



**TO: BEFORE THE BOARD OF ADA COUNTY COMMISSIONERS**

**HEARING DATE: November 9, 2016**

**STAFF:** Diana Sanders, Associate Planner

**PROJECT NO.:** 201601575 PBA-VAC

**APPLICANT:** Fox Land Surveys INC

### **INTRODUCTION**

A property boundary adjustment to adjust property lines between lots 3 and 4 to allow for the placement of an accessory structure. A vacation of the easements along the existing interior property line is also a part of this application. The property is located at 701 & 899 S. Crystal Springs Lane, Section 16, T. 4N, R. 1W.

### **EXECUTIVE SUMMARY**

The final plat for Springwood Subdivision was signed by the Board of Ada County Commissioners on February 12, 1997. The applicant is requesting a property boundary adjustment and a vacation of the interior utility and irrigation easement between Lot 3 & 4 Block 1 within Springwood Subdivision. The property boundary adjustment will allow for an accessory structure to be constructed on Lot 4 Block 1.

At the time this staff report was written the following agencies and or utility providers have provided comments. Ada County Building Official and ITD have no objections to the application. Central District Health Department will require an accessory use for an accessory structure and the septic system must remain on the original property.

It should be noted that the request to vacate the easements on the subject properties will not remove the enforceability of other plat notes or easements for the subdivision.

### **RECOMMENDATION**

Based upon Staff's review of the application, staff concludes that this application does comply with the Ada County Code and recommends approval to the Board as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

The Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application.

**EXHIBIT LIST – PROJECT NO.: 201601575 PBA-VAC**

1. Master Application and Checklists (4 pages)
2. Applicant's Letter of Intent (1 page)
3. Relinquishment Letters (11 pages)
4. Vicinity Map (1 page)
5. Property Boundary Adjustment (1 page)
6. Comment from Ada County Building Official received September 22, 2016 (1 page)
7. Central District Health Department received September 30, 2016 (1 page)
8. Comment from Idaho Transportation Department dated October 7, 2016 (1 page)
9. Sign Posting Certification received October 28, 2016 (3 pages)



# MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

### TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE\*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT\*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN\*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE\*

### TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY\*
- PLANNED COMMUNITIES\*
- SUBDIVISION, SKETCH PLAT\*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

### TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

### TYPE OF ADDENDA:

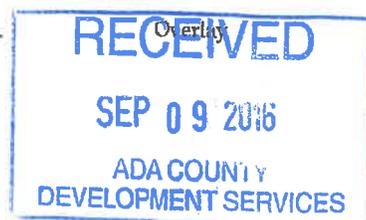
- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

### REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- \*SUPPLEMENTAL WORKSHEET REQUIRED

### SITE INFORMATION:

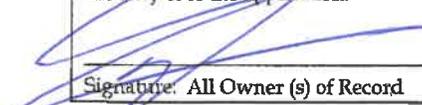
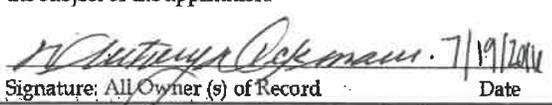
Section: 16 Township: 4N Range: 1W Total Acres: 15<sup>06</sup>  
 Subdivision Name: Spring Wood Subdivision Lot: 324 Block: 1  
 Site Address: 701 E 899 Crystal Springs Lane City: STAR  
 Tax Parcel Number(s): R8079960300 R8079960400  
 Existing Zoning: RUT Proposed Zoning: RUT Area of City Impact: STAR  
 District(s): \_\_\_\_\_



### OFFICE USE ONLY

Project #: <u>201601575-PBT-VAC</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>BSP</u> Date: <u>9-9-18</u> Stamped <input checked="" type="checkbox"/>	<u>\$659<sup>00</sup></u>	

<b>APPLICANT/AGENT:</b> (Please print)	<b>ADDITIONAL CONTACT</b> if applicable: (Please Print)
Name: <u>TIM FOX (FOX LAND SURVEYS INC)</u>	Name: <u>RON HODGE (FOX LAND SURVEYS)</u>
Address: <u>1515 S. SHOSHONE</u>	Address: <u>1515 S. SHOSHONE</u>
City: <u>BOISE</u> State: <u>10</u> Zip: <u>83705</u>	City: <u>BOISE</u> State: <u>10</u> Zip: <u>83705</u>
Telephone: <u>342-7957</u> Fax: <u>342-7437</u>	Telephone: <u>342-7957</u> Fax: _____
Email: <u>timfox@foxland surveys.com</u>	Email: <u>RHODGE@FOXLANDSURVEYS.COM</u>
I certify this information is correct to the best of my knowledge.	<b>ENGINEER/SURVEYOR</b> if applicable: (Please Print)
	Name: <u>RON HODGE (SURVEYOR)</u>
<u>7/19/16</u>	Address: _____
Signature: (Applicant)	City: _____ State: _____ Zip: _____
Date	Telephone: _____ Fax: _____
	Email: _____

