



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: April 19, 2022 – PUBLIC HEARING

FILE(S) #: VAC-21- Vacation of Utility Easements

OWNER/APPLICANT/REPRESENTATIVE

Property Owner/Applicant:

Alec Egurrola
T-O Engineers
332 N. Broadmore Way
Nampa, ID 83687

REQUEST

Request: The Applicant is requesting approval of a vacation of the existing 10-foot-wide permanent public utility easement located along lot lines common to N. Wing Road and Scenic View Lane, and vacation of the 6-foot-wide permanent public utilities easement along the former common lot lines. These are remnants of the platted Karma Crest Estates Subdivision, Notes 2 & 3. This subdivision is being re-platted as part of Trident Ridge Subdivision.

PROPERTY INFORMATION

Property Location: The subject property is generally located at the SE corner of N. Wing Road & Scenic View Lane.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	December 30, 2021
Application Submitted & Fees Paid	February 14, 2022
Application Accepted	February 14, 2022
Residents within 300' Notified	March 31, 2022
Agencies Notified	March 23, 2022

Legal Notice Published
Property Posted

April 03, 2022
April 7, 2022

HISTORY

The original subdivision for Karma Crest Estates was approved through Ada County.

PUBLIC RESPONSES

CTC Telecom	December 14, 2021
Idaho Power	December 3, 2021
Intermountain Gas	November 10, 2021
Lumen	November 1, 2021
Sparklight	November 30, 2021
Star Sewer & Water	November 9, 2021
City of Star Engineer	April 12, 2022

STAFF REVIEW AND RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed vacation of easements meets the requirements, standards and intent of the Comprehensive Plan and Zoning Ordinance. The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

COUNCIL ACTION

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

Council may consider:

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 future Final Plats for Trident Ridge Subdivision shall continue to comply with all conditions of approval for the final plat, along with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The applicant shall comply with all requirements of the City Engineer.
3. Any additional site-specific conditions and considerations as required by Staff or Council.

COUNCIL DECISION

The Star City Council _____ File VAC-22-01 Easement Vacation for Karma Crest Subdivision-Hayden Homes on _____, 2022.

