Sparklight have no objections to the vacation of interior lot line utility easements in Hutton Ranchettes Subdivision located in Lot 4 Section 5, T.4N., R.1W., B.M., Ada County, Idaho.

*Easement release does not include 10' easement on the south side of the new proposed lot line running along W New Hope Rd.

We do not currently occupy this easement and have no intentions to build our facilities in this easement in the future.

A handwritten signature in blue ink, appearing to read 'A-Moore', written over a horizontal line.

Amanda Moore
Sr Director, Field Operations
Sparklight

Date: 6/24/25

Prepared by-
Name: Jeff Drommond
Title: Regional Engineer I



June 25, 2025

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

Re: **Star Sewer and Water District**
Stargazer Easement Vacation

Dear Ms. Muller

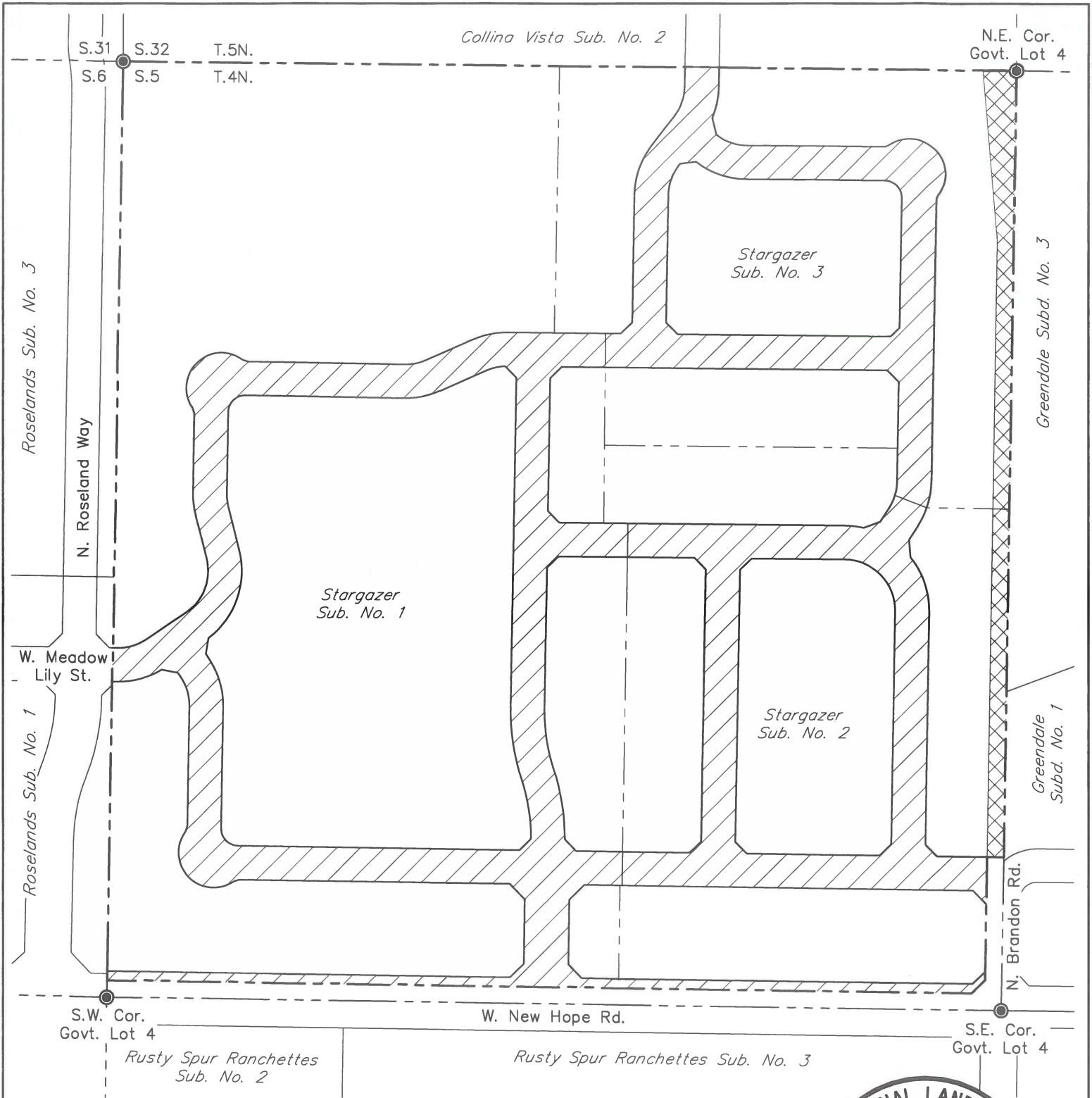
The District has reviewed request the Easement Vacation for the Stargazer Subdivision previously known as the Hutton Subdivision for conformance with the Star Sewer and Water District policies and procedures as well as are Standard Specifications. The District currently does not have any utilities located within the Easement purposed to be vacated. Any proposed improvements will be located within new the new proposed right-of-way and easements located within new Stargazer Final Plat.

Upon completion of our review the District find your proposal to vacate said easement acceptable.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Ryan V. Morgan'.

Ryan V. Morgan, P.E.
District Engineer



Scale: 1"=200'

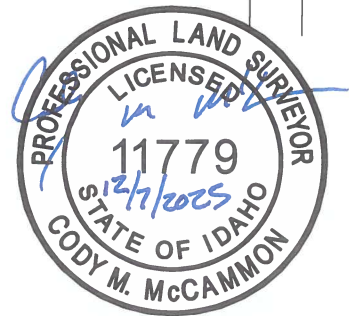
0 50 100 200 400



Area of Right of Way to be Dedicated.
357,072 sq. ft. or 8.197 acres



Area of Right of Way to be Vacated
32,200 sq. ft. or 0.739 acres



P:\Stargazer No. 2 24-229\dwg\20486 Future ROW Exhibit.dwg 12/7/2025 12:10:29 PM



**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for
Right-of-Way to be Dedicated
Stargazer Subdivision No. 1

Located in Gov't Lot 4 of Section 5,
T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No.
20-486

Sheet No.
1

Dwg. Date
12/7/2025