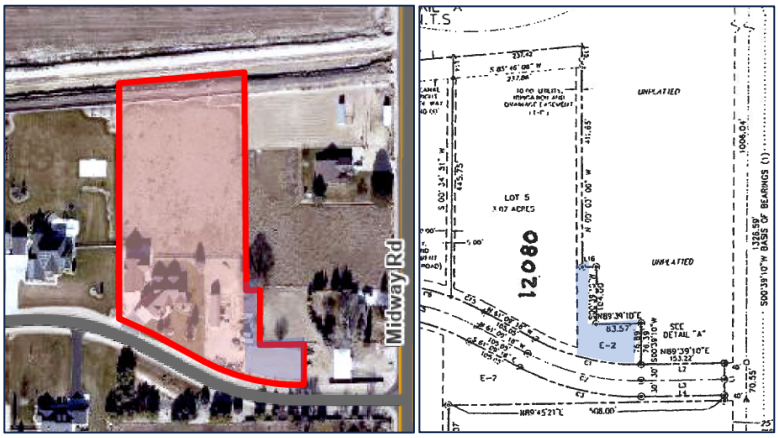
Planning and Zoning Commission
Hearing Date: February 5, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**VAC2025-0001**
PROPERTY OWNER:	**Frank W. Phillips**
APPLICATION:	**Plat Vacation – Easement on Lot 5, Block 1 of Tower Towers Subdivision.**
LOCATION:	**12080 Rivendell Ct. Nampa** **Parcel R33014104, 3.07 acres**
ANALYST:	**Dan Lister, Planning Supervisor**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicant requests a plat vacation to remove an easement on Lot 5, Block 1 of Two Towers Subdivision (**Exhibit B**).



PARCEL INFORMATION REPORT: *See **Exhibit C.1** for information*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-17-35 (Plat Vacation), Idaho Code §50-1306A & §50-1324 (Vacation of Plats Procedure); and CCCO §09-11-25 (Area of City Impact Agreement).

BACKGROUND:
The subject parcel is zoned "A" (Agricultural). The property is Lot 5, Block 1 of Two Towers Subdivision, which was approved by a conditional use permit (CU2004-400) and divided through the subdivision platting process in 2005 (Instrument No. 2005-19889, **Exhibit B.3**).

The Two Tower Subdivision labels the easement as "E-2' and states "E-2 denotes a landscaping, utility, drainage, and irrigation easement to be maintained by the Homeowner's Association (HOA)". The applicant states the easement was relinquished by the HOA to the subject property in 2013 without completing a plat vacation. Since 2014, the easement has been used for livestock. A structure was built in the easement in 2021 without permits (CDEF2024-0043). A plat vacation to remove the easement must

be completed before obtaining a permit. A plat vacation permit was submitted to DSD on September 29, 2025.

HEARING CRITERIA:

Standards of Evaluation – CCCO §07-17-35 Subdivision/Easement Vacation

<table>
<tr><th colspan="3">County Ordinance and Staff Review</th></tr>
<tr><th>Criteria Met?</th><th>Code Section</th><th>Analysis</th></tr>
<tr><td>Yes</td><td>1</td><td>Any property owner desiring to have an existing subdivision vacated, in whole or part, including easements, shall complete and file an application along with any fees with DSD and also file such other applications as are otherwise required by law.</td></tr>
<tr><td>Analysis</td><td colspan="2">A complete application with fees was accepted on September 29, 2025 (Exhibit A).</td></tr>
<tr><td>Criteria Met?
Yes</td><td>2</td><td>Upon receipt of the completed application and any additional information required, DSD shall affix the date of application acceptance thereto. The application shall be considered by the commission at a public hearing noticed as provided for in Article 5 of this chapter. Vacations shall be processed in accordance with the regulations outlined in Idaho Code section 50-1306A and recorded in accordance with the regulations outlined in Idaho Code section 50-1324.</td></tr>
<tr><td>Analysis</td><td colspan="2">The vacation has been processed in accordance with all applicable parts of the Idaho Code §50-1306A, as follows:
Per Idaho Code §50-1306A(1), a complete application was submitted to the Development Services Department (DSD), including the circumstances of the request to vacate, the legal description of the easement to be vacated, and HOA approval of the easement vacation to the applicant, Mr. Phillips (Exhibit B).
Per Idaho Code §50-1306A(2), noticing was completed per Canyon County Code of Ordinances (CCCO) Chapter 7, Article 5, which meets the plat vacation noticing requirements (Exhibit C.2c). See the Notice and Comments section of this report for information.
Per Idaho Code §50-1306A(4), the property is within one (1) mile of Nampa city limits, so written notice was sent to the City of Nampa on October 1, 2025and December 31, 2025. City of Nampa does not oppose, subject to maintaining front, rear, and side utility easements consistent with the rest of the subdivision (Exhibits E.4 & B.3).
Per Idaho Code §50-1306A(5), the request does not impact any part of the easement for gas, water, telephone, cable, power, drainage, or slopes. The applicant will maintain the required utility easement along the front, side, and rear per CCCO §07-17-09(1)E.5, including the 16’ easement along the frontage consistent with the rest of the subdivision (Exhibit E.4).
CCCO §07-17-09(1)E.5: The utility easement width shall be a minimum of ten feet (10') from the exterior boundaries and five feet (5') from the interior boundaries. Utility easements shall be shown graphically on the plat.
Per Idaho Code §50-1306A(7), publication costs are factored into the application fee.
The vacation has been processed in accordance with all applicable parts of the Idaho Code §50-1324, as follows:
If approved by the Board of County Commissioners, the applicant must provide certification from the County Treasurer that all taxes due are paid (unless waived by the County Treasurer). See condition no. 1.
If approved by the Board of County Commissioners, a resolution with a record of survey shall be recorded. See condition No.1.</td></tr>
</table>

Criteria Met?	3	**The commission shall review the request and any agency response and make a recommendation to the Board for approval, conditional approval, or denial.**
Yes		
Analysis	*See **Exhibit A,** draft FCOs*	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on December 31, 2025. JEPA notice to the City of Nampa was sent on October 1, 2025, and December 31, 2025. Property owners within 300 feet of the subject property boundaries and per Idaho Code §50-1306A(2) were notified on January 5, 2026. A newspaper notice was published on December 31, 2025. The subject property was posted with a notice on December 31, 2025.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

AGENCY COMMENTS

All agency comments received by the materials deadline are located in **Exhibit E**.

PUBLIC COMMENTS

No comments received.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed plat vacation is compliant with CCCO §07-17-35. A full analysis is detailed within the staff report.

Conditions:

1. If approved by the Board of County Commissioners, a resolution must be signed allowing the requested plat vacation subject to the applicant providing (a) a recorded record of survey amending Lot 5, Block 1 of Tower Towers Subdivision with a utility easement that meets CCCO §07-17-09(1)E.5 including Exhibit E.4, and (b) certification from the County Treasurer that all taxes due are paid (unless waived by the County Treasurer).

DECISION OPTIONS

- **Approval of the Application**: "I move to approve VAC2025-0001, Phillips, finding the application **does** meet the criteria for approval under Article 07-17-35 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny VAC2025-0001, Phillips, finding the application **does not** meet the criteria for approval under 07-17-35 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue VAC2025-0001, Phillips, to a [*date certain or uncertain*]

EXHIBITS:

A. Draft FCOS

B. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
3. Two Towers Subdivision
4. Two Towers HOA Resolution
5. Survey and Description

6. Deed

C. Supplemental Documents

1. Parcel Information Report – R33014104
2. Cases Maps/Reports
   a. Aerial
   b. Vicinity
   c. Notification

D. Site Visit Photos

E. Agency Comments Received by January 26, 2026

1. Nampa Fire District
2. Southwest District Health
3. Nampa & Meridian Irrigation District
4. City of Nampa

EXHIBIT A

Draft FCOs

Planning & Zoning Commission

Case# VAC202-0001

Hearing date: February 5, 2026

PLANNING OR ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Phillips – VAC2025-0001

The Canyon County Planning and Zoning Commission considers the following:

A plat vacation regarding the removal of an easement (approximately 12,150 square feet) on Lot 5, Block 1 of Two Towers Subdivision, parcel R33014104. The subject property is located at 12080 Rivendell Ct., Nampa, also referenced as a portion of the SE¼ of Section 25, T3N, R3W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File VAC 2025-0001.

      1. All exhibits are located in the case staff report dated February 5, 2026.
      2. Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on December 31, 2025. JEPA notice to the City of Nampa was sent on October 1, 2025, and December 31, 2025. Property owners within 300 feet of the subject property boundaries and per Idaho Code §50-1306A(2) were notified on January 5, 2026. A newspaper notice was published on December 31, 2025. The subject property was posted with a notice on December 31, 2025.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-17-35 (Plat Vacation), Idaho Code §50-1306A & §50-1324 (Vacation of Plats Procedure); and CCCO §09-11-25 (Area of City Impact Agreement).

   a. Notice of the public hearing was provided per CCCO §07-05-01.

   b. A variance is a modification of the bulk and placement requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. A variance shall not be considered a right or special privilege but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site, and that the variance is not in conflict with the public interest. *See* Idaho Code §67-6516

2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-07-01.

3. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

4. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

5. The County's hearing procedures, adopted per Idaho Code §67-6534, require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, VAC2025-0001, was presented at a public hearing before the Canyon County Planning and Zoning Commission on February 5, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decides as follows:

Standards of Evaluation – CCCO §07-17-35 Subdivision/Easement Vacation

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Any property owner desiring to have an existing subdivision vacated, in whole or part, including easements, shall complete and file an application along with any fees with DSD and also file such other applications as are otherwise required by law.**
Analysis	A complete application with fees was accepted on September 29, 2025 (**Exhibit A**).	
Criteria Met?	**2**	**Upon receipt of the completed application and any additional information required, DSD shall affix the date of application acceptance thereto. The application shall be considered by the commission at a public hearing noticed as provided for in Article 5 of this chapter. Vacations shall be processed in accordance with the regulations outlined in Idaho Code section 50-1306A and recorded in accordance with the regulations outlined in Idaho Code section 50-1324.**
Yes		
Analysis	The vacation has been processed in accordance with all applicable parts of the Idaho Code §50-1306A, as follows: • Per Idaho Code §50-1306A(1), a complete application was submitted to the Development Services Department (DSD), including the circumstances of the request to vacate, the legal description of the easement to be vacated, and HOA approval of the easement vacation to the applicant, Mr. Phillips (**Exhibit B**). • Per Idaho Code §50-1306A(2), noticing was completed per Canyon County Code of Ordinances (CCCO) Chapter 7, Article 5, which meets the plat vacation noticing requirements (**Exhibit C.2c**). *See the Notice and Comments section of this report for information.* • Per Idaho Code §50-1306A(4), the property is within one (1) mile of Nampa city limits, so written notice was sent to the City of Nampa on October 1, 2025and December 31, 2025. City of Nampa does not oppose, subject to maintaining front, rear, and side utility easements consistent with the rest of the subdivision (**Exhibits E.4 & B.3**). • Per Idaho Code §50-1306A(5), the request does not impact any part of the easement for gas, water, telephone, cable, power, drainage, or slopes. The applicant will maintain the required utility easement along the front, side, and rear per CCCO §07-17-09(1)E.5, including the 16' easement along the frontage consistent with the rest of the subdivision (**Exhibit E.4**). o CCCO §07-17-09(1)E.5: *The utility easement width shall be a minimum of ten feet (10') from the exterior boundaries and five feet (5') from the interior boundaries. Utility easements shall be shown graphically on the plat.* • Per Idaho Code §50-1306A(7), publication costs are factored into the application fee. The vacation has been processed in accordance with all applicable parts of the Idaho Code §50-1324, as follows: (1) If approved by the Board of County Commissioners, the applicant must provide certification from the County Treasurer that all taxes due are paid (unless waived by the County Treasurer). *See condition no. 1.* (2) If approved by the Board of County Commissioners, a resolution with a record of survey shall be recorded. *See condition No.1.*	
Criteria Met?	**3**	**The commission shall review the request and any agency response and make a recommendation to the Board for approval, conditional approval, or denial.**
Yes		

Exhibit A

Analysis	*See the **Order** section below.*

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case #VAC2025-0001, a variance of a plat vacation regarding the removal of an easement (approximately 12,150 square feet) on Lot 5, Block 1 of Two Towers Subdivision, parcel R33014104, subject to the following conditions as enumerated:

1. If approved by the Board of County Commissioners, a resolution must be signed allowing the requested plat vacation subject to the applicant providing (a) a recorded record of survey amending Lot 5, Block 1 of Tower Towers Subdivision with a utility easement that meets CCCO §07-17-09(1)E.5 including Exhibit E.4, and (b) certification from the County Treasurer that all taxes due are paid (unless waived by the County Treasurer).

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

Exhibit A

EXHIBIT B

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# VAC2025-0001

Hearing date: February 5, 2026

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

PROPERTY OWNER	OWNER NAME: Frank W Phillips
	MAILING ADDRESS: 12080 Rivendell Ct
	PHONE: [redacted] EMAIL: [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [signature] *Date:* 29 Sept 2025

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Frank W Phillips
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 12080 Rivendell Ct.
	PARCEL #: R33014104 LOT SIZE/AREA: 3.17 Acres
	LOT: 5 BLOCK: 1 SUBDIVISION: Two Towers
	QUARTER: SECTION: 25 TOWNSHIP: 3N RANGE: 3W
	ZONING DISTRICT: AG FLOODZONE (YES/NO):

HEARING LEVEL APPS	____CONDITIONAL USE	____COMP PLAN AMENDMENT	____CONDITIONAL REZONE
	____ZONING AMENDMENT (REZONE)	____DEV. AGREEMENT MODIFICATION	____VARIANCE > 33%
	____MINOR REPLAT	✓ VACATION	____APPEAL
	____SHORT PLAT SUBDIVISION	____PRELIMINARY PLAT SUBDIVISION	____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	____ADMINISTRATIVE LAND DIVISION	____EASEMENT REDUCTION	____SIGN PERMIT
	____PROPERTY BOUNDARY ADJUSTMENT	____HOME BUSINESS	____VARIANCE 33% >
	____PRIVATE ROAD NAME	____TEMPORARY USE	____DAY CARE
	____OTHER____		

CASE NUMBER: VAC2025-0001 DATE RECEIVED: 09/29/2025

RECEIVED BY: LO APPLICATION FEE: $2150 (CK) MO CC CASH

Revised 1/3/21

Letter of Intent

In this letter I will try to explain why after 19 years we are trying to make a Vacate an E-2 designation on one lot (lot 5) in a completed 18 lot development. The development is called Two Towers Subdivision.

In the Spring of 2020, myself and the HOA discovered an easement on my property located at 12080 Rivendell Ct, Nampa. (Lot 5)

The easement is labeled on the 2005 Plat as E-2 and Denotes a landscaping, Utility, Drainage and Irrigation Easement to be Maintained by the Homeowner's Association.

The developers and Board of Director's, in 2013, attempted to place this easement back in control of the current owner and all future owner's of Lot 5. This Resolution and attached exhibits was recorded by the Canyon County Recorder, 05/28/2013, File # 2013-024026.

The HOA Board Believed this was completed at this time.

I had a meeting with the current Board of Director's and the members of the HOA, and they fully acknowledge and recognize this document, and the HOA does NOT want the expense (19 years later) to install landscaping, irrigation and does not want the annual expenses to maintain the area in question.

The full intent is to only remove the E-2 designation from the lot 5 Plat and establish easement lines, making no other changes to other easements, setbacks etc. including; Road, Highway district 4, Power, Idaho Power, Cable/Internet, underground, all current pressurized irrigation and drainage will remain as approved on Plat on file, 04/14/2005, File # 200519889.

I/WE are submitting the request to maintain the easement line to Ten (10) feet off the entire east property line, and 20 feet off north facing property lines in being consistent with the other properties on the Plat. Maintaining all existing irrigation and possible future utility access easements, ***but removing the area and the E-2 designator on the Plat***. Thus removing the responsibility of the area from the HOA and placing it back to the owner(s) of Lot 5.

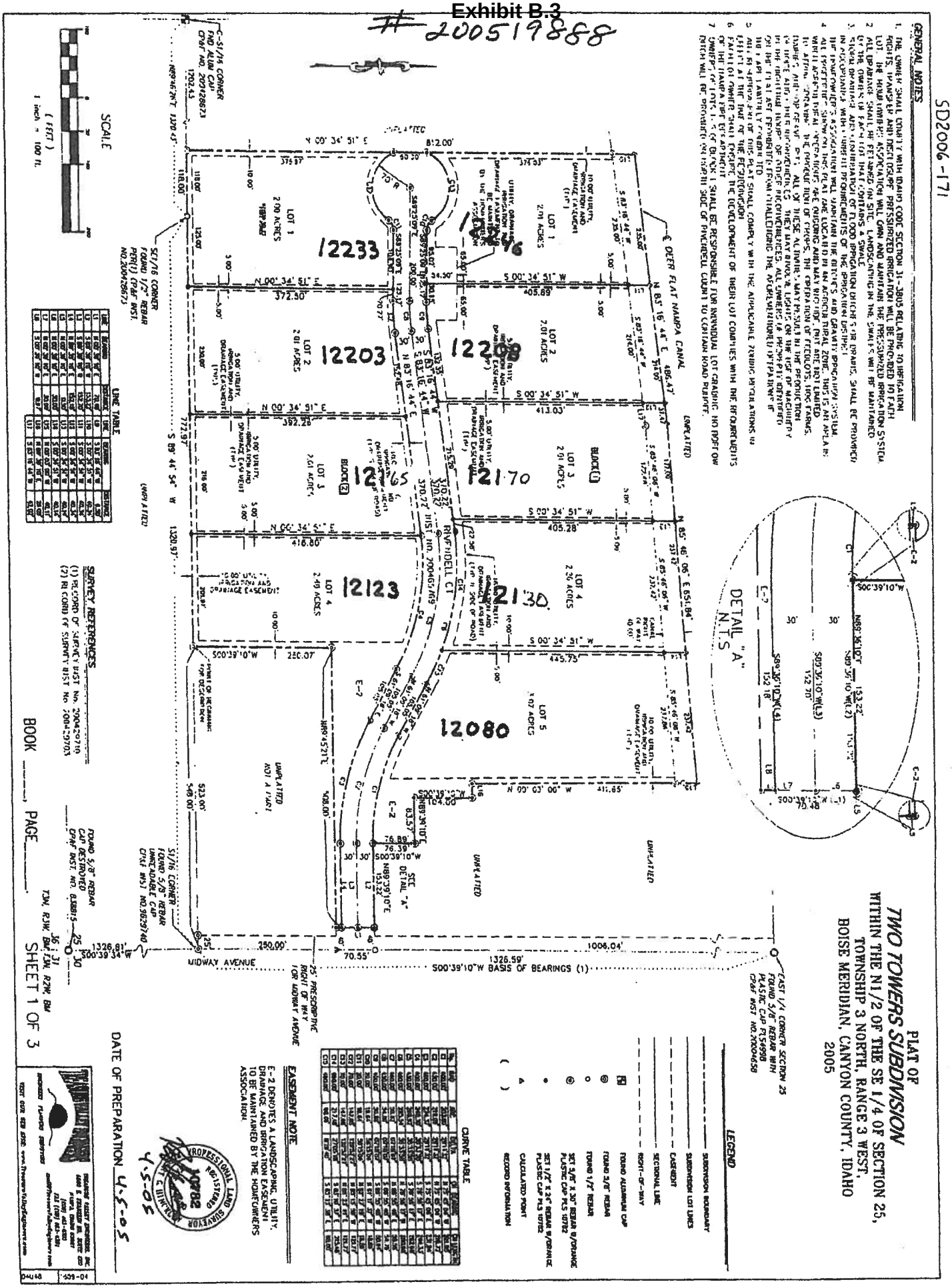
If a survey of record is required, I have contacted Ken at Timberline and will provide what is requested.