Trident Ridge Easement Vacation

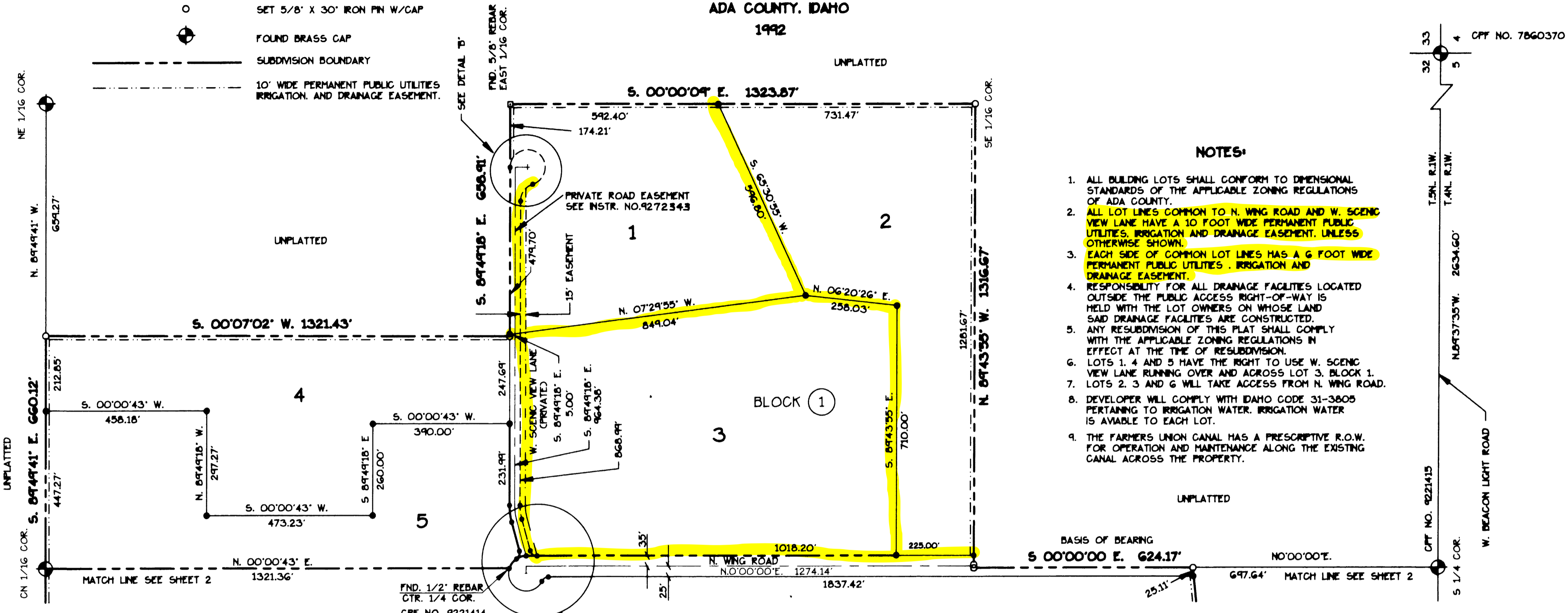


SUBDIVISION PLAT SHOWING KARMA CREST ESTATES

BEING A PORTION OF SECTION 32
T.5N. R.1W. B.M.
ADA COUNTY, IDAHO
1992

LEGEND

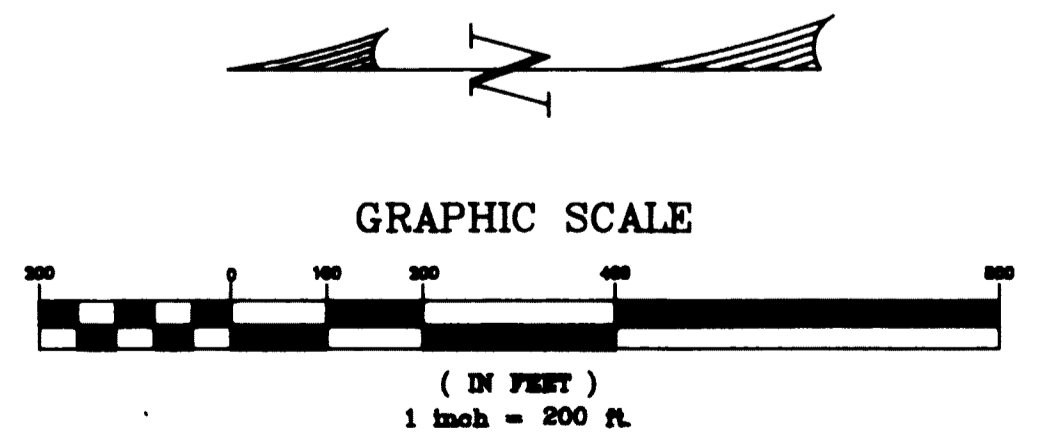
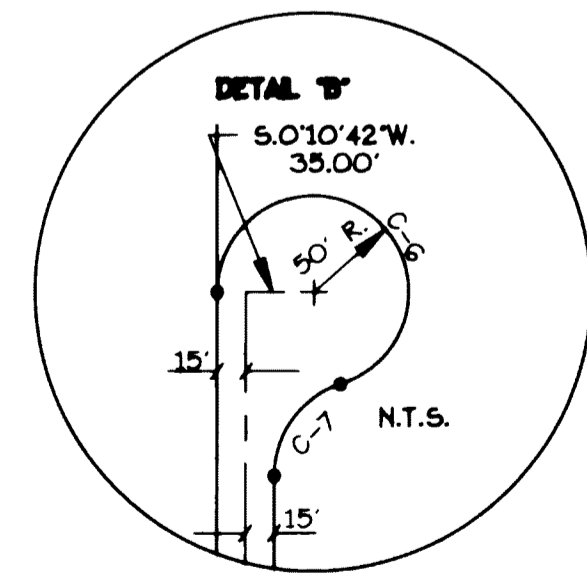
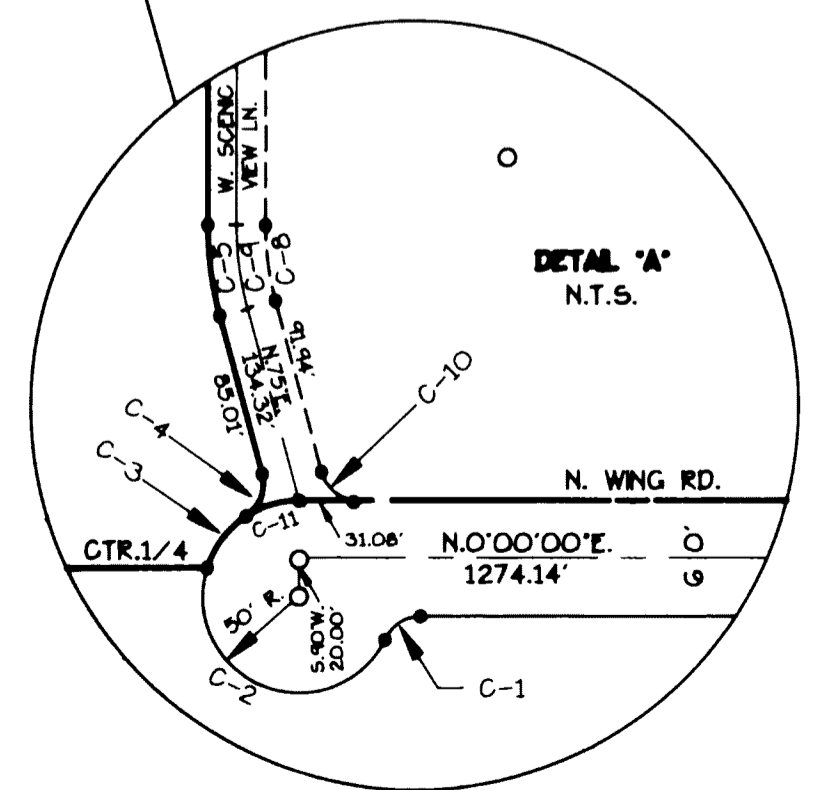
- SET 1/2" X 24" IRON PIN W/CAP
- SET 5/8" X 30" IRON PIN W/CAP
- ⊕ FOUND BRASS CAP
- SUBDIVISION BOUNDARY
- - - 10' WIDE PERMANENT PUBLIC UTILITIES IRRIGATION, AND DRAINAGE EASEMENT.