<b>OWNER (S) OF RECORD:</b> (Please Print)	<b>OWNER (S) OF RECORD:</b> (Please Print)
Name: <u>JASON D. DICKMAN</u>	Name: <u>Whitney A. Dickman</u>
Address: <u>899 S. CRYSTAL SPRINGS LANE</u>	Address: <u>899 S. Crystal Springs Ln.</u>
City: <u>STAR</u> State: <u>10</u> Zip: <u>83669</u>	City: <u>STAR</u> State: <u>10</u> Zip: <u>83669</u>
Telephone: <u>505-681-4653</u>	Telephone: <u>208-861-9447</u>
Fax: _____	Fax: <u>NA</u>
Email: _____	Email: <u>NA</u>
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
	
Signature: All Owner (s) of Record	Signature: All Owner (s) of Record
Date	Date

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.





# ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909

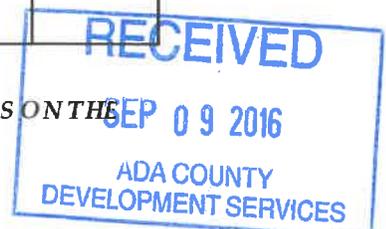
## PROPERTY BOUNDARY ADJUSTMENT CHECKLIST (ACC 8-4C)

A Property Boundary Adjustment request is a staff level application.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	One paper copy and one electronic copy of all required submittals.	
✓	Completed and signed Master Application	✓
✓	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	✓
✓	Reason for the property boundary adjustment.	✓
✓	Is a vacation or variance involved with the property boundary adjustment? YES (X) NO ( )	✓
✓	SITE PLAN showing all existing and proposed easements, property lines, adjusted property lines, and structures drawn to scale on 8 1/2" X 11" paper .	✓
	DEED or evidence of proprietary interest.	✓
	SITE INFORMATION PROPERTY #1	✓
	Location:	
	Site Address: 701 S. CRYSTAL SPRINGS LN City: STAR	
	1/4 Section: NW Section: 16 Township: 4N Range: 1W	
	Total Acres: 8.07	
	Subdivision Name: SPRINGWOOD SUB	
	Lot: 3 Block: 1	
	Tax Parcel Number(s): R8079960300	
	Zoning: RUT	
	Area of City Impact: STAR	
	Owners(s) of record (All owners must sign master application.)	
	Name: JASON & WHITNEY DICKMAN	
	SITE INFORMATION PROPERTY #2	✓
	Location:	
	Site Address: 899 S. CRYSTAL SPRINGS LN City: STAR	
	Section: 16 Township: 4N Range: 1W	
	Total Acres: 7.00	
	Subdivision Name: SPRINGWOOD SUB	
	Lot: 4 Block: 1	
	Tax Parcel Number(s): R8079960400	
	Zoning: RUT	
	Area of City Impact: STAR	
	Owners(s) of record (All owners must sign master application.)	
	Name: JASON & WHITNEY DICKMAN	
	APPLICATION FEE: Call County for Current Planning Fee or go to www.adaweb.net	

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORMS ARE SUBMITTED.



# ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. adacounty.id.gov phone: (208)287-7900 fax: (208)287-7909



## VACATION CHECKLIST (ACC 8-6-6)

A Vacation request requires a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
	<b>One paper copy and one electronic copy of all required submittals.</b>	
	Completed and signed Master Application	
	DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	✓
	Reason for the vacation. Be specific.	✓
	Is the property within one mile of the boundary of any city? YES (X) NO ( )	✓
	Is the vacation for a plat? YES ( ) NO (X)	✓
	Is the vacation for an easement? YES (X) NO ( )	✓
	PRE-APPLICATION CONFERENCE NOTES	NA
	LEGAL DESCRIPTION AND SURVEY OF THE LOT OR PORTION OF THE LOT TO BE VACATED.	✓
	CURRENT SITE PLAN One reduced copy to 8 1/2" X 11".	✓
	PROPOSED VACATION One reduced copy to 8 1/2" X 11".	✓
	DEED or evidence of proprietary interest.	✓
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)	
	APPLICATION FEE: Call County for Current Planning Fee or go to <a href="http://www.adaweb.net">www.adaweb.net</a>	

**APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.**





1515 S. Shoshone St., Boise, ID 83705  
Office (208)342-7957

September 9, 2016

Ada County  
Development Services  
200 W. Front Street  
Boise, Idaho 83702

**RE: Easement Vacation – Explanation Letter**

To Whom It May Concern:

Fox Land Surveys has been contracted by Mr. Jason Dickman to provide the Surveying and processing services to accomplish a Property Line Adjustment and Easement Vacation in Ada County. The property Addresses are 701 and 899 Crystal Springs Lane, Star, Idaho; Lots 3 and 4 Block 1, Springwood Subdivision.

