

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 7/14/2026

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-489-0573

SUBJECT: Vanguard Village No. 1 Vacation
H-2026-0021

LOCATION: 3570 N. Eagle Rd., in the SW 1/4 of
Section 33, T.3N., R.1E.



I. PROJECT DESCRIPTION

Request to vacate the southerly 5 feet of the 26-foot-wide buffer easement along the south side of W. Grand Mogul Dr. on Lot 6, Block 1, Vanguard Village Subdivision No. 1.

II. APPLICANT INFORMATION

- A. Applicant:
Mark Hawk, Ahlquist – 1144 S. Silverstone Way, Meridian, ID 83642
- B. Owner:
LTF Real Estate Company, Inc. – 2902 Corporate Place, Chanhassen, MN 55317
- C. Representative:
Same as Applicant

III. UNIFIED DEVELOPMENT CODE

Per UDC [Table 11-5A-2](#), vacation of a street buffer landscape easement falls under “all others”, which requires approval from City Council at a public hearing.

IV. STAFF ANALYSIS

The Applicant requests approval to vacate the southerly 5 feet of the 26-foot-wide landscape buffer easement along W. Grand Mogul Dr. depicted on Lot 6, Block 1 on the plat for Vanguard Village Subdivision No. 1. The easement is graphically depicted on the plat and described in Plat Note #18 (see plat below in Section VII.B). A 20-foot-wide street buffer is typically required along collector streets planted with trees and other landscaping as required by UDC 11-3B-7C.

Due to the location of a utility easement within the required street buffer area that prohibits trees, an additional 5 feet was provided outside the easement to plant the required trees. After the plat was recorded, it was discovered that the required trees could be accommodated in the parkway, which lies outside the easement area. Therefore, the additional 5 feet of the recorded easement isn't needed, and the adjacent property owner would like to vacate the easement so that the area can be utilized for development of their site.

A legal description and exhibit map of the portion of the easement proposed to be vacated is included in Section VII.A below.

V. DECISION

A. Staff:

Staff recommends approval of the request to vacate a portion of the landscape buffer easement as proposed by the Applicant.

VI. EXHIBIT

A. Legal Description of Easement Proposed to be Vacated



1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

**LEGAL DESCRIPTION
PREPARED FOR
Vanguard Village
Meridian, IDAHO
06/05/2026
26-5005
(AB)**

VANGUARD VILLAGE EASEMENT VACATION LEGAL DESCRIPTION

Located in the Southwest Quarter and Southeast Quarter of Section 15, Township 3 N, Range 1 W, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing from the Center Quarter Corner of Section 15, Township 3 N, Range 1 W, Boise Meridian; thence S0°45'12"W 55.50 feet to the Point of Beginning;

thence S89°14'48"E 682.49 feet;
thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 38.50 feet (radius bears: S63°43'04"W) a distance of 0.53 feet through a central angle of 0°46'53" Chord: S25°53'30"E 0.53 feet;
thence S00°36'37"W 4.53 feet;
thence N89°14'48"W 825.01 feet;
thence N39°31'08"W 6.55 feet;
thence S89°14'48"E 146.51 feet to the Point of Beginning.

Contains: 4,136 square feet or 0.09 acres+/-