- NOTES:**
1. ALL BUILDING LOTS SHALL CONFORM TO DIMENSIONAL STANDARDS OF THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
 2. ALL LOT LINES COMMON TO N. WING ROAD AND W. SCENIC VIEW LANE HAVE A 10 FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT, UNLESS OTHERWISE SHOWN.
 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 ACCESS RIGHT-OF-WAY IS HELD WITH THE LOT OWNERS ON WHOSE LAND SAID DRAINAGE FACILITIES ARE CONSTRUCTED.
 5. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 6. LOTS 1, 4 AND 5 HAVE THE RIGHT TO USE W. SCENIC VIEW LANE RUNNING OVER AND ACROSS LOT 3, BLOCK 1.
 7. LOTS 2, 3 AND 6 WILL TAKE ACCESS FROM N. WING ROAD.
 8. DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 PERTAINING TO IRRIGATION WATER. IRRIGATION WATER IS AVAILBLE TO EACH LOT.
 9. THE FARMERS UNION CANAL HAS A PRESCRIPTIVE R.O.W. FOR OPERATION AND MAINTENANCE ALONG THE EXISTING CANAL ACROSS THE PROPERTY.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C-1	64°37'23"	20.00'	22.56'	12.65'	21.38'	S.32°18'42"E.
C-2	172°04'51"	50.00'	150.17'	722.35'	99.76'	S.21°25'02"W.
C-3	39°20'39"	50.00'	34.33'	17.88'	33.66'	N.52°52'13"W.
C-4	71°45'07"	20.00'	25.06'	14.45'	23.46'	S.69°05'57"E.
C-5	15°10'42"	180.00'	47.68'	23.48'	47.54'	N.82°35'21"E.
C-6	107°27'27"	50.00'	43.77'	68.14'	80.62'	S.36°26'58"W.
C-7	72°32'33"	50.00'	63.31'	36.69'	59.16'	N.53°33'02"W.
C-8	15°10'42"	150.00'	39.74'	19.99'	39.62'	N.82°35'21"E.
C-9	15°10'42"	165.00'	43.71'	21.46'	43.58'	S.82°35'21"W.
C-10	75°00'00"	20.00'	26.18'	13.35'	24.35'	N.37°30'00"E.
C-11	33°11'53"	50.00'	28.97'	14.90'	28.57'	N.16°35'54"W.