Mr. Dickman would like to build a Barn/Shop. The location of the new building straddles the current Lot line of Lots 3 and 4. Mr. Dickman owns both Lots. He desires to move the Lot line west of its' current location approximately 57'. The new building will be constructed 25' east of the new property line.

Mr. Dickman is aware of the need to vacate the existing easements running along the current Lot 3/4 line. He is pursuing said Vacation at this time.

We do not intend to vacate the easement around the perimeter of the lot, in order to leave something for any existing utilities.

All relinquishments have been sought, and the notarized letters are attached to this application.

Sincerely,

Ronald M. Hodge, PLS  
Project Manger



September 7, 2016

Via e-mail: [rhodge@foxlandssurveys.com](mailto:rhodge@foxlandssurveys.com)

Ronald M. Hodge, PLS  
Senior Project Manager  
Fox Land Surveys  
1515 W. Shoshone Street  
Boise, Idaho 83705

Re: Application for Vacation of utility easement within Lots 3 and 4, Block 1 of Springwood Subdivision, located in Section 16, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho.

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Dear Mr. Hodge,

This is in response to the Relinquishment Application submitted to Idaho Power Company on August 9, 2016 on behalf of property owner Jason Dickman, regarding the possible relinquishment of the 12' wide Public Utility Easement as shown on the attached plat map and Record of Survey ("Utility Easement Area"). This request is being made to accommodate a proposed lot line adjustment.

Idaho Power's review of the request indicated that there are no IPC facilities within the Utility Easement Area. As such, Idaho Power agrees to relinquish what easement rights are found within the Utility Easement Area.

Idaho Power Company thanks you for providing the opportunity to comment on the vacation petition/application.

Best regards,



Mary K. Alandt  
Easement Specialist  
Land Management & Permitting  
Phone: (208) 388-6798  
[malandt@idahopower.com](mailto:malandt@idahopower.com)



1221 W. Idaho St (83702)

EXHIBIT 3  
2/1601575 PBA-V  
FOX LAND SURVEY



1515 S. Shoshone St., Boise, ID 83705  
Office (208)342-7957  
August 9, 2016

Brett Pike  
Cable One  
West Treasure Valley

RE: Relinquishment of Easement common to Lots 3 & 4, Block 1, Springwood Subdivision

Dear Brett:

We have been requested by Whitney & Jason Dickman, the owners of Lots 3 & 4, Block 1 of Springwood Subdivision (BK 73, PG 7533, Ada County Records), to request a relinquishment of the Public Utility Easement reserved by the plat and described in Note 5 on the face of the plat. The property addresses are 701 and 899 Crystal Springs Lane, Star, Idaho.

We are submitting a request for Cable One to relinquish any interest in the 12-foot Public Utility Easement as shown on the Record of Survey Lot Line Adjustment. This is an adjustment to the original plat of Springwood Subdivision.

They are adjusting the north-south line between Lots 3 & 4 to accommodate new construction of a Barn/Shop. This section of the property line will be moved to the west. There currently are no utilities within this PUE. The new line will NOT have a new PUE reserved. The exterior PUE and the remaining interior PUE will remain in place.

The County has approved the new configuration contingent upon collecting letters from each vested utility acknowledging their relinquishment in any interest of the area denoted.

The building permit for this project will be released for use upon completion of this process. We are submitting copies of the current deed, existing subdivision plat and the new property line adjustment survey denoting the area. You can contact me you have questions or if I need to provide any additional information.

By signing and notarizing this document, Cable One, Inc. relinquishes its' interest in the Public Utility Easement as shown on the attached Record of Survey Property Line Adjustment attached hereto and made a part hereof and further agrees to the vacation of said easement by the Ada County.

Sincerely,

Ronald M. Hodge, PLS  
Senior Project Manager





1515 S. Shoshone St., Boise, ID 83705  
Office (208)342-7957  
August 9, 2016

Executed and delivered this 1<sup>st</sup> day of September, 2016.

