



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: July 15, 2025

FILE(S) #: VAC-25-04- Vacation of Utility Easements located on Lot 5, Block 4 of Starpointe Subdivision

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT/OWNER:

Spencer Vetter
Boise PLH, LLC
11815 NE 99th St. Suite 1200
Vancouver, WA 98682

REQUEST

Request: The Applicant is seeking approval of a vacation of existing irrigation and drainage easement over the southern five feet from the interior property line of Lot 5, Block 4 of Starpointe Subdivision. The resulting vacation of easement will allow a lot-line adjustment to occur, remedying a setback issue that exists on the property.

PROPERTY INFORMATION

Property Location: The subject property is located at 6827 N. Brock River Place, Star, Idaho.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid

June 2, 2025

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. 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-25-04 Easement Vacation for Lot 5, Block 4 of Starpointe Subdivision on _____, 2025.



VACATION APPLICATION

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

FILE NO.: VAC-25-04
Date Application Received: 6-5-25 Fee Paid: 980
Processed by: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name:

Spencer Vetter - Project Manager, Boise PLH, LLC.

Applicant Address: 11815 NE 99th St Suite 1200 Zip: _____
Vancouver, WA 98682

Phone: (503) 820-1033 Email: SpencerV@BuildPLH.com

Owner Name:

Boise PLH, LLC

Owner Address: 3405 E Overland Rd., Suite 355 Zip: _____
Meridian, ID 83642

Phone: (208) 556-6823 Email: RyanS@BuildPLH.com

Representative (e.g., architect, engineer, developer):

Contact: Teller Bard, P.E. Firm Name: Kimley Horn

Address: 1100 W Idaho St Suite 210, Boise, ID 83702 Zip: _____
Phone: (208) 906-3871 Email: Teller.Bard@kimley-horn.com

Property Information:

Site Location: 6827 N Brock River Pl Meridian, ID 83646

Parcel Number(s): R8108661385

Approved Zoning Designation: R-3-DA

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 submittal.	☒
☒	Completed and signed Vacation Application	☒
☒	Fee	☒

N/A	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: • 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). • Submit two (2) paper and one (1) electronic copy	
✓	Copy of recorded deed.	
✓	Electronic copy of vicinity map showing the location of subject property	
✓	Electronic copy of site plan or plat showing the proposed vacation	
✓	Submit recorded copy of Survey 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

May 28, 2025
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.



AFTER RECORDING MAIL TO:

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 VICTORIA BAILEY
FIRST AMERICAN TITLE INSURANCE COMPANY

2025-000575
01/06/2025 10:01 AM
\$15.00

Boise PLH, LLC
11815 NE 99th St., #1200
Vancouver, WA 98682-2454

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

QUITCLAIM DEED

Date: **January 02, 2025**

For Value Received, **Boise PLH, LLC, a Nevada Limited Liability Company**, do(es) hereby convey, release, remise, and forever quit claim unto **Boise PLH, LLC, a Nevada Limited Liability Company**, whose address is 11815 NE 99th St., #1200, Vancouver, WA 98682-2454, the following described premises in **Ada** County, **Idaho**, to-wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: January 3, 20 25

Boise PLH, LLC, a Nevada Limited Liability Company, by:

RQM

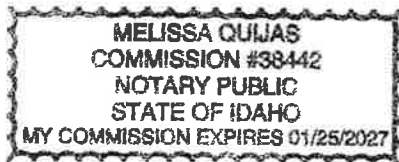
Name: CHARLES RYAN STYGER

Its: President Member

STATE OF)
) ss.
COUNTY OF)

This record was acknowledged before me on January 3, 2025 by
Charles Ryan Styger as Member of Boise
PLH, LLC.

[Signature]
Signature of Notary Public
My Commission Expires: 1-25-2027



Description for
Parcel 2
October 10, 2024

All of Lot 5 and a portion of Lot 6, Block 4, Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 5;

thence North 89°08'47" West, 140.00 feet to the Southwest corner of said Lot 5;

thence on the west boundary line of said Lots 5 and 6, North 00°51'13" East, 74.00 feet;

thence leaving said west boundary line, South 89°08'47" East, 120.00 feet to the west right-of-way line of N. Brock River Place;

thence on said west right-of-way line the following two (2) courses and distances:

South 00°51'13" West, 34.00 feet;

46.36 feet on the arc of curve to the left having a radius of 50.00 feet, a central angle of 53°07'48" and a long chord which bears South 25°42'42" East, 44.72 feet to the **POINT OF BEGINNING**.