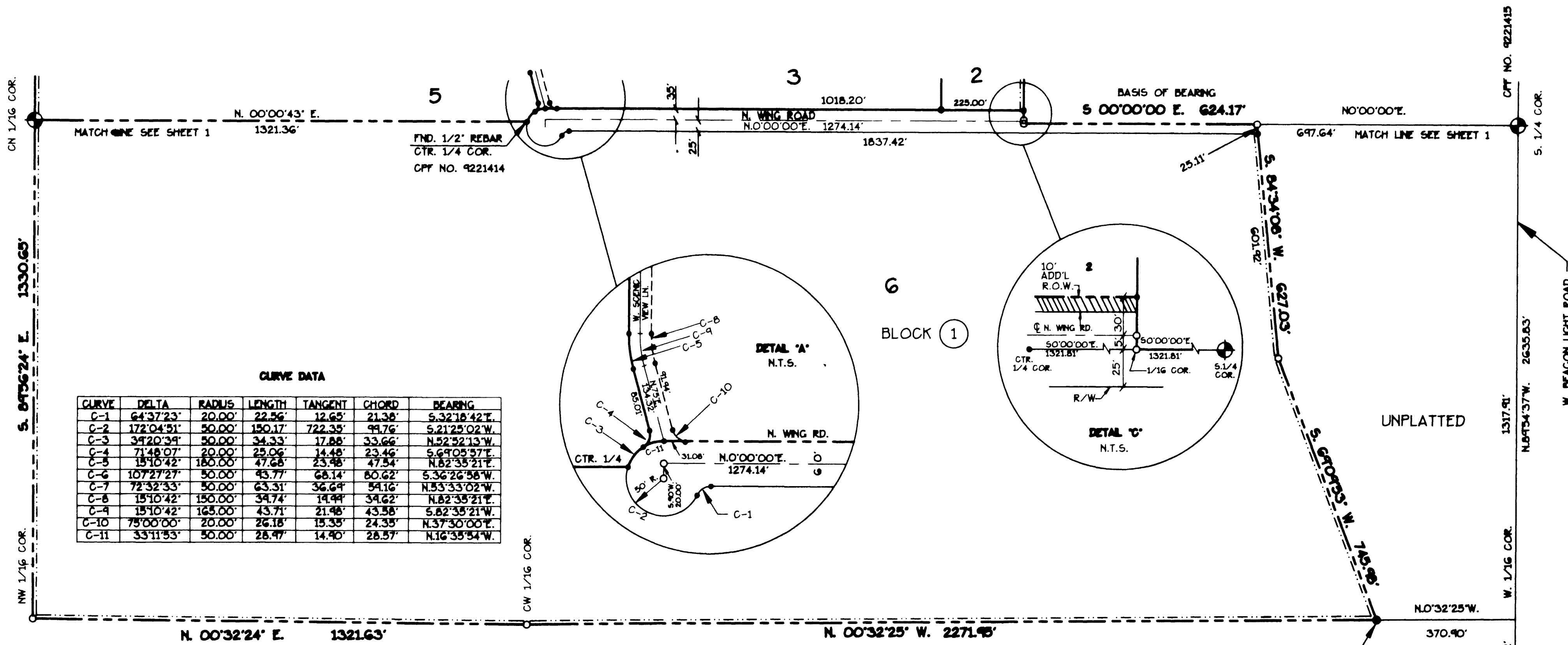
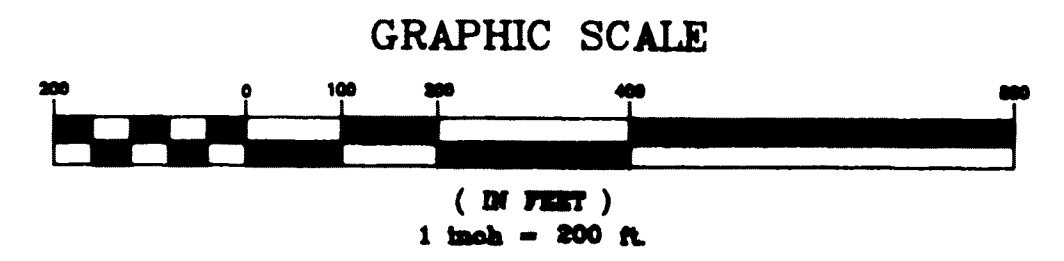


SUBMISSION PLAT SHOWING KARMA CREST ESTATES

BEING A PORTION OF SECTION 32
T.5N. R.1W. B.M.
ADA COUNTY, IDAHO
1992

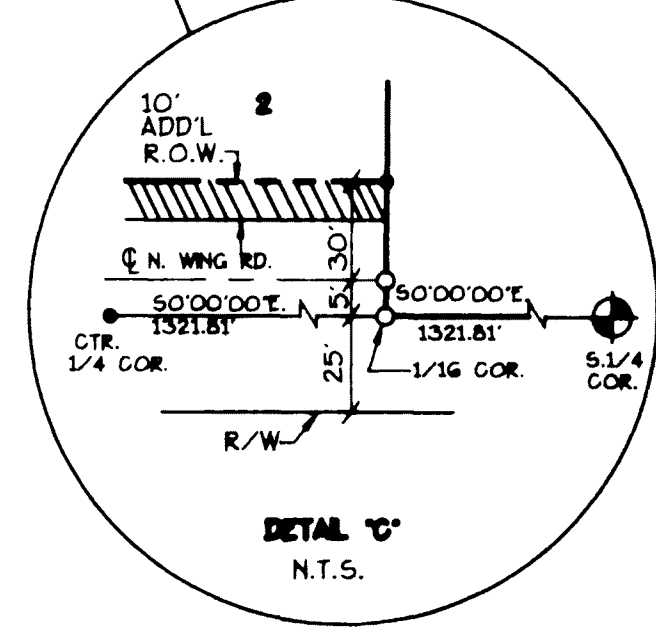
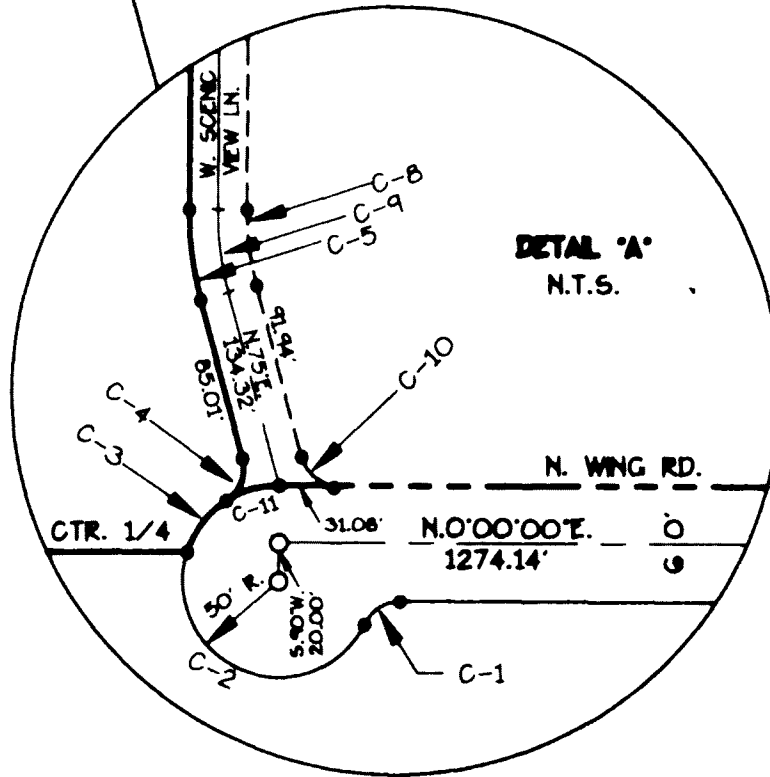
LEGEND