Signature(s) (Include title where applicable):

x	<u>[Signature]</u>	Its: <u>Construction Coordinator</u>
x	_____	Its: _____
x	_____	Its: _____

STATE OF Idaho

COUNTY OF Ada

On this 1<sup>st</sup> day of September, 2016, before me, the undersigned, a Notary Public in and of said state, personally appeared Brett Pike, known to me to be the Construction Coordinator of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Linda M Richardson  
Notary Public, Residing at Canyon County Idaho  
Commission Expires 9/13/2018



1515 S. Shoshone St., Boise, ID 83705  
Office (208)342-7957  
August 11, 2016

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Cindi Davis  
Engineer II  
CenturyLink

RE: Relinquishment of Easement common to Lots 3 & 4, Block 1, Springwood Subdivision

Dear Cindi:

We have been requested by Whitney & Jason Dickman, the owners of Lots 3 & 4, Block 1 of Springwood Subdivision (BK 73, PG 7533, Ada County Records), to request a relinquishment of the Public Utility Easement reserved by the plat and described in Note 5 on the face of the plat. The property addresses are 701 and 899 Crystal Springs Lane, Star, Idaho.

We are submitting a request for CenturyLink to relinquish any interest in the 12-foot Public Utility Easement as shown on the Record of Survey Lot Line Adjustment. This is an adjustment to the original plat of Springwood Subdivision.

They are adjusting the north-south line between Lots 3 & 4 to accommodate new construction of a Barn/Shop. This section of the property line will be moved to the west. There currently are no utilities within this PUE. The new line will NOT have a new PUE reserved. The exterior PUE and the remaining interior PUE will remain in place.

The County has approved the new configuration contingent upon collecting letters from each vested utility acknowledging their relinquishment in any interest of the area denoted.

The building permit for this project will be released for use upon completion of this process. We are submitting copies of the current deed, existing subdivision plat and the new property line adjustment survey denoting the area. You can contact me you have questions or if I need to provide any additional information.

By signing and notarizing this document, CenturyLink relinquishes its' interest in the Public Utility Easement as shown on the attached Record of Survey Property Line Adjustment attached hereto and made a part hereof and further agrees to the vacation of said easement by the Ada County.

*EOD*

Sincerely,

Ronald M. Hodge, PLS  
Senior Project Manager



1515 S. Shoshone St., Boise, ID 83705  
Office (208)342-7957  
August 11, 2016

Executed and delivered this 18<sup>th</sup> day of AUGUST, 2016.

Signature(s) (Include title where applicable):

x		Its: <u>JAMES GARRETT (CENTURYLINK)</u>
x	_____	Its: _____
x	_____	Its: _____

STATE OF IDAHO )

COUNTY OF CANYON )

On this 18<sup>th</sup> day of AUGUST, 2016, before me, the undersigned, a Notary Public in and of said state, personally appeared JAMES GARRETT, known to me to be the AGENT of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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 SEAL)

Notary Public, Residing at CALDWELL, ID

Commission Expires 1/9/19





1515 S. Shoshone St., Boise, ID 83705  
Office (208)342-7957  
August 9, 2016

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Bryce Ostler  
Intermountain Gas Company

RE: Relinquishment of Easement common to Lots 3 & 4, Block 1, Springwood Subdivision

Dear Bryce:

We have been requested by Whitney & Jason Dickman, the owners of Lots 3 & 4, Block 1 of Springwood Subdivision (BK 73, PG 7533, Ada County Records), to request a relinquishment of the Public Utility Easement reserved by the plat and described in Note 5 on the face of the plat. The property addresses are 701 and 899 Crystal Springs Lane, Star, Idaho.

We are submitting a request for Cable One to relinquish any interest in the 12-foot Public Utility Easement as shown on the Record of Survey Lot Line Adjustment. This is an adjustment to the original plat of Springwood Subdivision.

They are adjusting the north-south line between Lots 3 & 4 to accommodate new construction of a Barn/Shop. This section of the property line will be moved to the west. There currently are no utilities within this PUE. The new line will NOT have a new PUE reserved. The exterior PUE and the remaining interior PUE will remain in place.

The County has approved the new configuration contingent upon collecting letters from each vested utility acknowledging their relinquishment in any interest of the area denoted.

The building permit for this project will be released for use upon completion of this process. We are submitting copies of the current deed, existing subdivision plat and the new property line adjustment survey denoting the area. You can contact me you have questions or if I need to provide any additional information.