Containing 9,121 square feet or 0.209 acres, more or less.

End of Description.



Starpointe Lot 5-Block 4 Easement Vacation Narrative

*6827 N Brock River Pl.
Meridian, ID 83646*

Applicant Name:

*Spencer Vetter, Project Manager
Boise PLH, LLC
11815 NE 99th St., Suite 1200
Vancouver, WA 98682
(503) 820-1033
SpencerV@BuildPLH.com*

Property Owner Name:

*Boise PLH, LLC
3405 E Overland Rd., Suite 355
Meridian, ID 83642
(208) 556-6823
RyanS@BuildPLH.com*

Date of Submittal:

May 28, 2025

1. Introduction

The Starpointe Subdivision plat, filed in book 127 of plats at pages 20400 through 20406, dedicated an Irrigation and Lot Drainage easement over the southern five feet from the interior property line of Lot 5 Block 4 as noted on plat note 1. This easement was granted to the Starpointe homeowner's association, StarPointe Homeowners Association, Inc. After the plat recorded, a property boundary adjustment, instrument number 2024067716, was recorded affecting the width of Lot 5 Block 4. This adjustment widened the property by four feet.

Boise PLH, LLC. Applied for and was issued a building permit for Lot 5 Block 4, permit number 20248391. During construction, the home foundation was improperly sited using the original property corners. This resulted in the home encroaching four feet into the south side yard setback area.

To rectify the setback encroachment, a lot line adjustment application was submitted to the city of Star proposing a four-foot strip from Lot 1 Block 4 Starpointe Subdivision be dedicated to Lot 5 Block 4 Starpointe Subdivision to bring the lot into compliance with the city's setback ordinances.

2. Easement Vacation

The proposed easement vacation would move the Irrigation and Lot Drainage easement four-feet south from its current location on the southern five feet from the interior property line of Lot 5 Block 4 to the adjusted interior lot line. The result will allow the Lot Line Adjustment application to move forward and correct the side yard setback encroachment on the property.