Frank W. Phillips
Owner
12080 Rivendell Ct.

[redacted]

2005198 88

SD2006-171



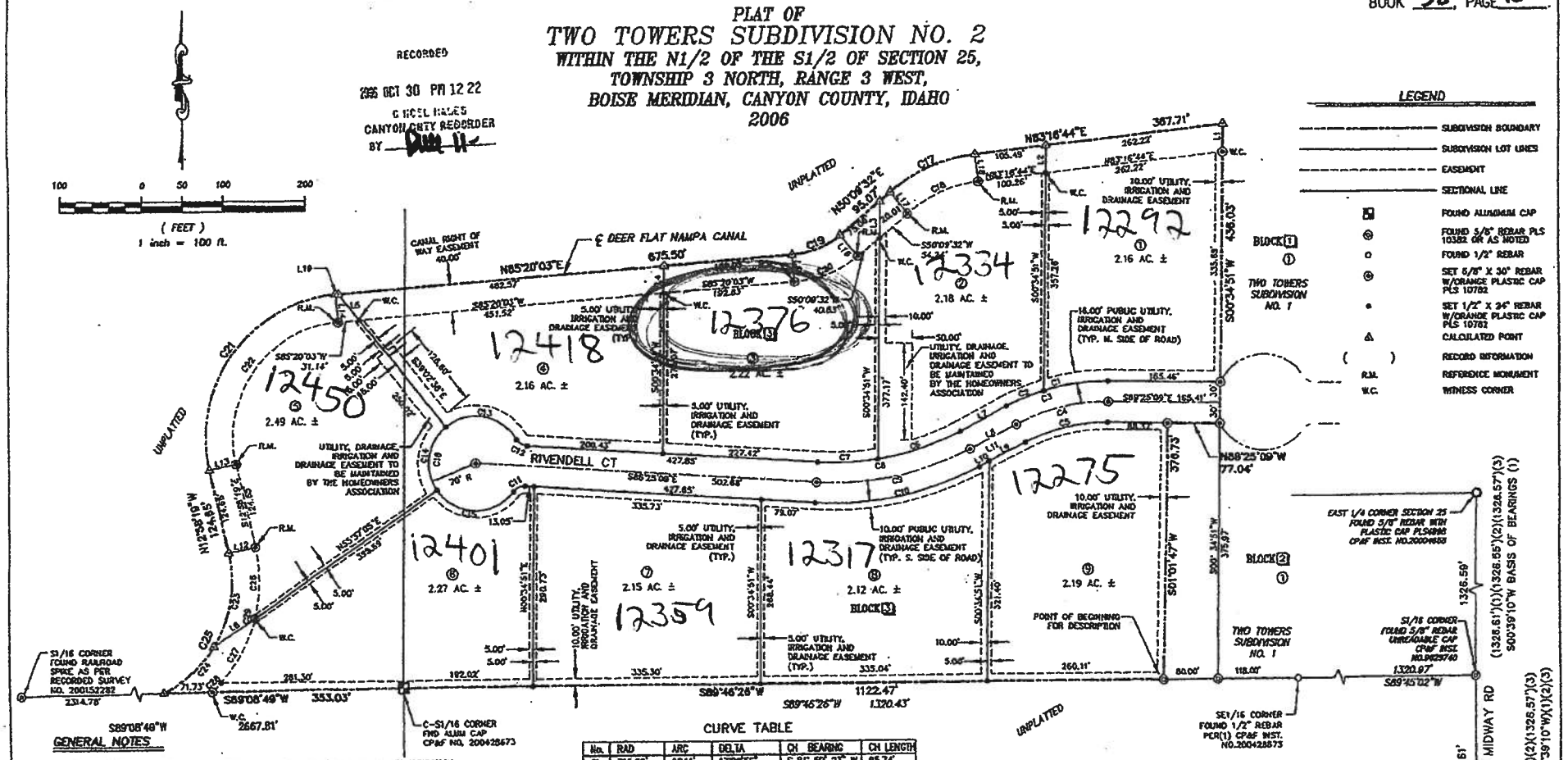
200687188

BOOK 38, PAGE 45

PLAT OF
TWO TOWERS SUBDIVISION NO. 2
WITHIN THE N1/2 OF THE S1/2 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO
2006

RECORDED
2006 OCT 30 PM 12 22
CANYON COUNTY RECORDER
BY

100 0 50 100 200
(FEET)
1 inch = 100 ft.



GENERAL NOTES

1. THE OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 RELATING TO IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE. PRESSURIZED IRRIGATION WILL BE PROVIDED TO EACH LOT. THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN THE PRESSURIZED IRRIGATION SYSTEM.
2. ALL DRAINAGE SHALL BE RETAINED ON SITE. LANDSCAPING IN THE SWALES WILL BE MAINTAINED BY THE OWNER OF EACH LOT THAT CONTAINS A SWALE.
3. STORM DRAINAGE AND CONTINUATION OF FLOOD IRRIGATION DITCHES OR DRAINS, SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE IRRIGATION DISTRICT. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN THE DITCHES AND GRAVITY IRRIGATION SYSTEM.
4. ALL PROPERTIES SHOWN ON THIS PLAT ARE LOCATED IN AN AGRICULTURAL ZONE. THIS IS AN AREA IN WHICH AGRICULTURAL OPERATIONS ARE ONGOING AND MAY INCLUDE, BUT ARE NOT LIMITED TO, AERIAL SPRAYING, THE PRODUCTION OF CROPS, THE OPERATION OF FEEDLOTS, HOG FARMS, DAIRIES, AND/OR GRAVEL PITS. ALL OF THESE ACTIVITIES MAY RESULT IN THE PRODUCTION OF NOISE AND OTHER INCONVENIENCES. THEY MAY INVOLVE LIGHTS OR THE USE OF MACHINERY IN THE NIGHTTIME HOURS OR OTHER INCONVENIENCES. ALL OWNERS OF PROPERTY IDENTIFIED ON THIS PLAT ARE PROHIBITED FROM CHALLENGING THE AFOREMENTIONED OPERATIONS IF THEY ARE LAWFULLY CONDUCTED.
5. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
6. EACH LOT OWNER SHALL ENSURE THE DEVELOPMENT OF THEIR LOT COMPLIES WITH THE REQUIREMENTS OF THE NAMPA FIRE DEPARTMENT.
7. PURSUANT TO IDAHO CODE 50-1344, I, THE UNDERSIGNED, DOES HEREBY STATE THAT THE INDIVIDUAL LOTS DESCRIBED IN THE PLAT WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS, BUT WILL BE SERVED BY INDIVIDUAL WELLS.
8. ALL LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
9. OWNERS OF LOTS 1-4 OF BLOCK 3 SHALL BE RESPONSIBLE FOR INDIVIDUAL LOT GRADING. NO BORROW DITCH WILL BE PROVIDED ON NORTH SIDE OF RIVENDELL COURT TO CONTAIN ROAD RUNOFF.
10. CANYON HIGHWAY DISTRICT NO. 4 WAIVES THE 70' QUARTER SECTION LINE SETBACK WITHIN THE BOUNDARIES OF THIS SUBDIVISION. ALL OTHER SETBACK REQUIREMENTS OF THE CANYON COUNTY ZONING ORDINANCE SHALL APPLY AT THESE LOCATIONS.
11. ALL HOMES IN THIS SUBDIVISION ARE TO BE SPRINKLERED FOR FIRE PROTECTION UNLESS OTHERWISE APPROVED IN WRITING BY THE NAMPA FIRE DISTRICT.

CURVE TABLE

No.	RAD	ARC	DELTA	CH BEARING	CH LENGTH
C1	315.00'	96.11'	17°28'56"	S 81° 50' 23" W	95.74'
C2	315.00'	58.28'	10°46'35"	S 67° 42' 28" W	59.19'
C3	315.00'	155.39'	28°15'51"	S 76° 26' 56" W	153.82'
C4	285.00'	140.58'	28°15'51"	S 76° 26' 56" W	139.17'
C5	255.00'	125.79'	28°15'51"	S 76° 26' 56" W	124.52'
C6	400.00'	130.05'	18°37'39"	N 71° 37' 50" E	129.47'
C7	400.00'	88.27'	12°38'11"	N 87° 15' 45" E	88.04'
C8	400.00'	218.36'	31°15'51"	N 77° 56' 56" E	215.57'
C9	430.00'	234.63'	31°15'51"	N 77° 56' 56" E	231.73'
C10	460.00'	251.00'	31°15'51"	N 77° 56' 56" E	247.80'
C11	20.00'	19.64'	56°15'04"	S 65° 27' 19" W	18.86'
C12	20.00'	19.64'	56°15'04"	S 56° 17' 37" E	18.86'
C13	70.00'	120.80'	98°52'30"	N 79° 36' 21" W	106.36'
C14	125.00'	78.74'	35°10'33"	N 67° 44' 47" E	75.54'
C15	70.00'	132.30'	108°17'18"	S 88° 31' 34" E	113.47'
C16	70.00'	357.36'	292°30'07"	S 3° 36' 51" W	77.78'
C17	240.00'	138.73'	33°07'13"	N 84° 43' 08" E	136.81'
C18	200.00'	115.61'	33°07'13"	S 84° 43' 08" W	114.01'
C19	125.00'	78.74'	35°10'31"	N 67° 44' 47" E	75.54'
C20	165.00'	101.30'	35°10'31"	N 67° 44' 47" E	99.71'
C21	210.00'	360.31'	98°18'21"	N 36° 10' 52" E	317.71'
C22	170.00'	291.65'	98°18'21"	S 36° 10' 52" W	257.20'
C23	180.00'	141.01'	44°53'08"	N 9° 28' 15" E	137.43'
C24	180.00'	101.47'	32°17'56"	N 48° 03' 47" E	100.13'
C25	180.00'	242.49'	77°11'09"	N 25° 37' 15" E	224.56'
C26	220.00'	103.99'	27°05'00"	N 00° 34' 12" E	103.03'
C27	220.00'	107.89'	28°07'24"	N 28° 10' 24" E	106.90'
C28	220.00'	18.46'	4°48'26"	N 44° 38' 18" E	18.45'
C29	220.00'	230.44'	60°00'50"	N 17° 02' 06" E	220.05'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00° 34' 51" W	40.34'
L2	S 00° 34' 51" W	40.34'
L3	S 00° 34' 51" W	52.67'
L4	S 00° 34' 51" W	40.16'
L5	S 39° 02' 38" E	48.48'
L6	N 55° 37' 05" E	73.62'
L7	N 62° 19' 00" E	77.22'
L8	N 62° 19' 00" E	77.22'
L9	N 62° 19' 00" E	61.15'
L10	N 62° 19' 00" E	16.06'
L11	N 62° 19' 00" E	77.22'
L12	N 77° 03' 44" E	40.10'
L13	N 77° 03' 44" E	40.10'
L14	S 04° 49' 10" E	40.01'
L15	S 04° 49' 10" E	40.01'
L16	S 39° 57' 26" E	40.07'
L17	S 39° 57' 26" E	40.07'
L18	S 06° 52' 17" E	40.01'
L19	N 85° 20' 03" E	3.88'

