

VAC2025-0001

Plat Vacation

OWNER

FRANK PHILLIPS

HEARING BODY

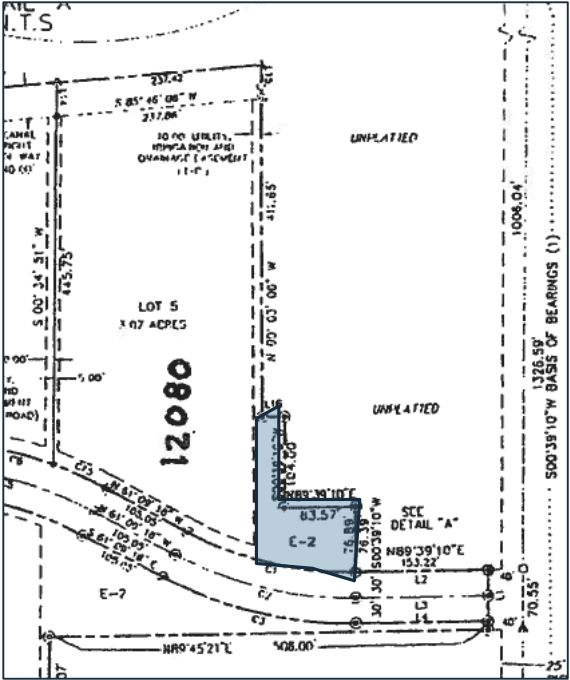
BOARD OF COUNTY
COMMISSIONERS



REQUEST

THE APPLICANT REQUESTS A PLAT VACATION TO REMOVE AN EASEMENT ON LOT 5, BLOCK 1 OF TWO TOWERS SUBDIVISION. *SEE EXHIBIT B*

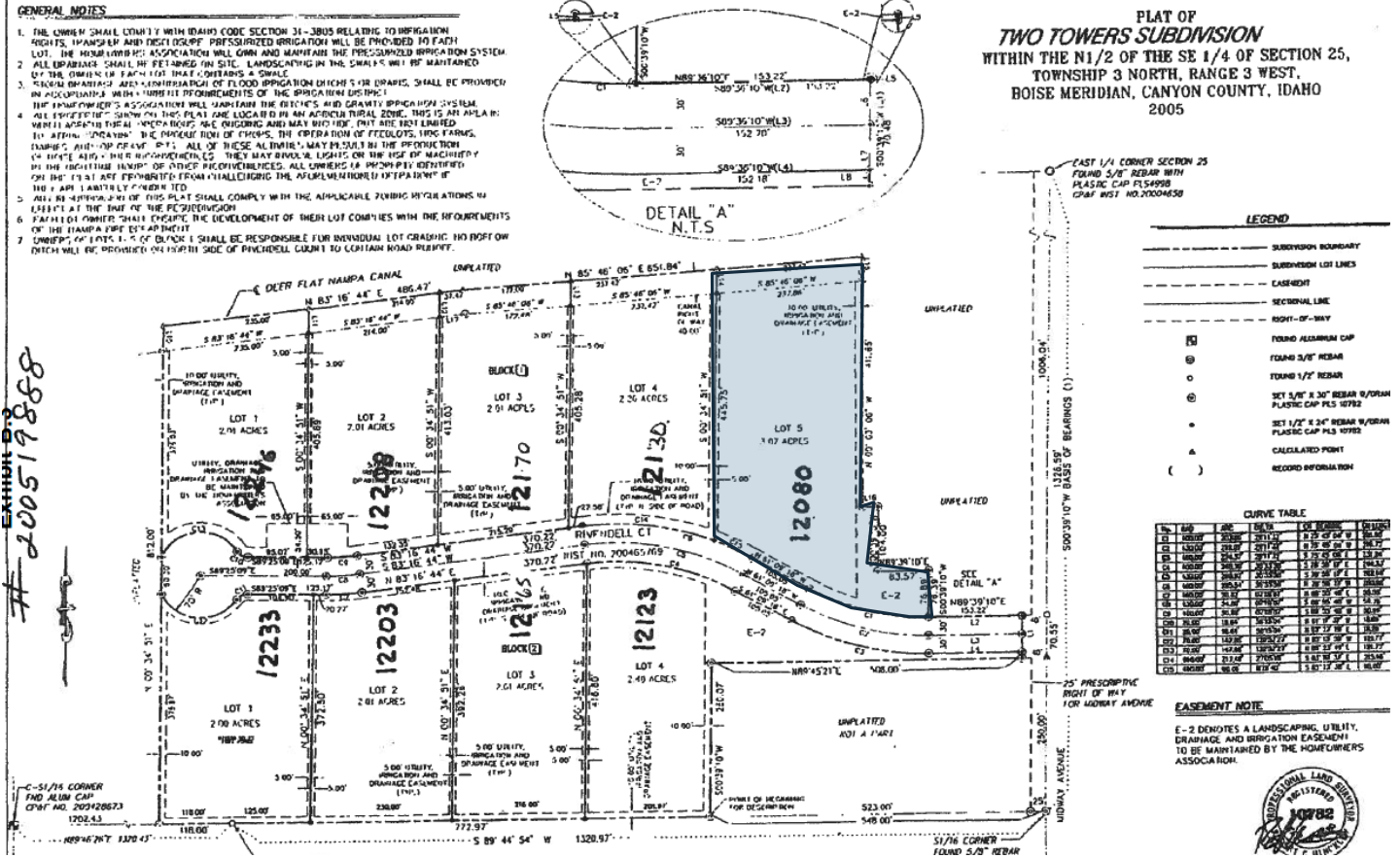
**12080 RIVENDALL CT. NAMPA
PARCEL R33014104, 3.07 ACRES**



BACKGROUND

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.

SD2006-171



EDITION # 20051988
 # 20051988



EVALUATION CRITERIA (CCCO §07-17-35)

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.



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 3.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 3.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, 2025, and 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 3.E.4 & 3.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 3E.4**).
- Per Idaho Code §50-1306A(7), publication costs are factored into the application fee.

NOTIFICATION & COMMENTS

Notice of the public hearing was provided as per CCCO §07-05-01. Comments received have no concerns regarding the request.



RECOMMENDATION & CONDITIONS

In consideration of the application, the P&Z Commission finds the proposed plat vacation is compliant with Canyon County Ordinance Section 07-17-35 and recommends approval (Exhibit 1 & 2).

Conditions

- 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).



QUESTIONS?