By signing and notarizing this document, Intermountain Gas Company relinquishes its' interest in the Public Utility Easement as shown on the attached Record of Survey Property Line Adjustment attached hereto and made a part hereof and further agrees to the vacation of said easement by the Ada County.

Sincerely,

Ronald M. Hodge, PLS  
Senior Project Manager

## PARTIAL EASEMENT VACATION

Intermountain Gas Company relinquishes any and all of their rights to the following described easement.

The 12' utility and irrigation easement on the north-south lot line only between Lot 3 and Lot 4 Block 1 of the Springwood Subdivision located in Sec. 10 of T.4N, R.1 W. in Ada County, Idaho

INTERMOUNTAIN GAS COMPANY

By: Roger Phillips

Name: Roger Phillips

Title: Dist. Ops Manager

STATE OF IDAHO    )  
                                  )  
COUNTY OF ADA    )

On this 24 day of August, in the year of 2016, before me, the undersigned, personally appeared Roger Phillips, known to me to be the person whose name is subscribed to the within instrument, who, being by me first duly sworn, did depose and say that he is Dist. Ops. Manager of Intermountain Gas Company and the he executed the foregoing instrument on behalf of said firm for the use and purposes stated therein.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year in this certificate first above written.



Bryce Ostler  
Notary Public for Idaho

Residing at: Boise, Ada

Commission Expires: May 10, 2022



1515 S. Shoshone St., Boise, ID 83705  
Office (208)342-7957  
August 9, 2016

Tom Wood  
CTC Telecom, Inc.

RE: Relinquishment of Easement common to Lots 3 & 4, Block 1, Springwood Subdivision

Dear Tom:

We have been requested by Whitney & Jason Dickman, the owners of Lots 3 & 4, Block 1 of Springwood Subdivision (BK 73, PG 7533, Ada County Records), to request a relinquishment of the Public Utility Easement reserved by the plat and described in Note 5 on the face of the plat. The property addresses are 701 and 899 Crystal Springs Lane, Star, Idaho.

We are submitting a request for Cable One to relinquish any interest in the 12-foot Public Utility Easement as shown on the Record of Survey Lot Line Adjustment. This is an adjustment to the original plat of Springwood Subdivision.

They are adjusting the north-south line between Lots 3 & 4 to accommodate new construction of a Barn/Shop. This section of the property line will be moved to the west. There currently are no utilities within this PUE. The new line will NOT have a new PUE reserved. The exterior PUE and the remaining interior PUE will remain in place.

The County has approved the new configuration contingent upon collecting letters from each vested utility acknowledging their relinquishment in any interest of the area denoted.

The building permit for this project will be released for use upon completion of this process. We are submitting copies of the current deed, existing subdivision plat and the new property line adjustment survey denoting the area. You can contact me you have questions or if I need to provide any additional information.

By signing and notarizing this document, CTC Telecom, Inc. relinquishes its' interest in the Public Utility Easement as shown on the attached Record of Survey Property Line Adjustment attached hereto and made a part hereof and further agrees to the vacation of said easement by the Ada County.

Sincerely,

Ronald M. Hodge, PLS  
Senior Project Manager

Executed and delivered this 6 day of September, 2016.

Signature(s) (Include title where applicable):

x

Jerrold D. Piper

Its:

Jerrold D. Piper

x

Operations Manager

Its:

x

Its:

STATE OF Idaho

COUNTY OF Washington

On this 6 day of September, 2016, before me, the undersigned, a Notary Public in and of said state, personally appeared Jerrold D. Piper, known to me to be the Operations Manager of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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 SEAL)

Dana Lynne Munden  
Notary Public, Residing at Univ. Ark  
Commission Expires 2-2-2022





**1515 S. Shoshone St., Boise, ID 83705**  
**Office (208)342-7957**  
**August 9, 2016**

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Hank Day  
Star Sewer & Water District  
100 S. Star Rd.  
Star, ID 83669

RE: Relinquishment of Easement common to Lots 3 & 4, Block 1, Springwood Subdivision

Dear Hank:

We have been requested by Whitney & Jason Dickman, the owners of Lots 3 & 4, Block 1 of Springwood Subdivision (BK 73, PG 7533, Ada County Records), to request a relinquishment of the Public Utility Easement reserved by the plat and described in Note 5 on the face of the plat. The property addresses are 701 and 899 Crystal Springs Lane, Star, Idaho.

We are submitting a request for Cable One to relinquish any interest in the 12-foot Public Utility Easement as shown on the Record of Survey Lot Line Adjustment. This is an adjustment to the original plat of Springwood Subdivision.