PROFESSIONAL LAND SURVEYOR REGISTERED 10782 ROBERT C. KIRCHERT
10-5-06

SURVEY REFERENCES

(1) RECORD OF SURVEY INST. No. 200429710
(2) RECORD OF SURVEY INST. No. 200429703
(3) RECORD OF SURVEY INST. No. 200584195
(4) PLAT OF TWO TOWERS SUBDIVISION NO. 1 BOOK 35, PAGE 49

DATE OF PREPARATION: 7/10/06

SHEET 1 OF 3

TREASURE VALLEY ENGINEERS
ENGINEERS • PLANNERS • SURVEYORS
1746-05

Exhibit B.3

2013-024026
RECORDED
05/28/2013 03:53 PM

00046887201300240260040044

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 RECORD1 $19.00
MISC
TWO TOWERS HOA

RESOLUTION

OF

TWO TOWERS HOMEOWNERS ASSOCIATION INC

RESOLVED, that the DIRECTORS OF TWO TOWERS HOMEOWNERS ASSOCIATION INC. at a meeting duly called and held on April 9, 2013, at the offices of the said corporation did meet to consider the maintenance of the easement described on Exhibit "A" and Exhibit "B" attached hereto and noted as E-2 on the plat thereof.

RESOLVED that the usage, maintenance and responsibility for the easement premises property described on Exhibit "A" and Exhibit "B" is delegated by this HOA (Grantor) to the owner of Lot 5 of the subdivision it's heirs successors and assigns (Grantee).

RESOLVED, that all other ownership and uses of the easement premises including but not limited to irrigation, public utilities, repairs and etc. are relinquished by the Grantor for so long as the Grantees' uses and maintenance are in compliance with HOAs' Covenants, Conditions and Restrictions.

That the foregoing powers and authority will continue until written notice of revocation has been delivered and recorded.

I CERTIFY that there is no provision in the Articles of Incorporation and By-Laws of this CORPORATION limiting the power of the board of directors to pass the foregoing resolutions and that the same are in conformity with the provisions of said.

I FURTHER CERTIFY that the following are the genuine signatures of the persons now *holding office in said company as indicated opposite their signature.*

DEBORAH L. LASHER-HARDY, Director

GREGG LASHER, Director

IN WITNESS WHEREOF, I have hereunto set my hand as secretary of said CORPORATION this 9TH day of APRIL, 2013.

Secretary of the CORPORATION

STATE OF IDAHO)
) ss
COUNTY OF CANYON)

The under signed, a NOTARY PUBLIC OF THE STATE OF IDAHO witnessed the signature of the secretary of the said Corporation, DEBBIE L. LASHER-HARDY, herein, and certify the said person is known to me and did execute the document.

NOTARY PUBLIC OF THE STATE OF IDAHO
MY COMMISSION EXPIRES DECEMBER 5, 2015

The terms and conditions of the above resolution are accepted and it is so agreed:

STATE OF IDAHO)
) ss
COUNTY OF CANYON)

The under signed, a NOTARY PUBLIC OF THE STATE OF IDAHO witnessed the signature of the above person, herein, and certify the said person is known to me and he did execute the document.

NOTARY PUBLIC OF THE STATE OF IDAHO
MY COMMISSION EXPIRES 10-22-15

Signature Page

	Print Name	Signature
12080 Rivendell Ct.	Frank & Pat Phillips	F W Phillips
12123 Rivendell Ct.	Yanli Wang	Yanli Wang
12130 Rivendell Ct.	TYRON PETTIT	
12165 Rivendell Ct.	BILL A. RAPP	Bill Rapp
12170 Rivendell Ct.		
12203 Rivendell Ct.		
12208 Rivendell Ct.	Barbara Michael	
12233 Rivendell Ct.		
12246 Rivendell Ct.	Bill & Julie Withers	Julie Withers
12275 Rivendell Ct.	Stacey & Bruce Young	
12292 Rivendell Ct.	STEVE + BECKY BEADLES	
12317 Rivendell Ct.	DEBBIE George	D George
12334 Rivendell Ct.	Todd Johnson	
12359 Rivendell Ct.	Claudia Frent	Claudia Frent
12376 Rivendell Ct.	DEAN FLINT	
12401 Rivendell Ct.		
12418 Rivendell Ct.	LaRae + Edward Sizer	LaRae + Edward Sizer
12450 Rivendell Ct.		

EXHIBIT A
LEGAL DESCRIPTION OF A PORTION OF LOT 5, BLOCK 1 OF TWO TOWERS SUBDIVISION

A portion of Lot 5, Block 1 of Two Towers Subdivision which is located in the North 1/2 of the Southeast 1/4 of Section 25, Township 3N, Range 3W, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

COMMENCING at the Southeast Corner of said North 1/2 of the Southeast 1/4, from which the Southeast Corner of said Section 25 bears South 00°39'34" West, 1326.61 feet;

thence along the East Line of said North 1/2 of the Southeast 1/4, North 00°39'10" East, 320.55 feet;

thence South 89°39'10" West, 40.01 feet, to a easterly corner of said Lot 5, Block 1 of Two Towers Subdivision which is the **POINT OF THE BEGINNING;**

thence South 00°39'10" West, 0.50 feet;

thence South 89°39'10" West, 153.22 feet along the southerly boundary of said Lot 5, to a 400.00 foot radius curve to the right;

thence along the arc of said curve, 119.10 feet along the southerly boundary of said Lot 5, through a central angle of 17°03'38", and having a chord which bears North 81°49'01" West, 118.67 feet;

thence North 00°03'00" West, 163.32 feet;

thence North 89°57'31" East, 10.00 feet, to a point on the easterly boundary of said Lot 5;

thence North 89°39'10" East, 26.09 feet ;

thence South 00°39'10" West, 104.00 feet;

thence North 89°39'10" East, 83.57 feet;

thence South 00°39'10" West, 76.39 feet;

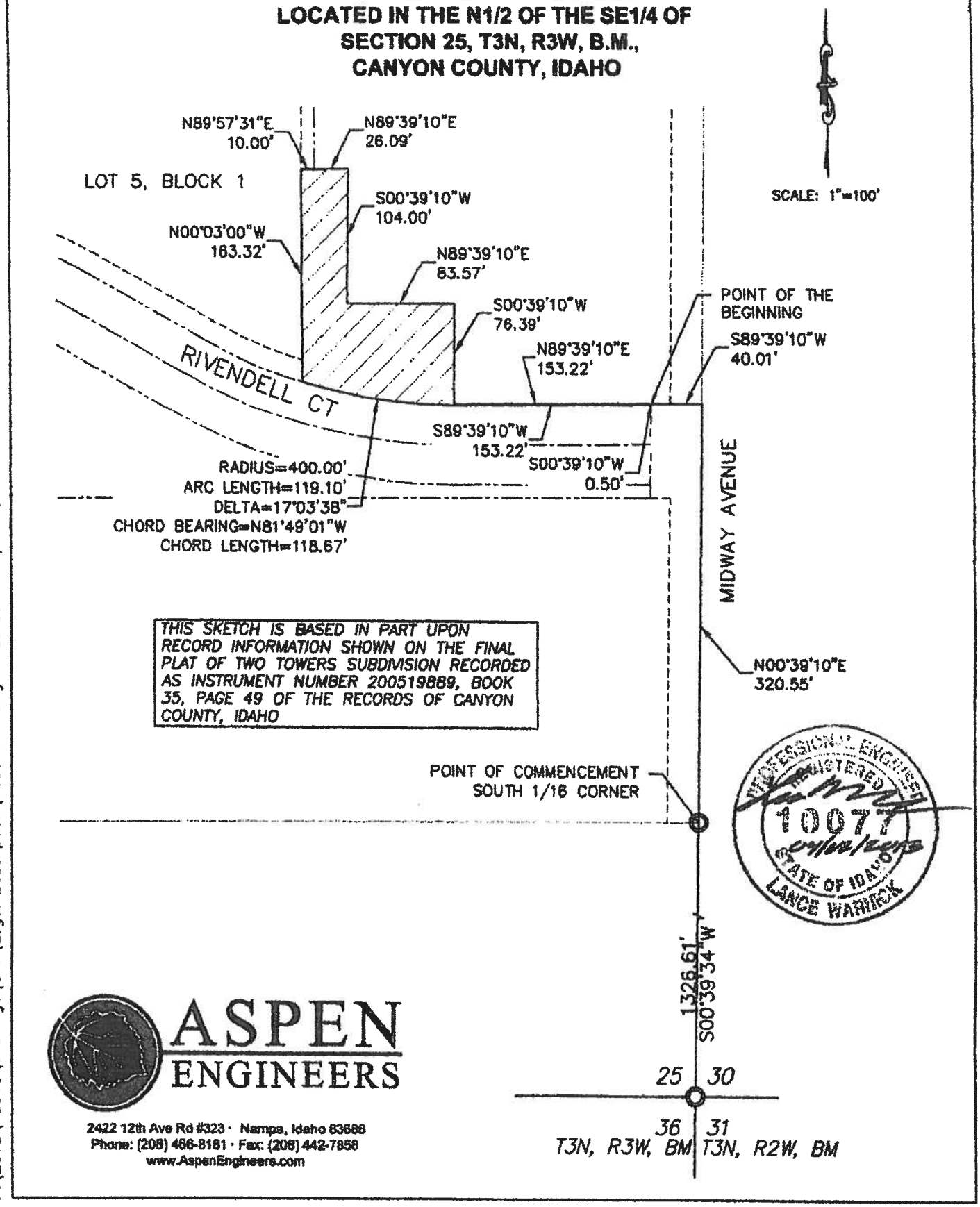
thence North 89°39'10" East, 153.22 feet back to the **POINT OF THE BEGINNING.**

Containing 12,146 square feet, more or less.



