

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

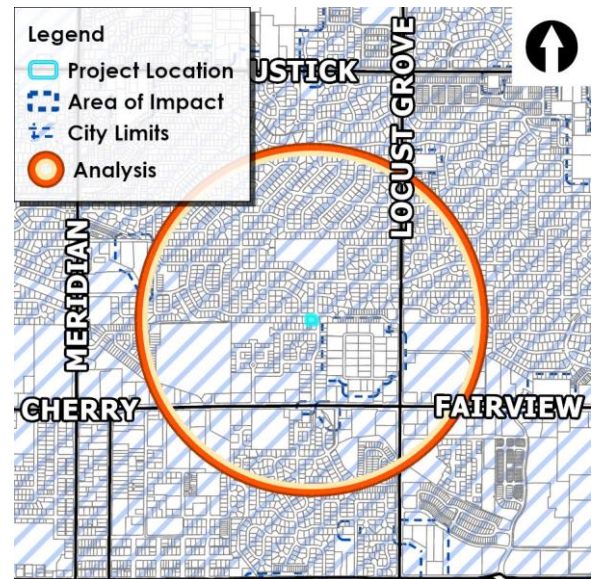


HEARING DATE: 2/10/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Jared Hale

SUBJECT: H-2025-0055
Well 10B Vacation

LOCATION: Located at 2025 N. Jericho Road in the
SE ¼ of Section 6, T.3N., R.1E.



I. PROJECT OVERVIEW

A. Summary

Request to vacate a 16.6 foot portion of the 26.6 wide public utility, drainage and irrigation easement on the southern boundary of Lot 1, Block 2 of Meridian Place Subdivision No. 1 (Parcel R5672670090) in the R-8 zoning district.

B. Issues/Waivers

None

C. Recommendation

Staff: Staff recommends approval of the partial vacation of the public utility easements as proposed by the Applicant and as agreed upon by the easement holders.

D. Decision

City Council: Pending

II. STAFF ANALYSIS

The applicant requests approval to vacate a 16.6 foot portion of the 26.6 foot easement for public utilities, irrigation and drainage encumbering the subject property.

The subject property is part of Meridian Place Subdivision No. 1. This lot is zoned R-8 (Medium Density Residential) and consists of 0.31 acres of land. With the subdivision, the subject property established a 26.6 foot easement on the southern boundary. There is currently a well on the property that is owned and maintained by the City of Meridian. The City is currently constructing a second building on the property and as a part of the conditions of approval, the applicant is required to vacate the proposed easement prior to certificate of occupancy.

A legal description and exhibit map is include below in Section IV to show the portion of the easement proposed to be vacated.

Relinquishment letters were received from Intermountain Gas, Lumen, Nampa Meridian Irrigation District, and Idaho Power.

III. ACTION

A. Staff:

Staff recommends approval of the partial vacation of the public utility easement as proposed by the applicant and as agreed upon by the easement holders.