They are adjusting the north-south line between Lots 3 & 4 to accommodate new construction of a Barn/Shop. This section of the property line will be moved to the west. There currently are no utilities within this PUE. The new line will NOT have a new PUE reserved. The exterior PUE and the remaining interior PUE will remain in place.

The County has approved the new configuration contingent upon collecting letters from each vested utility acknowledging their relinquishment in any interest of the area denoted.

The building permit for this project will be released for use upon completion of this process. We are submitting copies of the current deed, existing subdivision plat and the new property line adjustment survey denoting the area. You can contact me you have questions or if I need to provide any additional information.

By signing and notarizing this document, Star Sewer & Water District relinquishes its' interest in the Public Utility Easement as shown on the attached Record of Survey Property Line Adjustment attached hereto and made a part hereof and further agrees to the vacation of said easement by the Ada County.

Sincerely,

Ronald M. Hodge, PLS  
Senior Project Manager



1515 S. Shoshone St., Boise, ID 83705  
Office (208)342-7957  
August 9, 2016

Executed and delivered this 22nd day of August, 2016.

Signature(s) (Include title where applicable):

x [Signature]  
x \_\_\_\_\_  
x \_\_\_\_\_

Its: STAR SEWER & WATER DIST.  
Its: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF Idaho  
COUNTY OF Ada

On this 22nd day of August, 2016, before me, a Notary Public, personally appeared (include title after each name) Floyd (Hank) Day, Foreman and \_\_\_\_\_, to me personally known, did say he/she/they is(are) respectively the duly authorized persons of the organization that executed the within instrument, and acknowledged to me he/she/they executed the same as the free act and deed of said organization.

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 SEAL)



Tera A Estrada  
Notary Public, residing at Ada County  
Commission Expires 03-27-18

# Ada County Development Services

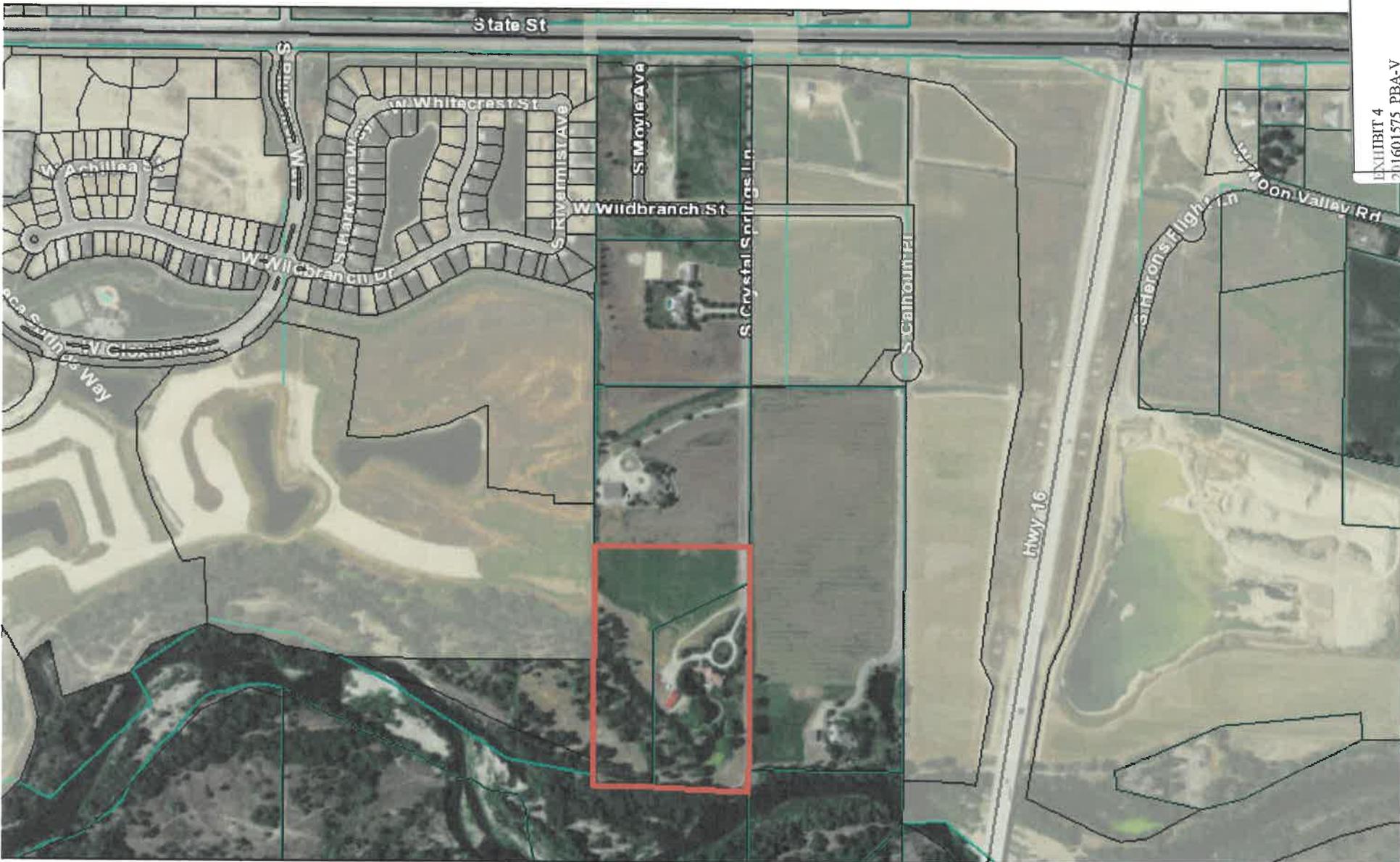
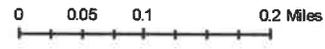