- INITIAL POINT OF PLAT
- SET 1/2" X 24" IRON PIN W/CAP
- SET 5/8" X 30" IRON PIN W/CAP
- ⊕ FOUND BRASS CAP
- SUBDIVISION BOUNDARY
- - - 10' WIDE PERMANENT PUBLIC UTILITIES IRRIGATION, AND DRAINAGE EASEMENT.

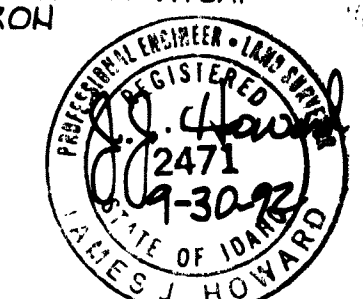


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C-11	33°11'53"	50.00'	28.47'	14.40'	28.57'	N.16°35'54"W.



INITIAL POINT OF PLAT - SET 5/8" X 30" IRON PIN W/CAP INSIDE 2" X 36" IRON PIPE.



FOUND. ALUM. CAP ON 5/8" REBAR CPT NO. 0480727

KARMA CREST ESTATES

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES E. AND K. ARLENE BAILEY, 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 A PORTION OF SECTION 32, T.5N., R.1W., B.M., ADA COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MARKING THE CORNER COMMON TO SECTIONS 5 AND 6, T.4N., R.1W. AND SECTIONS 31 AND 32, T.5N., R.1W., B.M., ADA COUNTY, IDAHO; THENCE, S.89°54'37"E. 1317.92 FEET ALONG THE LINE COMMON TO SAID SECTIONS 32 AND 5 TO A POINT MARKING THE W 1/16 CORNER OF SAID SECTION 32; THENCE, N.0°32'25"W. 370.90 FEET ALONG THE WEST 1/16 LINE OF SAID SECTION 32 TO A 5/8" X 30" IRON PIN SET INSIDE A 2" X 36" IRON PIPE, SAID POINT BEING THE INITIAL POINT OF PLAT; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES TO IRON PINS: N.0°32'25"W. 2271.95 FEET ALONG SAID WEST 1/16 LINE TO AN IRON PIN MARKING THE CW 1/16 CORNER OF SAID SECTION 32; THENCE, N.0°32'24"E. 1321.63 FEET TO AN IRON PIN MARKING THE NW 1/16 CORNER OF SAID SECTION 32; THENCE, S.89°56'24"E. 1330.65 FEET TO A BRASS CAP MARKING THE CN 1/16 CORNER OF SAID SECTION 32; THENCE, S.89°49'41"E. 660.12 FEET; THENCE, S.0°07'02"W. 1321.43 FEET; THENCE, S.89°49'18"E. 658.91 FEET TO AN IRON PIN MARKING THE EAST 1/16 CORNER OF SAID SECTION 32; THENCE, S.0°00'09"E. 1323.87 FEET TO AN IRON PIN MARKING THE SE 1/16 CORNER OF SAID SECTION 32; THENCE, N.89°43'55"W. 1316.67 FEET TO AN IRON PIN ON THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 32; THENCE, S.0°00'00"E. 624.17 FEET; THENCE, S.84°34'08"W. 627.03 FEET; THENCE, S.69°09'53"W. 745.98 FEET TO THE INITIAL POINT OF PLAT, SAID PARCEL CONTAINING 163.63 ACRES, MORE OR LESS.

N. WING ROAD AS SHOWN ON THIS PLAT OF KARMA CREST ESTATES, IS HEREBY DEDICATED TO THE PUBLIC. WEST SCENIC VIEW 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 31ST DAY OF July, 1992.