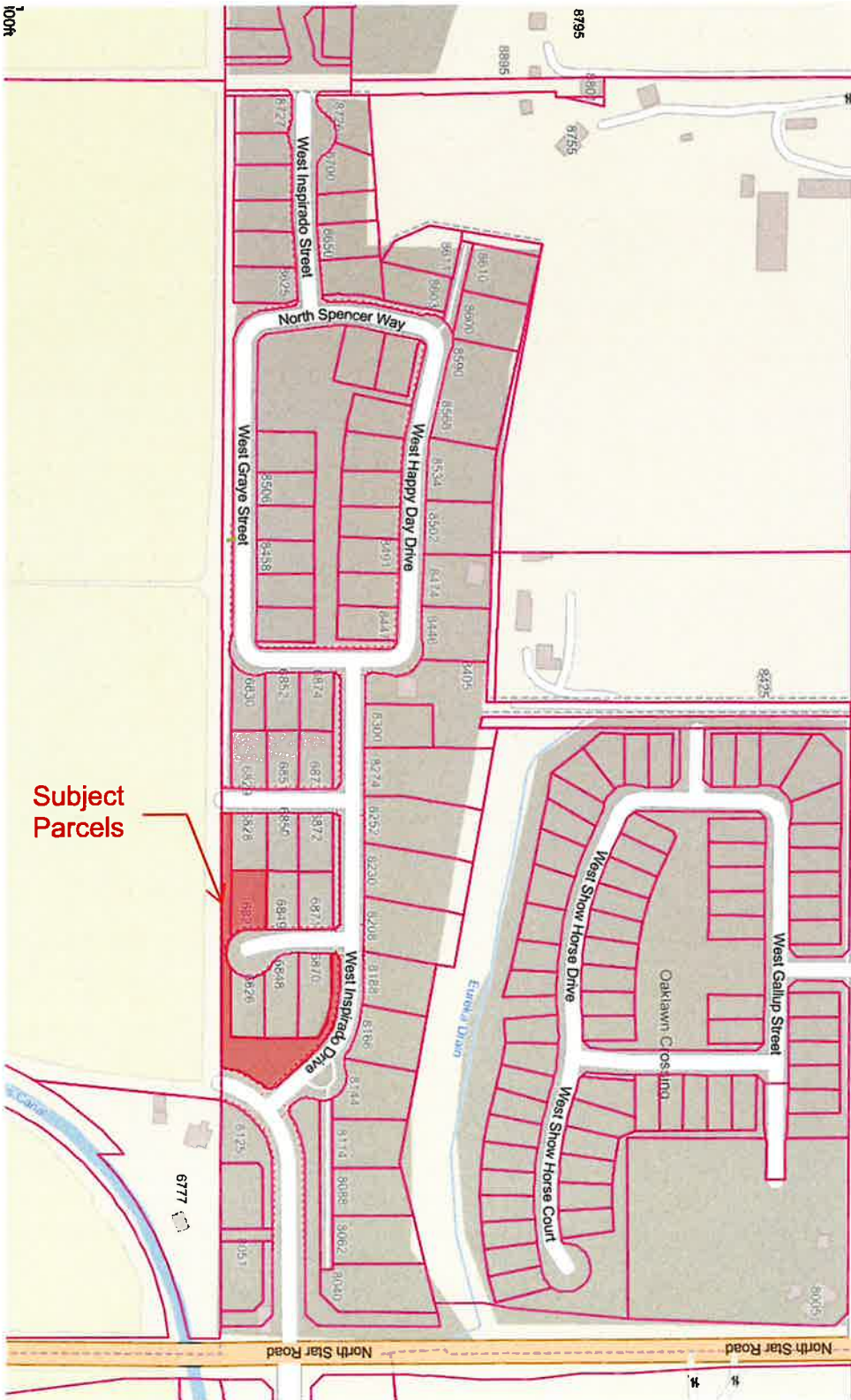
No underground facilities exist within the easement area. Letters of relinquishment from the Starpointe homeowner's association are provided demonstrating that no known persons or parties will be affected by the proposed easement relocation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Spencer Vetter", is written over a horizontal line.