EXHIBIT 4  
201601575 PBA-V  
FOX LAND SURVEY

- |                             |   |  |   |
|-----------------------------|---|--|---|
| Search Results: City Limits | <span style="color: green;">■</span> GARDEN CITY  | <span style="color: tan;">■</span> STAR            | <span style="color: green;">■</span> Parks                      |
| P&Z Applications            | <span style="color: yellow;">■</span> BOISE       | Street Names                                       | <span style="border: 1px solid cyan;">□</span> P&Z Applications |
| Parcels                     | <span style="color: lightblue;">■</span> EAGLE    | <span style="color: black;">—</span> Major Streets |   |
|                             | <span style="color: lightgreen;">■</span> KUNA    |  |   |
|                             | <span style="color: lightgrey;">■</span> MERIDIAN |  |   |



Date: 10/5/2016



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



MEMORANDUM

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DATE: 9/22/2016

RE: 201601575-PBA/VAC Crystal Springs

TO: Diana Sanders, Associate Planner

FROM: Mark Ferm, Ada County Building Official

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**Summary of Project:**

Application to adjust property lines between lots 3 and 4 to allow for the placement of an accessory structure at 701 Crystal Springs Lane. A vacation of the easements along the existing property line is also a part of this application.

**Findings and Conditions:**

The Building Division has no objection to the proposed vacation of the easement or the property boundry adjustment.

**Conclusion:**

Approved with listed conditions.

Mark Ferm  
Ada County Building Official  
200 W Front Suite 2125  
Boise Idaho 83702  
Phone 287-7910

[markf@adaweb.net](mailto:markf@adaweb.net)

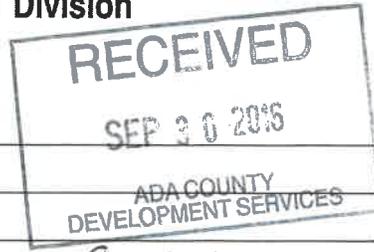
EXHIBIT 6  
201601575 PBA-V  
FOX LAND SURVEY



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star



Rezone # 201601575 - PBA / VAC
Conditional Use #
Preliminary / Final / Short Plat

Sect 16

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
high seasonal ground water, waste flow characteristics, bedrock from original grade, other
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approval from appropriate entities are submitted, we can approve this proposal for:
central sewage, community sewage system, community water well, interim sewage, central water, individual sewage, individual water
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
central sewage, community sewage system, community water, sewage dry lines, central water
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
food establishment, swimming pools or spas, child care center, beverage establishment, grocery store
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. If properties have a septic system each system must remain on its own property >5' from property boundary. Accessory use required for structure

Reviewed By: [Signature]
Date: 9/27/16

EXHIBIT 7
201601575 PBA-V
FOX LAND SURVEY



**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028  
Boise, ID 83707-2028

(208) 334-8300  
[itd.idaho.gov](http://itd.idaho.gov)

October 7, 2016

Diana Sanders  
Ada County Development Services  
200 W Front Street  
Boise ID 83702

**VIA EMAIL**

**RE: 201601575- PBA/VAC 701 SOUTH CRYSTAL SPRINGS LANE**

The Idaho Transportation Department (ITD) has reviewed the request to adjust property line and vacate easement application referenced above for Fox Land Surveys at 701 South Crystal Springs Lane, south of SH-44 and west of SH16. ITD has the following comments:

1. ITD has no objection to the property line adjustment and easement vacation in this location as described in the application.
2. The project does not abut the State highway system.
3. No additional access to the State Highway system is requested with this application and none is approved.