This description is based on information shown on the Final Plat of Two Towers Subdivision. Recorded as Instrument Number 200519889, Book 35, Page 49 of the records of Canyon County, Idaho.

EXHIBIT B
SKETCH SHOWING THE CONFIGURATION OF A PORTION OF LOT 5, BLOCK 1 OF TWO TOWERS SUBDIVISION LOCATED IN THE N1/2 OF THE SE1/4 OF SECTION 25, T3N, R3W, B.M., CANYON COUNTY, IDAHO



ASPEN ENGINEERS
2422 12th Ave Rd #323 · Nampa, Idaho 83686
Phone: (208) 466-8181 · Fax: (208) 442-7858
www.AspenEngineers.com

P:\2013\13013\Drawings\Civil\Legal Description\1609-FP1.dwg -- Lance -- Apr 02, 2013 -- 8:23am

Exhibit B.5

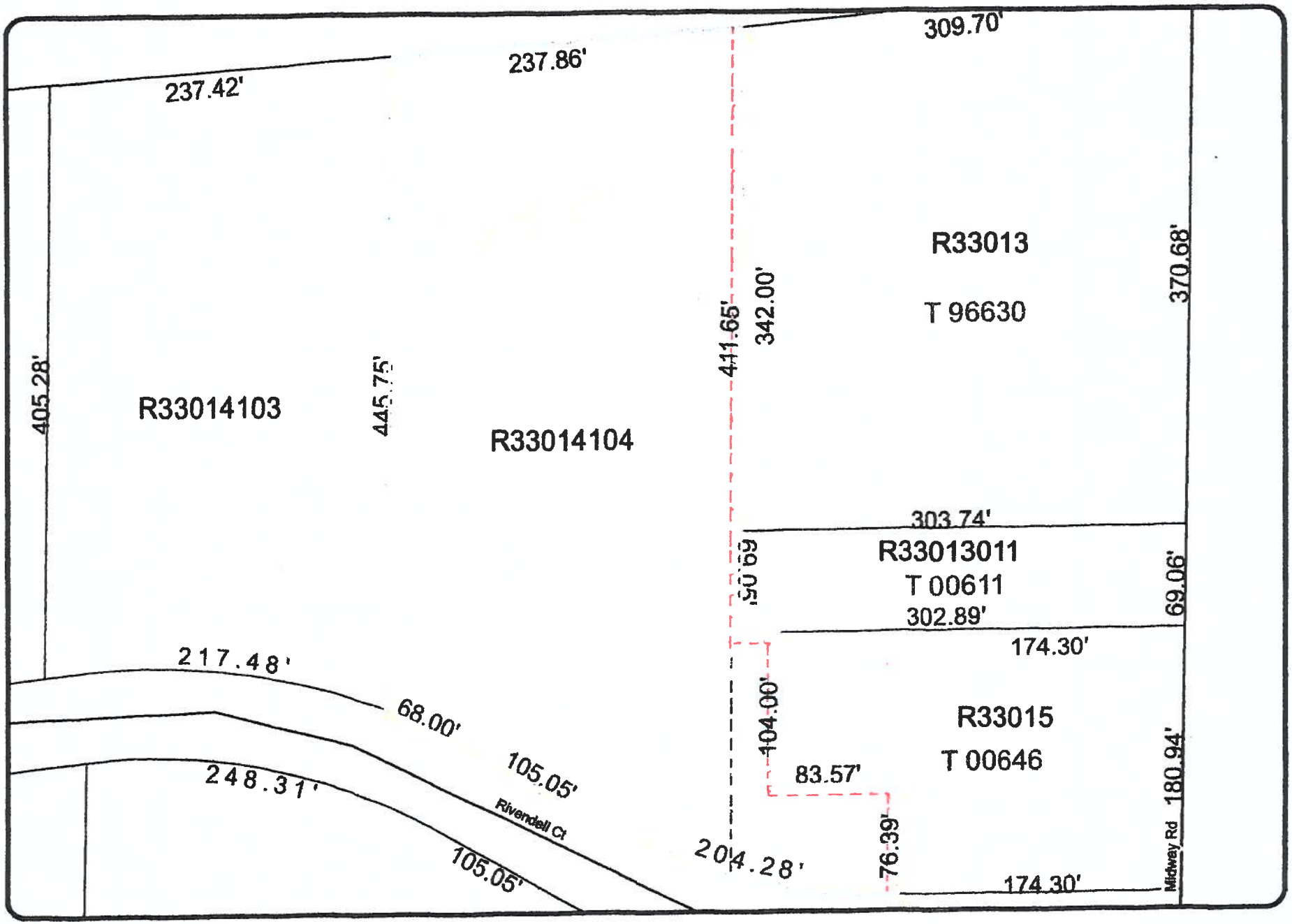


Exhibit B.5

This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only; it is not guaranteed survey accurate. This map is based on the best information available and was compiled from numerous sources which may not be accurate. Users are encouraged to field verify all information. Ada County and Single Point Solutions are not liable for errors or omissions resulting from the use of this product for any purpose.

SPS
www.spsis.com

FIRST AMERICAN

AFTER RECORDING MAIL TO:

Frank Wayne Phillips and Patsy Jane Phillips
12080 Rivendell Court
Nampa, ID 83686

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

2019-063717
RECORDED
12/31/2019 09:24 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 EHOWELL $15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

WARRANTY DEED

File No.: 4103-3360261 *(MB)*

Date: *December 22, 2019*

For Value Received, **Michael W. Martin and Kayelynn Martin, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Frank Wayne Phillips and Patsy Jane Phillips, husband and wife**, hereinafter referred to as Grantee, whose current address is **12080 Rivendell Court, Nampa, ID 83686**, the following described premises, situated in **Canyon** County, **Idaho**, to wit:

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

Lot 5 in Block 1 of TWO TOWERS SUBDIVISION, according to the plat thereof, filed in Book 35 of Plats at Page 49, Records of Canyon County, Idaho.

APN: **33014104 0**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Michael W. Martin

Kayelynn Martin

STATE OF Idaho)
ss.
COUNTY OF Ada)

On this 30th day of **December, 2019** , before me, a Notary Public in and for said State, personally appeared **Michael W. Martin and Kayelynn Martin**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Idaho
Residing at: Eagle, ID
My Commission Expires:

MATT BRAMWELL
NOTARY
PUBLIC
Comm. No. 47130
STATE OF IDAHO

Residing in: Star, ID
Commission expires: 5/11/2024

JENNIFER WATTERS
CANYON COUNTY TREASURER
111 N. 11th Ave, Ste 240
CALDWELL, ID 83605

2024 PROPERTY ROLL

PHONE: 208-454-7354
EMAIL: Treas@canyoncounty.id.gov
https://canyoncounty.id.gov/treasurer

CANYON COUNTY CONSOLIDATED TAX NOTICE

BACK OF BILL INCLUDES IMPORTANT INFORMATION
MONTHLY PAYMENTS ACCEPTED

29*1*12789**********AUTO**5-DIGIT 83651

FRANK WAYNE PHILLIPS
12080 RIVENDELL CT
NAMPA ID 83686-5694

Scan for Voter Approved Tracker

DUE DATE: December 20, 2024
PIN / PARCEL NUMBER: 33014104 0
BILL NUMBER: 2024356789
CODE AREA: 207-00
PROPERTY TYPE: Real Property

PROPERTY DESCRIPTION:
25-3N-3W SE TWO TOWERS SUB LT 5 BLK 1

PARCEL ADDRESS:
12080 RIVENDELL CT NAMPA

ACRES: 3.0700

CHARGES AND CREDITS

TAXING DISTRICT / AGENCY	PHONE	LEVY RATE	CHARGE
Ambulance	208-795-6920	0.0000985310	[redacted]
Canyon County	208-454-7507	0.0015568470	
Nampa Fire	208-468-5770	0.0011271630	
Canyon Hwy #4	208-454-8135	0.0006292050	
Mosquito Abatement	208-461-8633	0.0000936410	
Pest Control Dist	208-454-7507	0.0000242210	
Nampa School #131 Supplmnt	208-468-4600	0.0008326680	
Nampa School #131 Other	208-468-4600	0.0000340810	
College of Western Idaho	208-562-3295	0.0000851940	
Gross Total Charges			
Homeowner Tax Relief Credit*			
Net Charges			

VALUES AND EXEMPTIONS

Land Value	[redacted]
Improvement Value	
Homeowners Exemption	
Total Taxable	

PRIOR YEAR CHARGE: [redacted]

TAX RELIEF APPROPRIATED BY LEGISLATURE
School Savings: [redacted]

BILL SUMMARY

CURRENT YEAR CHARGE:	[redacted]
DELINQUENT CHARGE:	
LATE FEE CHARGE:	
INTEREST CHARGE:	
FEE CHARGE:	
PMT PRIOR TO 11/08/2024:	
TOTAL AMOUNT DUE:	

IMPORTANT MESSAGES

WHEN ANY PORTION OF PROPERTY TAX BECOMES DELINQUENT, A 2% LATE CHARGE WILL BE APPLIED. INTEREST ON THE DELINQUENT BALANCE ACCRUES AT 1% PER MONTH FROM JANUARY 1ST (IDAHO CODE 63-903 & 63-1001). WHEN PAYING DELINQUENT BALANCES, PLEASE CALL OUR OFFICE FOR THE PAYOFF AMOUNT INCLUDING LATE CHARGE AND INTEREST.