Boise PLH, LLC
Spencer Vetter
Project Manager

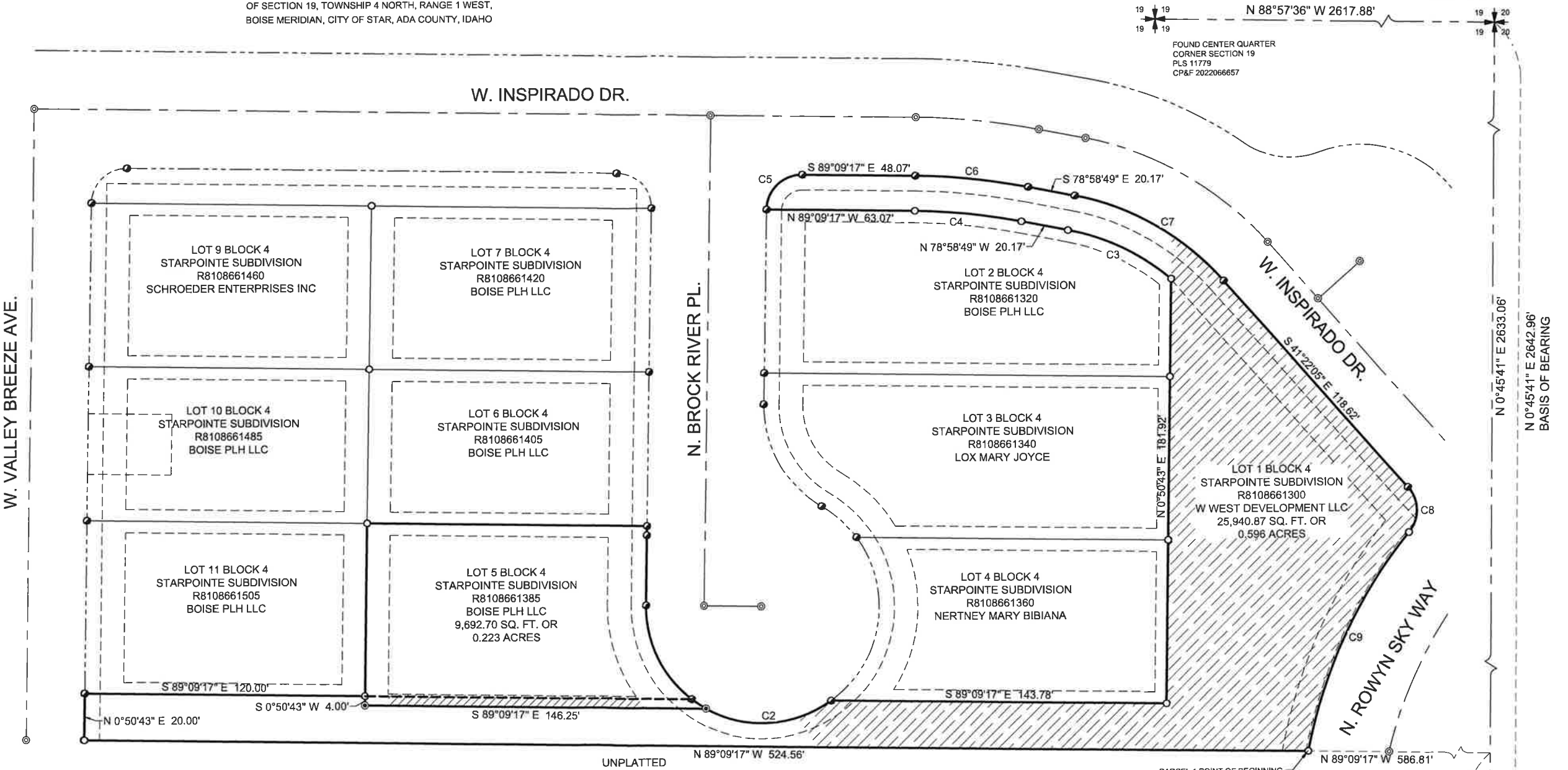
Vicinity Map



RECORD OF SURVEY - LOT LINE ADJUSTMENT
FOR
BOISE PLH, LLC AND W WEST DEVELOPMENT LLC

LOTS 1 & 5, BLOCK 4, OF STARPOINTE SUBDIVISION
SITUATED IN THE SOUTH EAST QUARTER
OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO

ROS NUMBER _____



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C2	56.91'	49.98'	065°14'19"	N 86°35'25" E	53.89'
C3	49.86'	100.00'	028°34'04"	N 64°41'47" W	49.35'
C4	46.17'	260.00'	010°10'29"	N 84°04'03" W	46.11'
C5	23.56'	15.00'	090°00'00"	N 45°50'43" E	21.21'
C6	48.84'	275.00'	010°10'29"	S 84°04'03" E	48.77'
C7	75.49'	115.00'	037°36'44"	S 60°10'27" E	74.14'
C8	21.03'	15.00'	080°19'06"	S 01°12'32" E	19.35'
C9	104.06'	214.00'	027°51'40"	S 25°01'11" W	103.04'

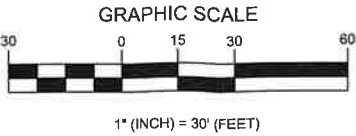
LEGEND

ADJUSTED LOT LINE
EXISTING LOT LINE
SUBDIVISION LOT LINE
RIGHT OF WAY LINE
EASEMENT LINE
ADJOINER LINE
TIE LINE
STREET CENTER LINE
SECTION LINE
FENCE LINE

STORM DRAIN EASEMENT
RELOCATED EASEMENT

FOUND COPPER DISK, PLS 11779
FOUND 5/8" REBAR AND PLASTIC CAP, PLS 11779
FOUND 1/2" REBAR AND PLASTIC CAP, PLS 11779
SET 1/2" REBAR AND PLASTIC CAP, PLS 17793

FOUND SECTION MONUMENT AS NOTED



DIAMOND LAND SURVEYING

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & N.S.P.S. Surveys

614 East 6th Street
Emmett, Idaho 83617
Phone (208) 600-6191
office@diamondlandsurveying.com
www.diamondlandsurveying.com

DRAWN BY: JCB SURVEY DATE: 5/9/2025

RECORDING INDEX NO. 414-19-2-1-2-127-20400

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DATE PLOTTED 5/14/2025

JOB No. 25-116

SHEET 2 OF 2