If you have any questions, you may contact me at 332-7190.

Sincerely,

A handwritten signature in blue ink that reads "Ken Couch".

Ken Couch  
Development Services Coordinator  
[Ken.Couch@itd.idaho.gov](mailto:Ken.Couch@itd.idaho.gov)

EXHIBIT 8  
201601575 PBA-V  
FOX LAND SURVEY

# Sign Posting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W Front Street, Boise, Idaho 83702

www.adaweb.net | (208) 287-7900

## GENERAL INFORMATION:

You must post the property at least ten (10) days prior to the scheduled public hearing. The Certification form must be submitted at least seven (7) days prior to the scheduled public hearing. Please review Section 8-7A-5 of the Ada County Code for all sign posting requirements.

Please attach dated photographs of each sign with the certification.

## PROJECT INFORMATION:

Location:	Quarter: NW ¼ SW	Section: 16	Township: 4 N	Range: 1 W	Total Acres: 15.07
Project Name: Jason & Whitney Dickman				Lot: 3 & 4	Block: 1
Site Address: 701 E 899 Crystal Springs Lane Star 10				Tax Parcel Number(s): R 8079960300 R 8079960400	
File Number: 2016 01575 PBA-VAC				Date Posted: 10/27/16	

## APPLICANT:

Name: Jason Dickman		
Address: 701 E 899 Crystal Springs Lane		
City: Star	State: 10	Zip: 83669
Telephone:	Fax:	

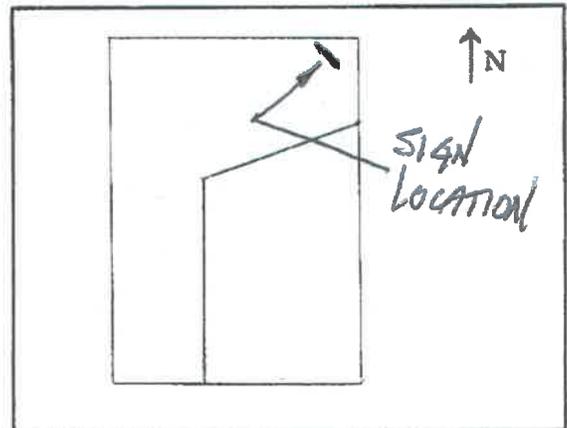
I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.

Signature: (Applicant)

10/28/16

Date

Please draw a diagram of sign location(s) on the property



## OFFICE USE ONLY

File No.:	Received By:	Date:	Stamped:
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EXHIBIT 9  
201601575 PBA-V  
FOX LAND SURVEY

# ADA COUNTY PUBLIC HEARING NOTICE

## The Board of Ada County Commissioners

**WHEN:** Ada County will hold a public hearing on November 9th, 2016 at 6:00 pm in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise ID.

**PURPOSE:** Application to adjust property lines between lots 3 and 4 to allow for the placement of an accessory structure. A Vacation of a Public Utilities, Drainage and Irrigation Easement across two lots (Lots 3 & 4, Block 1) in the Springwood Subdivision.

**PROPERTY SIZE & LOCATION:** The two lots contain approximately 15.07 acres and are located at the south end of Crystal Springs Lane, approximately 0.4 miles south of Highway 44 near Star, Idaho; Section 16, T4N R1W.

**APPLICATION BY:** Fox Land Surveys, Inc.  
**Project # 201601575 PBA-VAC ; Planner: Diana Sanders, 208-287-7905**

October 28, 2016 at 11:04:35 AM

## ADA COUNTY PUBLIC HEARING NOTICE

The Board of Ada County Commissioners

**WHEN:** Ada County will hold a public hearing on November 30<sup>th</sup>, 2016 at 6:00 pm in the Commissioners' Main Hearing Room # 1205, on the first floor, 200 W. Front Street, Suite 101

**PURPOSE:** Application to adjust property lines between lots 3 and 4 to allow for the placement of an accessory structure. A Vacation of a Public Utility, Easement and Erection. Easement across two lots, Lots 3 & 4, Block 1, of the Springdale Subdivision.

**PROPERTY SIZE & LOCATION:** The two lots contain approximately 15.67 acres and are located at the south end of Crystal Springs Lane, approximately 0.4 miles south of Highway 44 near Star, Idaho, Section 10, T4N R10E

**APPLICATION BY:** Fox Land Surveys, Inc.  
Project # 20160115 PBA 10C / Planner Dana Sanders, 208 287-7905

October 28, 2016 at 11:04:23 AM