Mail
P.O. Box 730
Caldwell, ID 83606
USPS postmark by due date
Use coupon and envelope provided

Bill Pay
Online through your bank
Allow 7-10 days for processing
Please use PIN/Parcel as Account number

Online
canyoncounty.id.gov/treasurer
E-check: $1.00 flat fee
Debit card: 1% flat fee
Credit card: 2.39% fee
Use PIN Number

Phone
208.718.5186
Debit and Credit: 2.39% fee
plus $1.50 flat fee
Have your bill number ready

In Person
Administration Building
111 N 11th Ave, Suite 240
Caldwell, ID 83605
M-F 8:00 am to 5:00 pm *
Except Designated Holidays

Exhibit B.6

CANYON COUNTY

Jennifer Watters
111 N. 11th Ave., Suite 240
Caldwell, ID 83605
208-454-7354

Received By:	Cashier1	**Receipt Number:**	U24.31303
Location:	COUNTY	**Receipt Year:**	2024
Session:	BATCH#202412107	**Date Received:**	12/18/2024

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees/Late Charges	Current Due	Current Paid	Balance Remaining
Real Property	Bill Number: 2024356789 Bill Year: 2024 PIN: 33014104 0 AIN: 085830010050 Primary Owner: FRANK WAYNE PHILLIPS Property Addr: 12080 RIVENDELL CT Property Desc: 25-3N-3W SE TWO TOWERS SUB LT 5 BLK 1	[redacted]						
Totals:		[redacted]						

Tender Information:		Charge Summary:	
Check #2020	[redacted]	Real Property	[redacted]
Total Tendered		Total Charges	

CANYON COUNTY Jennifer Watters 111 N. 11th Ave., Suite 240 Caldwell, ID 83605

By Whom Paid:

FRANK WAYNE PHILLIPS
12080 RIVENDELL CT
NAMPA ID 83686

CHARGES	[redacted]
PAID	
BALANCE REMAINING	0.00
AMOUNT TENDERED	[redacted]
CHANGE	0.00

Exhibit B.6

EXHIBIT C

Supplement Documents

Planning & Zoning Commission

Case# VAC2025-0001

Hearing date: February 5, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R33014104 PARCEL INFORMATION REPORT

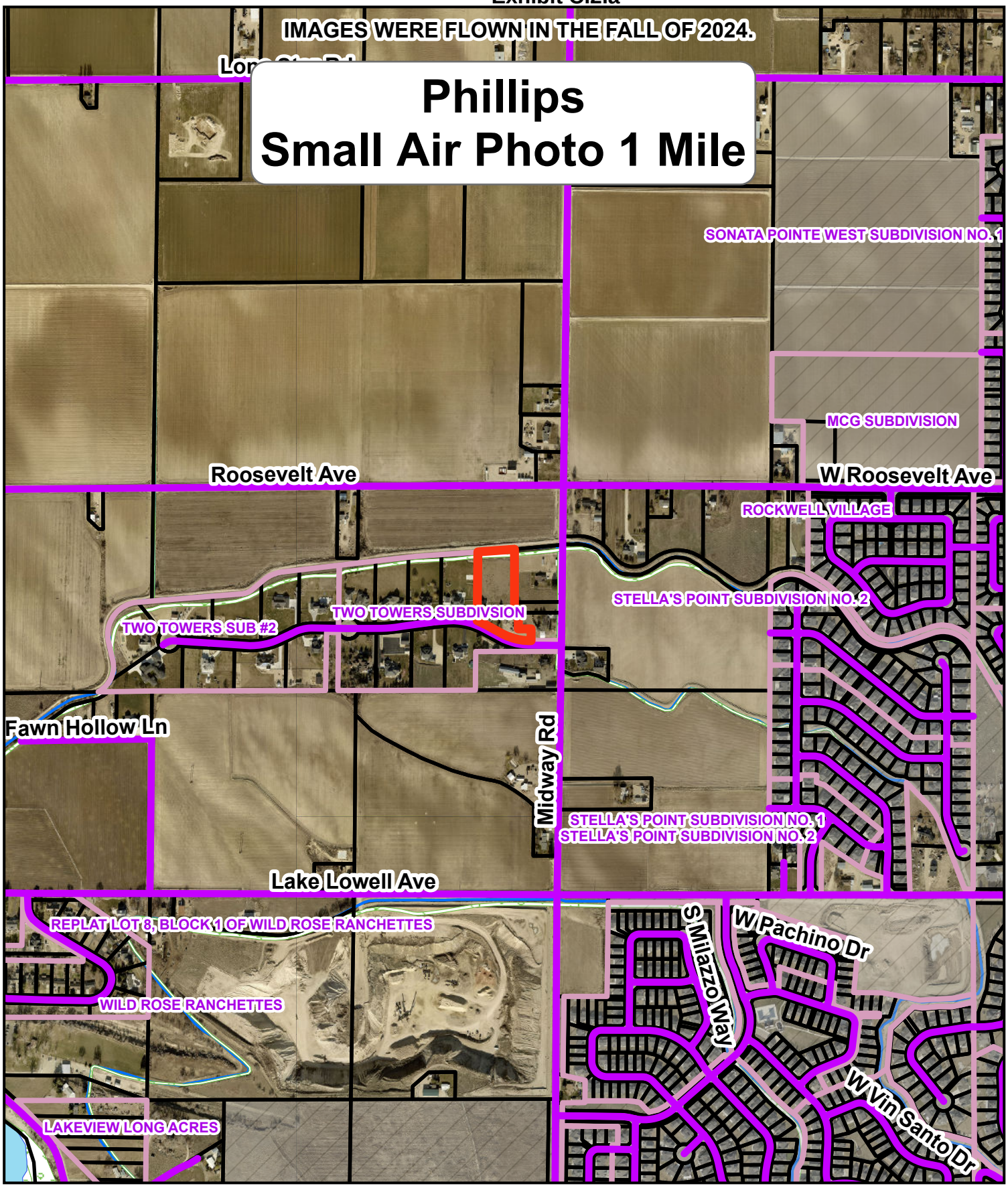
12/18/2025 2:20:52 PM

PARCEL NUMBER:	R33014104
OWNER NAME:	PHILLIPS FRANK WAYNE
CO-OWNER:	PHILLIPS PATSY JANE
MAILING ADDRESS:	12080 RIVENDELL CT NAMPA ID 83686
SITE ADDRESS:	12080 RIVENDELL CT
TAX CODE:	2070000
TWP:	3N **RNG:** 3W **SEC:** 25 **QUARTER:** SE
ACRES:	3.07
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	NAMPA
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F
WETLAND:	Riverine
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2019063717
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	25-3N-3W SE TWO TOWERS SUB LT 5 BLK 1
PLATTED SUBDIVISION:	TWO TOWERS SUB
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

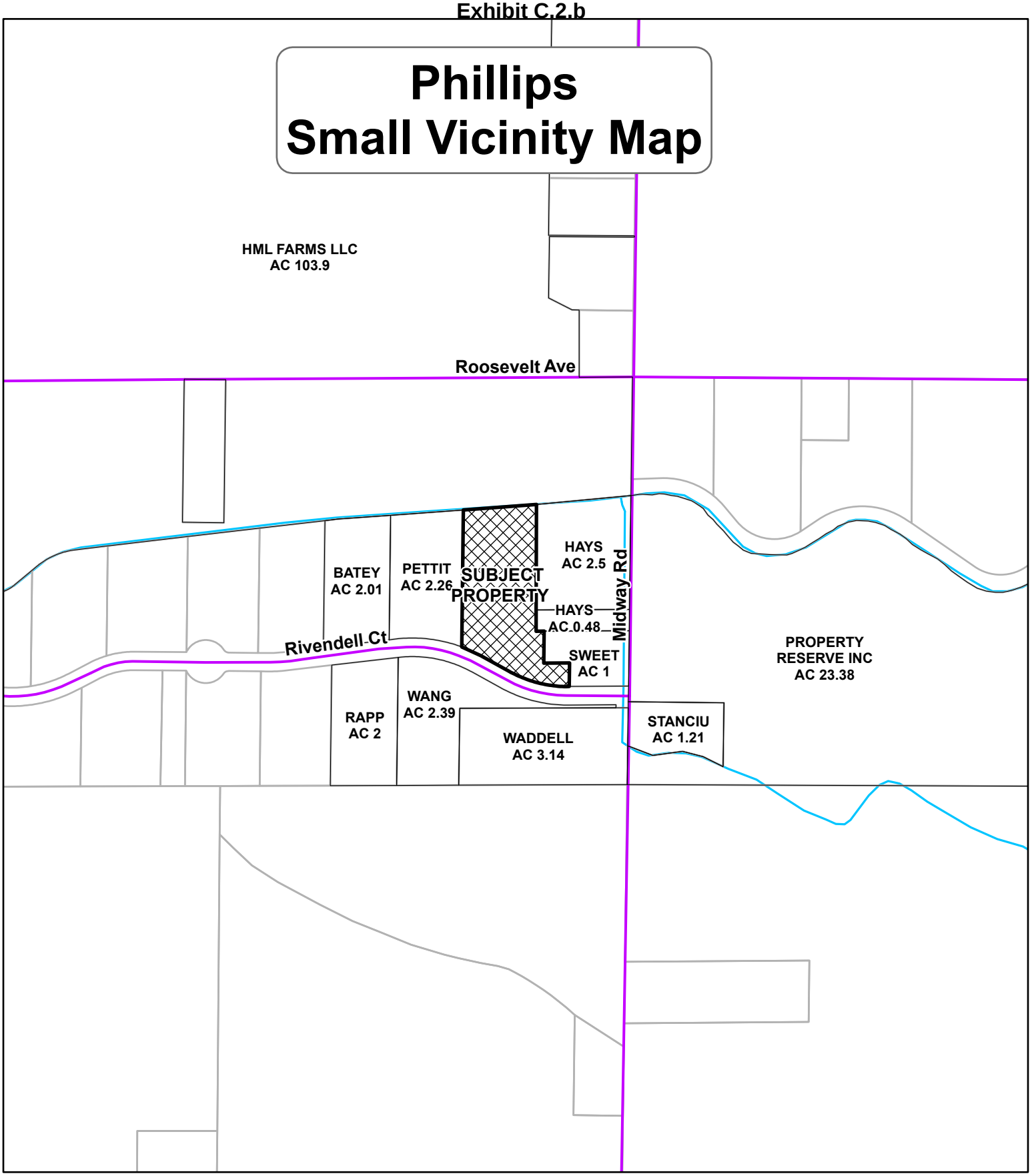
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

