

RESOLUTION NO. 26-147

A RESOLUTION TO VACATE AN EASEMENT (APPROX. 12,150 SQUARE FEET)
LABELED AS 'E-2' LOCATED IN LOT 5, BLOCK 1, TWO TOWERS
SUBDIVISION

The following Resolution was considered and adopted by the Canyon County, Idaho Board of County Commissioners (the "Board") on the 29th day of July, 2026.

Upon the motion of Commissioner Brooks and the second by Commissioner Holton, the Board resolves as follows:

WHEREAS, on or about September 29, 2025, Frank W. Phillips (the "Applicant") made an application to Canyon County requesting a plat vacation to vacate an easement (approximately 12,150 square feet) labeled as 'E-2' located in Lot 5, Block 1, Two Towers Subdivision and is described in the attached Exhibit "A," which is incorporated by reference herein and recorded as Instrument No. 202519889; and

WHEREAS, the easement, 'E-2' on Lot 5, Block 1 of Two Towers Subdivision is noted as a landscaping, utility, drainage and irrigation easement to be maintained by the HOA. However, the easement was never used and was sold by the HOA in 2013 to the Applicant; and

WHEREAS, on February 5, 2026, the Canyon County Planning and Zoning Commission conducted a public hearing on the application and recommended approval to the Board; and

WHEREAS, on April 21, 2026, the Board conducted a public hearing on the application and voted to approve the plat vacation request; and

WHEREAS, on April 21, 2026, the Board issued its Findings of Fact, Conclusions of Law, and Order approving the easement vacation as requested by the Applicant subject to the following conditions: *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); and*

WHEREAS, on July 14, 2026, the record of survey was recorded. The evidence of such is attached as Exhibit "B".

WHEREAS, on July 23, 2026, the County Treasurer certified that all taxes due were paid. The evidence of such is attached as Exhibit "C".

NOW THEREFORE, pursuant to the authority conferred by Canyon County Zoning Ordinance §07-17-35; and Idaho Code §50-1306A and 50-1324; the plat vacation shall be and is hereby approved.

RESOLUTION: 26-147

Phillips - Easement Vacation: Lot 5, Block 1 Two Towers Subdivision (VAC2025-0001)

2026-030663

RECORDED

07/30/2026 04:08 PM



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JESS URRESTI

CANYON COUNTY RECORDER

Pgs=4 SVILLAGOMEZ

NO FEE

RESOLUTION

CANYON COUNTY COMMISSIONERS

IT IS FURTHER ORDERED that this Resolution shall be effective the 29th day of July, 2026.

✓ Motion Carried Unanimously
 Motion Carried/Split Vote Below
 Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
<u>Unavailable for signature</u> Commissioner Leslie Van Beek	<u> </u>	<u> </u>	<u> </u>
<u>Brad Holton</u> Commissioner Brad Holton	<u>X</u>	<u> </u>	<u> </u>
<u>Zach Brooks</u> Commissioner Zach Brooks	<u>x</u>	<u> </u>	<u> </u>

Attest: Jess Urresti, Clerk

By: JR08
Deputy

Date: 07.29.2026



RESOLUTION: 26.147

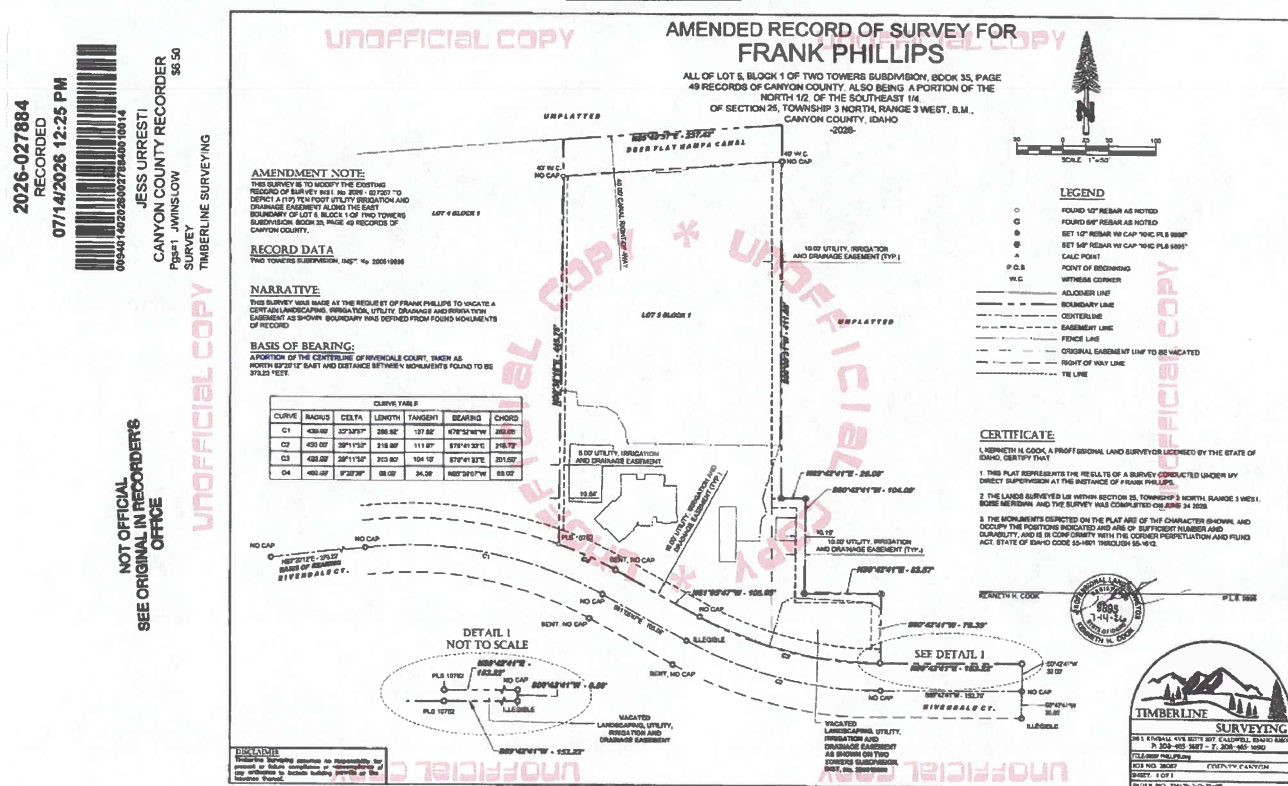
Phillips - Easement Vacation: Lot 5, Block 1 Two Towers Subdivision (VAC2025-0001)

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

EXHIBIT "B"



RESOLUTION: 24.147

Phillips - Easement Vacation: Lot 5, Block 1 Two Towers Subdivision (VAC2025-0001)

EXHIBIT "C"

RE: Plat Vacation - VAC2025-0001: Treasurer Certification



Jennifer Watters

To ● Dan Lister

 You replied to this message on 7/23/2026 10:03 AM.

Hi Dan,

I hereby certify that all property taxes for the 2025 tax year have been paid in full.

Kind regards,



Jennifer Watters

Treasurer

Canyon County Treasurer & Tax Collector

DIRECT: (208) 454-7357 MOBILE: (208) 696-9773

EMAIL: Jennifer.Watters@CanyonCounty.id.gov

RESOLUTION: 26-147

Phillips - Easement Vacation: Lot 5, Block 1 Two Towers Subdivision (VAC2025-0001)