Charles E. Bailey K. Arlene Bailey
CHARLES E. BAILEY K. ARLENE BAILEY

STATE OF IDAHO)
COUNTY OF ADA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES E. AND K. ARLENE BAILEY, 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.

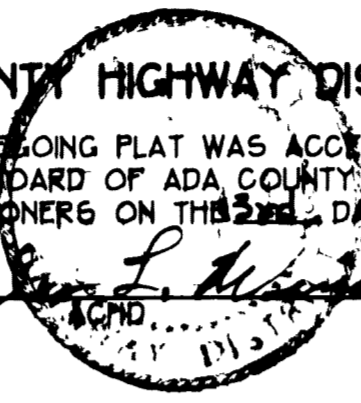
Julie A. Parker
NOTARY PUBLIC FOR IDAHO RESIDING AT Boise
MY COMMISSION EXPIRES 1/29/98



ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 2ND DAY OF September, 1992.

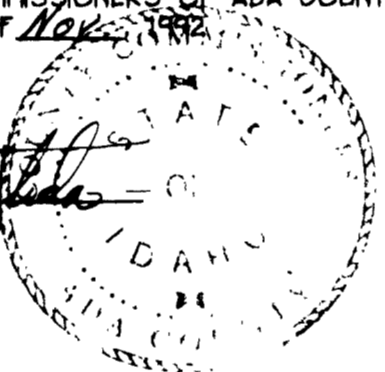
Charles L. Mendenhall
CHAIRMAN



APPROVAL OF COUNTY COMMISSIONERS

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO ON THIS 2 DAY OF Nov, 1992.

John E. Priester
CHAIRMAN



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY 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. Schaner 8/4/92
CENTRAL DISTRICT HEALTH DEPARTMENT

CERTIFICATE OF COUNTY TREASURER

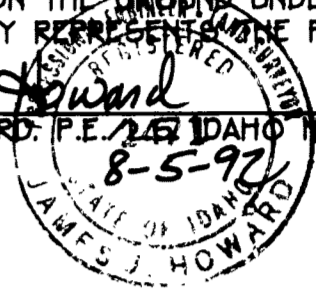
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR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

Deborah L. Sawyer by Dennis Jacobs 11-5-92
COUNTY TREASURER Deputy Treasurer

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.

James J. Howard
JAMES J. HOWARD, P.E. # 249 IDAHO NO. 2471



CERTIFICATE OF COUNTY ENGINEER

I, JOHN E. PRIESTER, REGISTERED PROFESSIONAL ENGINEER/LAND SURVEYOR FOR ADA COUNTY, 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.

John E. Priester
JOHN E. PRIESTER, COUNTY ENGINEER



CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 9276627

STATE OF IDAHO)
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF J.J. HOWARD AT 17 MINUTES PAST 9 O'CLOCK A.M., THIS 16th DAY OF November, 1992.

D Jacobson David Navarro
DEPUTY EX-OFFICIO RECORDER
File 1620



RECEIVED
FEB 14 2022

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247 F: 208-286-7569

BY: BN VACATION APPLICATION

Ryan Morgan
3/23/22

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

FILE NO.: <u>VAC-22-01</u>
Date Application Received: <u>2-14-22</u> Fee Paid: <u>230.</u>
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Same as Representative
Applicant Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Owner Name: Hayden Homes Idaho, LLC
Owner Address: 2464 SW Glacier Pl, Suite 110, Redmond, OR Zip: 97756
Phone: (208) 869-9758 Fax: _____ Email: tmokwa@hayden-homes.com

Representative (e.g., architect, engineer, developer):
Contact: Alec Egurrola Firm Name: T-O Engineers
Address: 332 N. Broadmore Way, Nampa, ID Zip: 83687
Phone: (208) 442-6300 Fax: _____ Email: aegurrola@to-engineers.com

Property Information:

Site Location: SEC of N Wing Rd & Scenic View Ln
Parcel Number(s): R4830410110, R4830410210, R4830410310
Approved Zoning Designation: R-3

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.	
N/A	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.	✓

✓	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation 	✓
✓	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	✓
✓	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy see Karma Crest Estates Plat 	✓
✓	Copy of recorded deed.	
✓	One (1) 8 ½" X 11" vicinity map showing the location of subject property	✓
✓	Two (2) 11" X 17" copies of site plan or plat showing the proposed vacation	
N/A	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.	
✓	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.	
N/A	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	
N/A	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.*

Alec Equinola
Applicant/Representative Signature
T-O Engineers

02/10/2022
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.

February 10, 2022

City of Star Planning & Zoning
P.O. Box 130
Star, Idaho 83669

Re: Proposed Vacation Application - Assessor Parcel No.'s R4830410110, R4830410210 & R4830410310

City of Star Planning & Zoning Staff:

The referenced parcels are owned by Hayden Homes Idaho, LLC. The site is located at the remaining phases of the approved Trident Ridge Subdivision. These parcels are at the SE corner of N. Wing Rd & Scenic View Ln, within the E ½ of the SW ¼ of Section 32, Township 5N, Range 1W, Boise Meridian.