B. City Council:

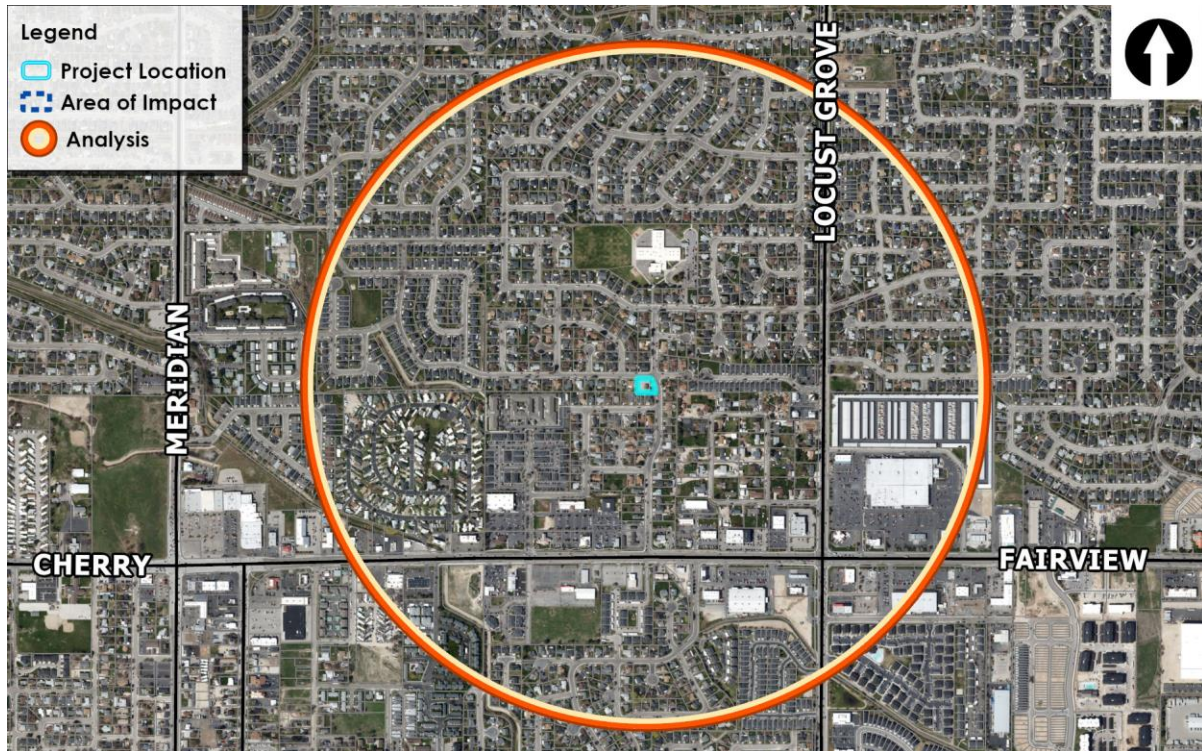
Pending

IV. EXHIBITS

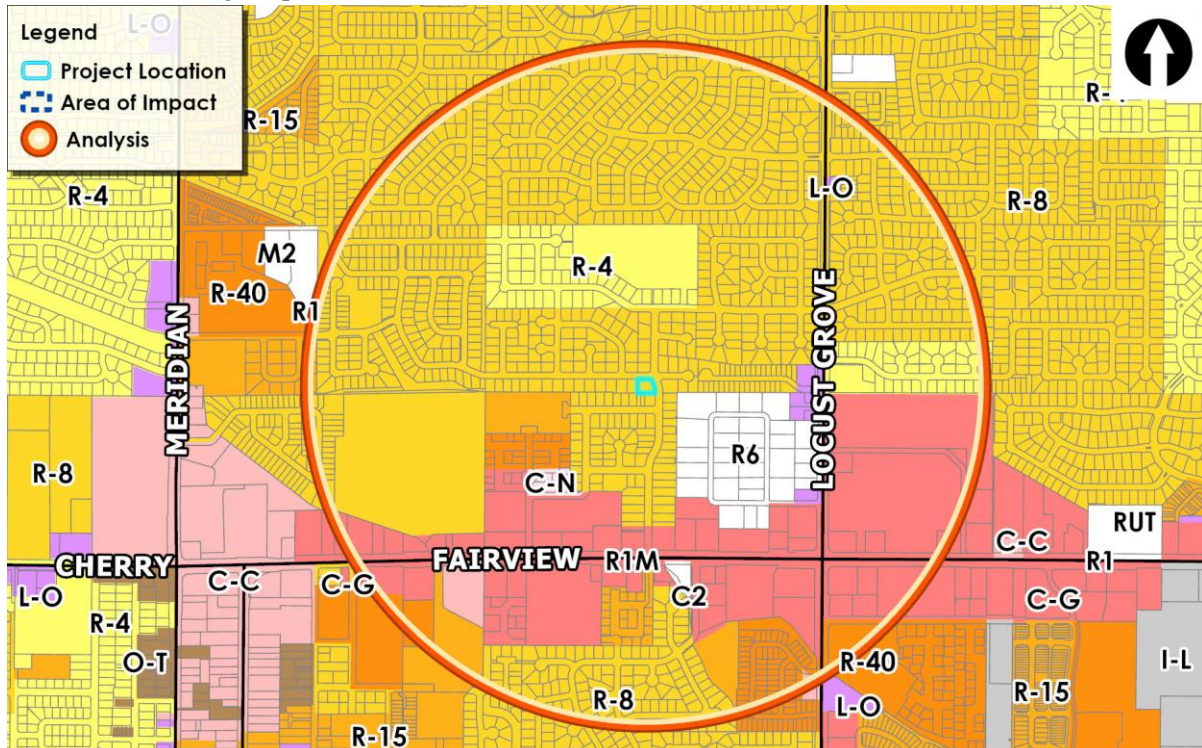
A. Project Area Maps

(link to [Project Overview](#))