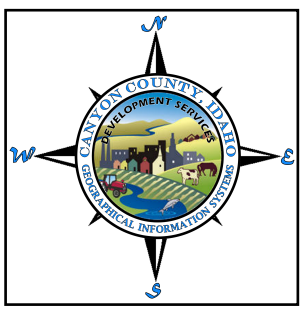


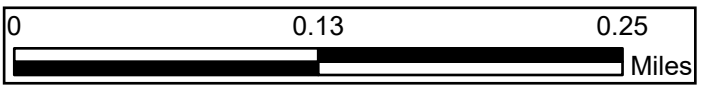
City_Limits
Wetlands

0 0.25 0.5 Miles

Phillips
Small Vicinity Map





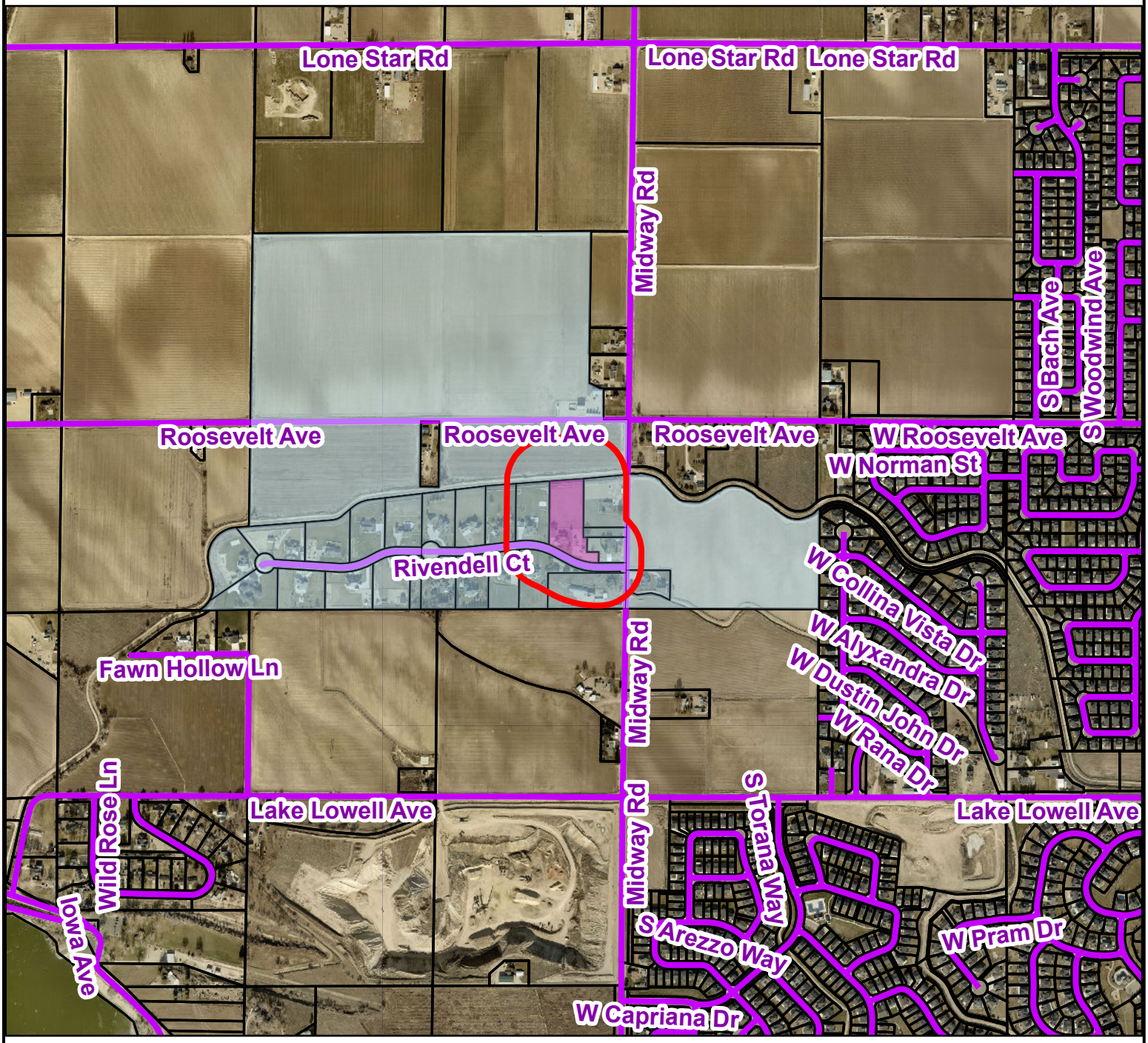


Neighborhood Notification Map
Parcel No. R33014104
Buffer Distance 300 Feet

Canyon County
Development Services
111 N. 11th Ave ROOM 310
Caldwell, ID 83605

This map is for informational purposes only and does not suggest approval of the project.

Date: 12/30/2025
By: mvanderveen



Legend

- NOTIFICATION BUFFER
- SUBJECT_PROPERTY
- NOTIFIED PARCELS
- TAX PARCELS
- Highway
- Interstate
- Local Road

SCALE

0 0.25 0.5 Miles

Neighborhood listings and maps are provided "as-is" without warranties on accuracy, completeness, or timeliness. Users are solely responsible for determining their appropriateness for decision-making. Canyon County, ID makes no guarantees, express or implied, including fitness for any particular use. Maps are dynamic and subject to ongoing revisions; they do not represent a survey. Neither Canyon County nor its employees assume liability for any errors or damages arising from the use of this information.

EXHIBIT D

Site Visit Photos

Planning & Zoning Commission

Case# VAC2025-0001

Hearing date: February 5, 2026

Exhibit D



Site Visit Photos
VAC2025-0001

Google Earth July 2025

Exhibit D



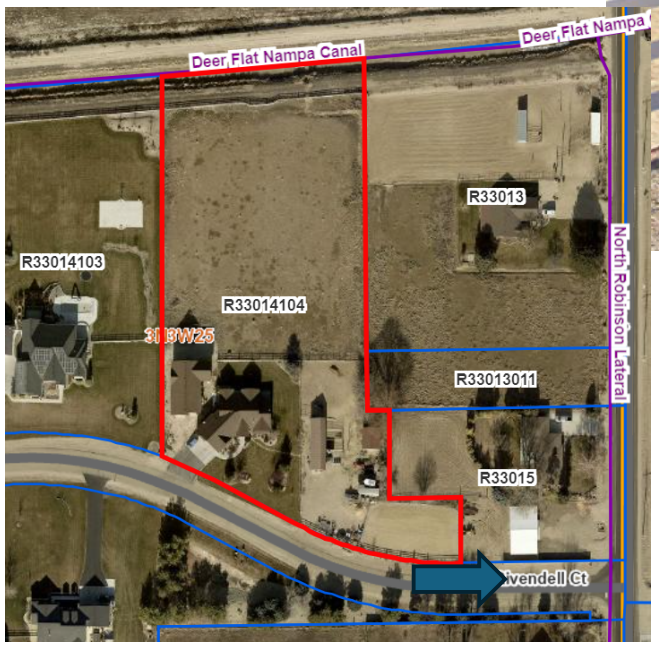
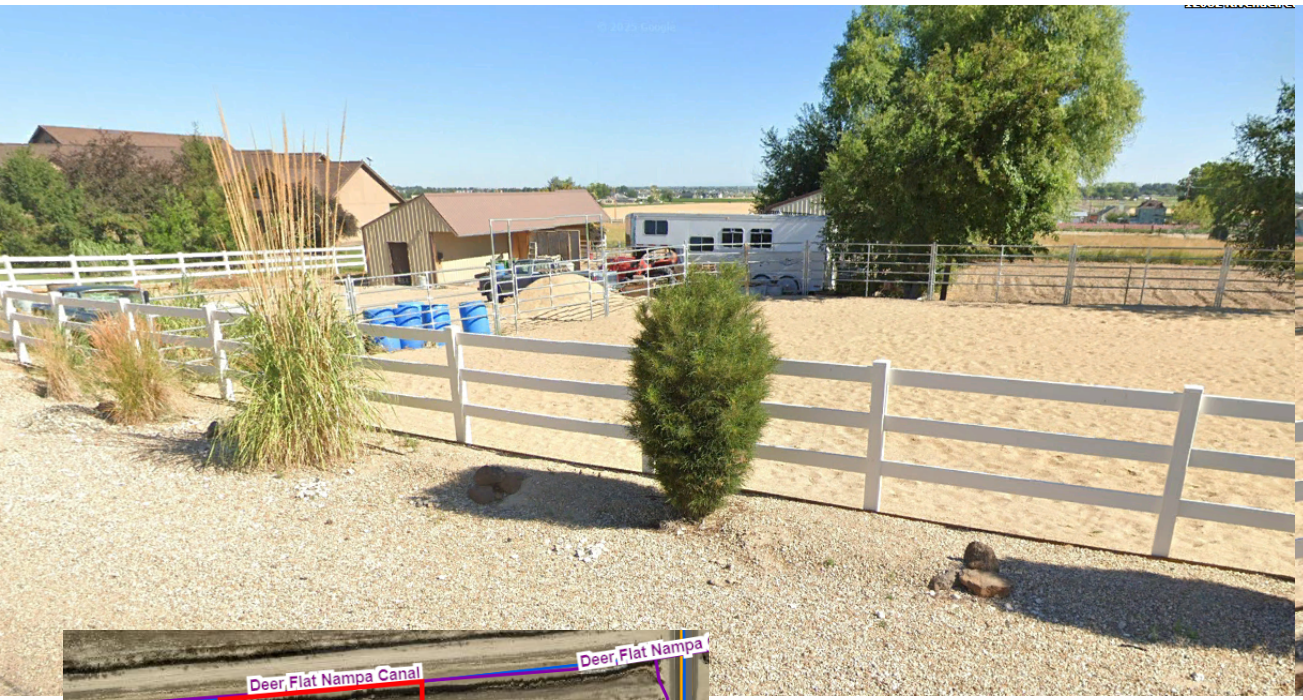