The owner desires to obtain approval for a Vacation Application. The existing lots are in the soon to be platted Trident Ridge Subdivision. The future platting requires an easement vacation of the existing ten-foot-wide permanent public utilities easement located along lot lines common to N. Wing Road and Scenic View Ln. Also, the request is to vacate the 6-foot-wide permanent public utilities easement along the former common lot lines. These are remnants of the platted Karma Crest Estates, Notes 2 & 3.

The purpose of the easement vacation is due to the proposed Trident Ridge Subdivision. Trident Ridge Phases 1-5 have been platted and completed to the west of N. Wing Rd. The remaining phases to be platted east of N. Wing Rd are in the pre-approval phase of construction. To plat these future phases, the existing public utilities easements must be vacated from the formerly platted Karma Crest Estates. The platting of Trident Ridge subdivision will reinstate the public utilities easement common to prescriptive ROW and to current City of Star Municipal Code.

Letters of relinquishment of all pertinent public utilities have been provided. No known persons are to be affected by the proposed vacation.

Please find attached for your review and approval the required documents for a Vacation Application.

Sincerely,



T-O ENGINEERS, INC.
Alec Egurrola
Land Use Planner

SCHEDULE I

Lots 1, 2, 3, and 6 in Block 1 of Karma Crest Estates, according to the plat thereof, filed in Book 60 of Plats at Page(s) 6037 through 6039, records of Ada County, Idaho

SCHEDULE II

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Special assessments, if any, for the City of Star.
8. Liens, levies and assessments of the Star Sewer and Water District.
9. Levies and assessments of the Farmers Union Ditch Co. Ltd. Irrigation District, and the rights, powers and easements of said district as by law provided.
10. Ditch, road and public utility easements as the same may exist over said premises.
11. Right-of-way for Farmers Union Canal and the rights of access thereto for maintenance of said canal.
12. Right-of-way for Hutton Ranchette Lateral and the rights of access thereto for maintenance of said lateral.
13. Right-of-way for HRM Lateral and the rights of access thereto for maintenance of said lateral.
14. Easements, reservations, notes and/or dedications as shown on the official plat of Karma Crest Estates.
15. Power Line Easement, recorded June 29, 1946 as Instrument No. 251751, Book 19 of Miscellaneous Page 539, records of Ada County.

16. Power Line Easement, recorded June 29, 1946 as Instrument No. 251752, Book 19 of Miscellaneous Page 540, records of Ada County.
17. Power Line Easement, recorded June 29, 1946 as Instrument No. 251753, Book 19 of Miscellaneous Page 541, records of Ada County.
18. Power Line Easement, recorded: February 23, 1971 as Instrument No. 763309, records of Ada County.
19. Power Line Easement, recorded August 9, 1989 as Instrument No. 8937584, records of Ada County.
20. Non-Exclusive Easement, recorded: June 12, 1991 as Instrument No. 9131177, records of Ada County.
21. Non-Exclusive Easement, recorded: October 22, 1992 as Instrument No. 9272343, records of Ada County.
22. Easement (with subordination), recorded September 13, 2012 as Instrument No. 112093600, records of Ada County.
23. Order of Inclusion and Annexation, recorded: May 2, 2018 as Instrument No. 2018-039396, records of Ada County.
24. Sewer Easement Agreement, recorded January 18, 2019 as Instrument No. 2019-004635, records of Ada County.
25. Crossing Agreement, recorded February 13, 2019 as Instrument No. 2019-011645, records of Ada County.
26. Crossing Agreement, recorded February 21, 2019 as Instrument No. 2019-013874, records of Ada County.
27. Temporary License Agreement, recorded July 8, 2019 as Instrument No. 2019-059517, records of Ada County.
28. Permanent Slope Easement Agreement, recorded July 9, 2019 as Instrument No. 2019-060331, records of Ada County.
29. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.
30. Lack of right of access to Lot 6.
31. Temporary License Agreement, recorded July 8, 2019 as Instrument No. 2019-059517, re-recorded on October 21, 2019 as Instrument No. 2009-102810, records of Ada County.

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

12 April 2022

Alec Egurrola
T-O Engineers
332 N Broadmore Way
Nampa, ID 83687

Re: Karma Crest Estates Easement Vacation

Dear Alec

The City of Star has reviewed the easement vacation request for the existing Karma Crest Estates subdivision in conjunction with the proposed improvements for future phase of Trident Ridge Estates. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel.

We recommend the approval of the proposed application based on received comments for utility companies located within the region. Please note that there did not appear to be any correspondence for any irrigation districts or drainage districts, however there also does not appear to be any irrigation facilities located within the existing easements. Any relocation of irrigation or historic drainage facilities shall not impact upstream or downstream property owners without the written consent of said property owners.