Deer Flat Nampa Canal
Deer Flat Nampa
R33013
R33014103
R33014104
R33013011
R33015
North Robinson Lateral

Exhibit D





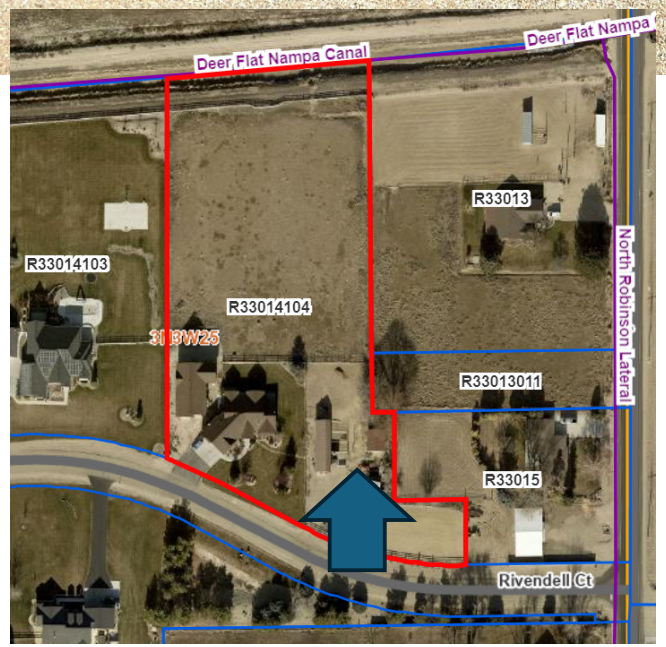

Deer Flat Nampa Canal
Deer Flat Nampa
R33013
R33014103
R33014104
North Robinson Lateral
R33013011
R33015
Rivendell Ct

Exhibit D



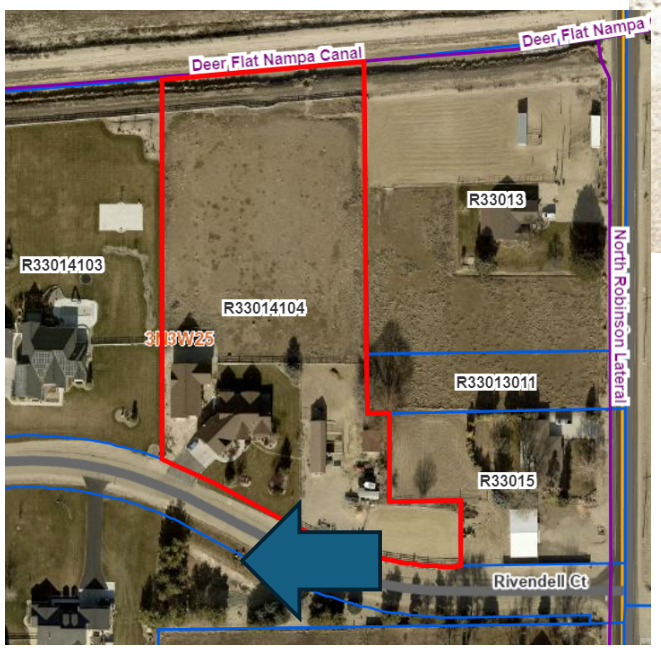

Deer Flat Nampa Canal
Deer Flat Nampa
R33013
R33014103
R33014104
North Robinson Lateral
R33013011
R33015
Rivendell Ct

Exhibit D





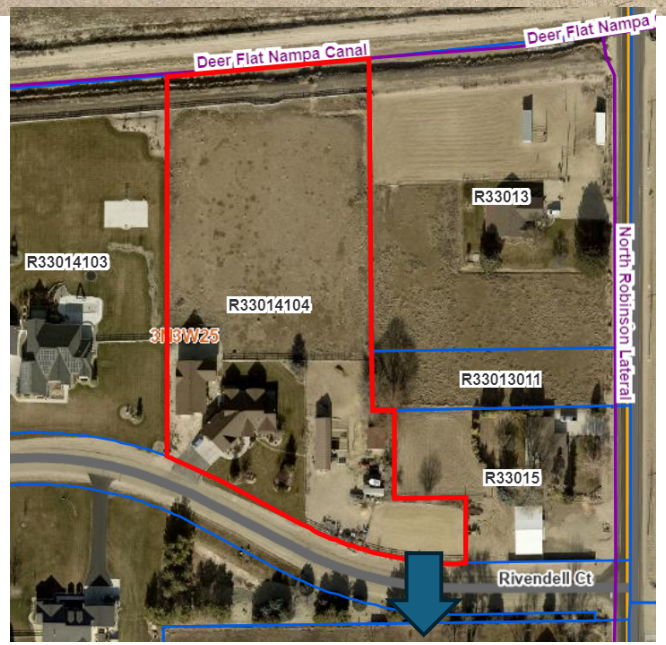

Deer Flat Nampa Canal
Deer Flat Nampa
R33013
R33014103
R33014104
North Robinson Lateral
R33013011
R33015
Rivendell Ct

Exhibit D

EXHIBIT E

Agency Comments Received by January 26, 2026

Planning & Zoning Commission

Case# VAC2025-0001

Hearing date: February 5, 2026

Dan Lister

From: Elijah Effinger <effingere@nampafire.org>
Sent: Tuesday, October 28, 2025 1:50 PM
To: Dan Lister
Subject: [External] Philips VAC2025-0001

The Nampa Fire Department does not oppose the proposed changes to the easement as applied. We do not have any additional comments or conditions in relation to this request. Thank You.

Elijah Effinger
Deputy Fire Marshal
C: 208-919-1313
effingere@nampafire.org

Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, October 8, 2025 7:02 AM
To: Dan Lister
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice VAC2025-0001 / Phillips

Hi Dan,

Please have the applicant reach out to SWDH to schedule a pre-development meeting to discuss whether this proposal will impact the primary and replacement drainfield area.

Please let me know if you have any questions.

Thank you,

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, October 1, 2025 8:23 AM
To: 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>;

Nampa & Meridian Irrigation District

1503 First Street South
Nampa, ID 83651-4395

Website: nmid.org

Office: (208) 466-7861
Shop: (208) 466-0663

RECEIVED
OCT 24 2025
RECEIVED

October 20, 2025

Canyon County Development Services
111 N 11th Ave. Suite 310
Caldwell, ID 83605

RE: VAC2025-0001/ 12080 Rivendell Ct

To Whom It May Concern:

Providing all storm drainage is retained on-site there will be no impact to Nampa & Meridian Irrigation District (NMID). Therefore, no further review will be required at this time. If any surface drainage leaves the site, NMID requires a filed Land Use Change Application for review prior to final platting.

All private laterals and waste ways must be protected. The Districts easement for the Edwards Canal, known as the Deer Flat Nampa Edwards, at this location is a minimum of eighty feet (80') total, forty feet (40') each side.

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.

It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805.

Please call with any further questions at (208) 466-0663.

Sincerely,

Paul Huddlestun
Asst. Water Superintendent
Nampa & Meridian Irrigation District
PH/ eol

Cc:
Office/ File

Dan Lister

From: Daniel Badger <BadgerD@cityofnampa.us>
Sent: Wednesday, December 31, 2025 1:54 PM
To: Dan Lister
Cc: Caitlin Ross; Kristi Watkins
Subject: [External] Re: Agency Notice VAC2025-0001 / Phillips

Dan,
Looking at the description provided for the vacation it appears to include the 16' Utility, Irrigation and drainage easement typical of the north side of Rivendell Court throughout the remainder of the subdivision. Nampa recommends either the vacation description be modified to exclude the 16' adjacent to the right of way or a new description and dedication of a 16' utility, irrigation and drainage easement be required as a condition of approval.

Daniel Badger, P.E
City Engineer | Development Engineering
Office: (208) 468-5469 | Cell: (208) 936-5690
500 12th Avenue South | Nampa, ID 83651
cityofnampa.us | Stay Connected

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, December 31, 2025 12:07 PM
To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; eddy@heritagewifi.com <eddy@heritagewifi.com>; prevention@nampafire.org <prevention@nampafire.org>; Elijah Effinger (Fire District) <effingere@nampafire.org>; knute.sandahl@doi.idaho.gov <knute.sandahl@doi.idaho.gov>; eddy@nampahighway1.com <eddy@nampahighway1.com>; EOlvera@nmid.org <eolvera@nmid.org>; nmid@nmid.org <nmid@nmid.org>; aflavel.bkirrdist@gmail.com <aflavel.bkirrdist@gmail.com>; mitch.kiester@phd3.idaho.gov <mitch.kiester@phd3.idaho.gov>; anthony.lee@phd3.idaho.gov <anthony.lee@phd3.idaho.gov>; brandy.walker@centurylink.com <brandy.walker@centurylink.com>; eingram@idahopower.com <eingram@idahopower.com>; easements@idahopower.com <easements@idahopower.com>; arobins@idahopower.com <arobins@idahopower.com>; jessica.mansell@intgas.com <jessica.mansell@intgas.com>; monica.taylor@intgas.com <monica.taylor@intgas.com>; Contract.Administration.Bid.Box@ziply.com <Contract.Administration.Bid.Box@ziply.com>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; makline2@marathonpetroleum.com <makline2@marathonpetroleum.com>
Subject: Agency Notice VAC2025-0001 / Phillips

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