If you have any questions, please do not hesitate to contact City Hall

Sincerely,

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

Ryan V. Morgan, P.E.
City Engineer

From: Alec Egurrola
Sent: Tuesday, December 14, 2021 8:20 AM
To: Alec Egurrola
Subject: FW: Trident Ridge Easement Vacations

From: Dan Morris <dmorris@ctctele.com>
Sent: Tuesday, December 14, 2021 7:50 AM
To: Alec Egurrola <AEgurrola@to-engineers.com>
Subject: RE: Trident Ridge Easement Vacations

To Whom it may concern,

CTC Telecom, Inc has no facilities in the vicinity of the of the Karma Crest Estates/Trident Ridge Subdivision and has no objection to the abandonment of the public utility easements as recorded on Ada County, Idaho instrument number 9276627.

Thank you,

Dan Morris

Facilities Manager

CTC TELECOM, INC

130 N Superior St Cambridge, ID 83610

208-257-8240 O www.ctcweb.net

208-566-1000 M



December 3, 2021

Sent via email to AEgurrola@to-engineers.com

Alec Egurrola
T-O Engineers
332 N Broadmore Way
Nampa, Idaho 83687

Re: Relinquishment of Public Utility Easement / Block 1, Lots 1, 2, & 3, of Karma Crest Estates Subdivision, Ada County, ID

Dear Alec,

This is in response to the relinquishment request submitted to Idaho Power Company and received in our office November 8, 2021, 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.

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 PUE that is located around and between Block 1, Lots 1, 2, & 3 of the Karma Crest Estates Subdivision, as shown in the attached exhibits for development of the Trident Ridge Subdivision No. 6-8.

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

Sincerely,

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



November 10, 2021

To Whom It May Concern:

Intermountain Gas Company has no objections to vacating the easement set forth in the plat for Monarch Ridge Subdivision, a re-subdivision of Karma Crest Estates located in the Section 32, T.5N., R.1W., B.M., Ada County, Idaho.

See Parcels A, B and C Land Descriptions, Project No. 190534, dated December 2, 2019.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rachel Anderson', with a long, wavy horizontal line extending to the right.

Rachel Anderson

Nampa District Manager

From: Alec Egurrola
Sent: Monday, November 1, 2021 8:46 AM
To: Alec Egurrola
Subject: FW: Facility Location (N. Wing Rd & Scenic View Ln)

From: Klaudt, Gunnar <Gunnar.Klaudt@lumen.com>
Sent: Friday, October 29, 2021 9:34 AM
To: Alec Egurrola <AEgurrola@to-engineers.com>
Subject: RE: Facility Location (N. Wing Rd & Scenic View Ln)

Good Morning Alec,

My understanding is that as we (Lumen) does not have facilities in the actual project are (the green box of the previous attached) we would not have any easements in regards to that. I hope this helps

Sincerely
Gunnar

From: Alec Egurrola <AEgurrola@to-engineers.com>
Sent: Friday, October 29, 2021 9:16 AM
To: Klaudt, Gunnar <Gunnar.Klaudt@lumen.com>
Subject: RE: Facility Location (N. Wing Rd & Scenic View Ln)

Thank you, Gunnar.

We are attempting to relinquish an existing public utility easement on this site. After meeting with staff at City of Star, we are going to need letters from each public utility, including Lumen, that it is okay if we abandon this easement. Can you please direct me on this process for your company?

Thank you,

ALEC EGURROLA | *Land Use Planner*



332 N. Broadmore Way | Nampa, Idaho 83687

☎ 208-442-6300

www.to-engineers.com



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Re: Vacation of Easements—Karma Crest Estates--

Dear:

Cable One Inc dba Sparklight has reviewed the proposed utility easement vacation for Karma Crest Estates. Based on this review we have no objections to the proposed vacation of public utility easements in lots 1,2, and 3 per attached map.

Sincerely,

Signature: C. Goettsche

11 / 30 / 2021

Date: _____

STAR SEWER & WATER DISTRICT

November 9, 2021

T-O Engineers
324 N. Broadmore Way
Nampa, ID 83687

RE: Karma Crest Estates – Relinquishment of Easement

To Whom It May Concern:

We, the undersigned public utility company, Star Sewer & Water District, release rights for the following in Karma Crest Estates (exhibit attached)

1. The 10-foot wide permanent public utilities easement on all lot lines common to N. Wing Road and W. Scenic View Lane
2. The 6-foot wide permanent public utilities easement on each side of the common lots

Please feel free to contact me if you have any questions or if you need any additional information.

Thank you,



Terra Estrada, Administrative Manager
Star Sewer & Water District
testrada@starswd.com
208-286-7388



PO BOX 400
STAR, ID 83669

PHONE (208) 286-7388
FAX (208) 286-7361
WEB SITE <http://www.starswd.com>