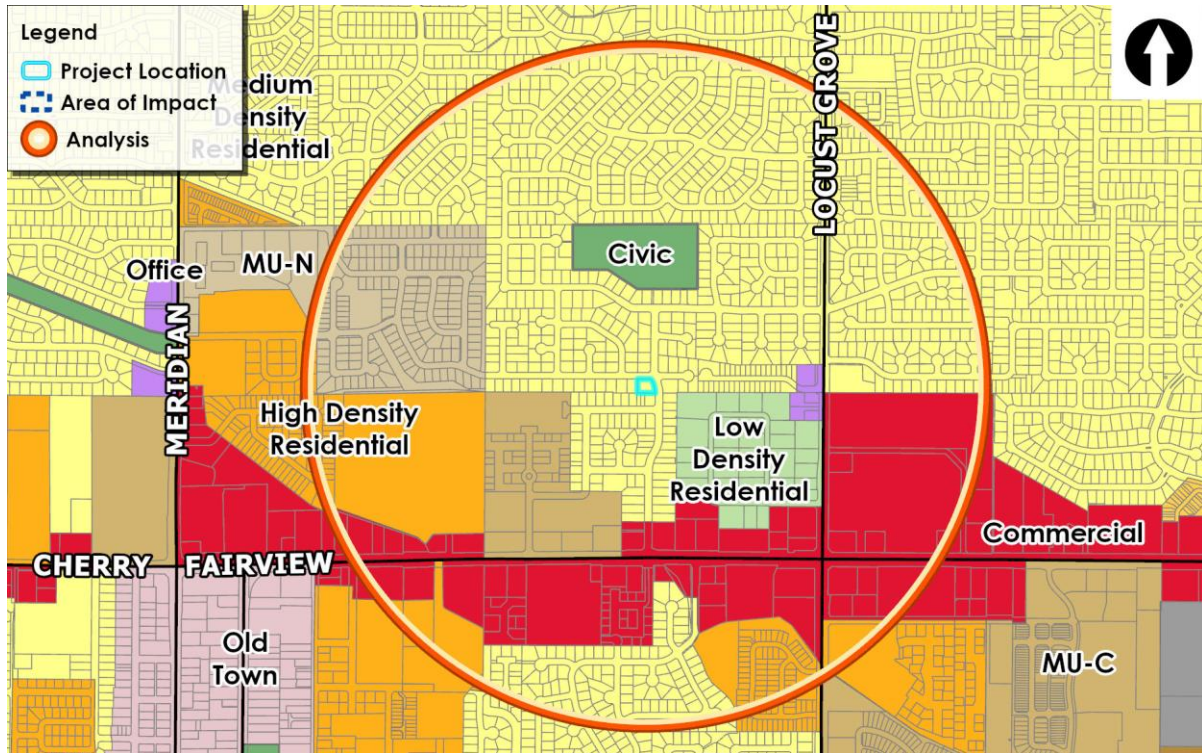
1. Aerial



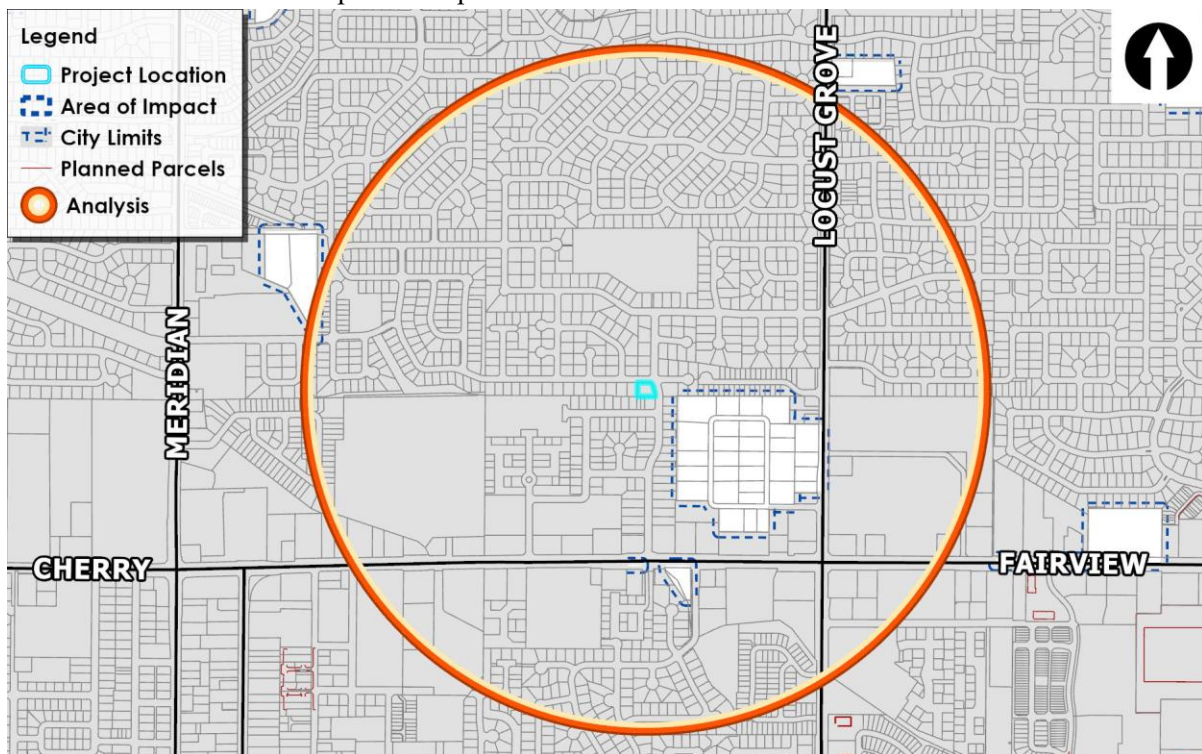
2. Zoning Map



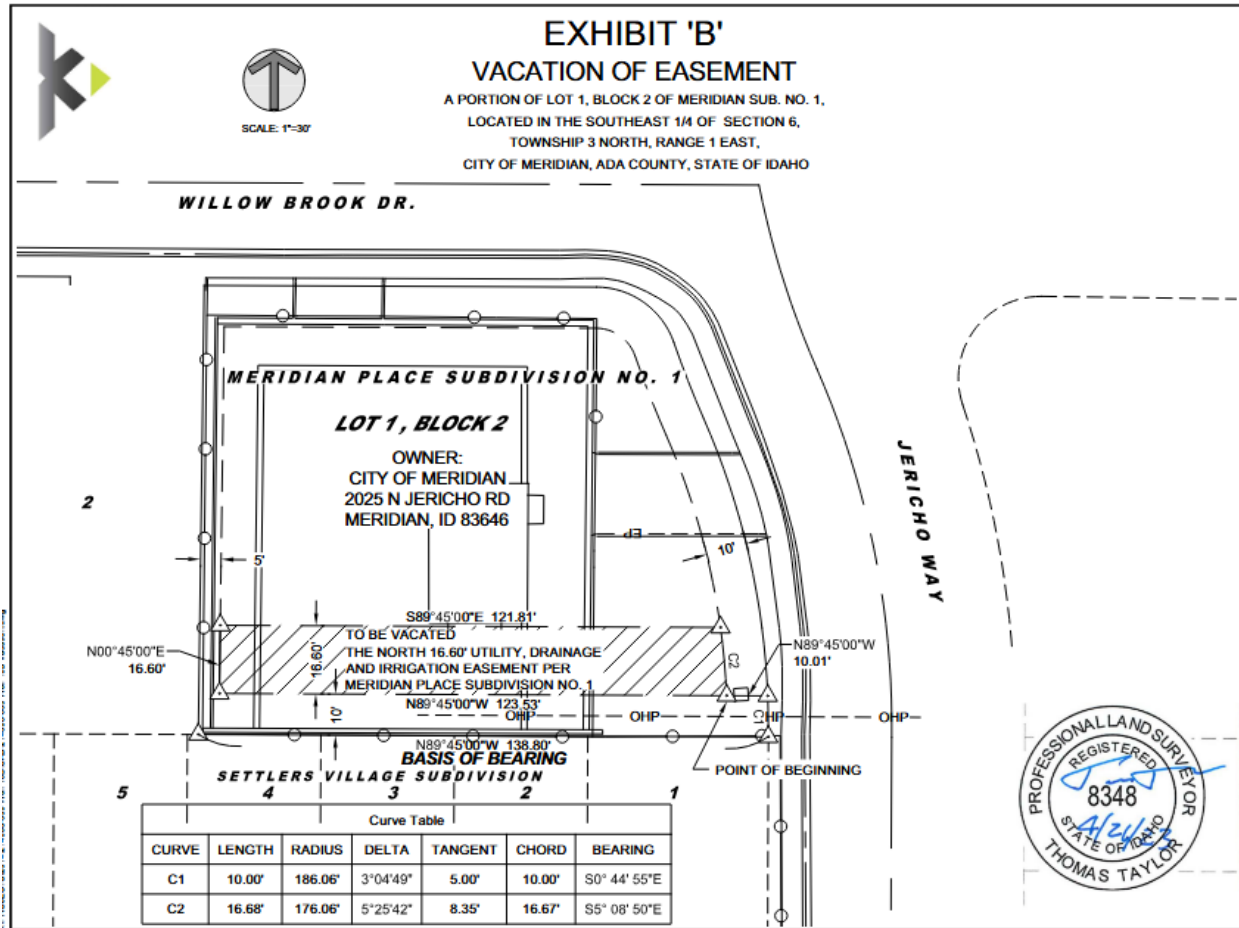
3. Future Land Use



4. Planned Development Map



B. Vacation Exhibit and Legal Description





3153 McNeil Drive
Idaho Falls, ID 83402

208-542-6120

"EXHIBIT A"
LEGAL DESCRIPTION FOR
VACATION OF THE NORTH 16.60 FT OF A 26.60 FT WIDE EASEMENT
LOT 1, BLOCK 2 OF
MERIDIAN PLACE SUBDIVISION NO. 1

A utility, drainage and irrigation easement located in a portion of Lot 1, Block 2 of Meridian Place Subdivision No. 1 as recorded in Book 47 of Pages 3837-3838, being a portion of the Southeast 1/4 of Section 6, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho.

COMMENCING at the Southeast corner of Lot 1, Block 2 of Meridian Place Subdivision No. 1, from which the Southwest corner of said Lot 1 bears N 89°45'00" W a distance of 138.80 feet, being the basis of bearing for this description;

thence along the Westerly right-of-way of Jericho Way 10.00 feet along a non-tangent curve to the left having a radius of 186.06 feet, a central angle of 03°04'49", a long chord that bears S 00°44'55" E, a chord distance of 10.00 feet;

thence leaving said Westerly right-of-way N 89°45'00" W a distance of 10.01 feet to a point to the **POINT OF BEGINNING**;

thence N 89°45'00" W a distance of 123.53 feet to a point;

thence N 00°45'00" E a distance of 16.60 feet to a point;

thence S 89°45'00" E a distance of 121.81 feet to a point;

thence 16.68 feet along a non-tangent curve to the right having a radius of 176.06 feet, a central angle of 05°25'42", a long chord that bears S 05°08'50" E, a chord distance of 16.67 feet to the **POINT OF BEGINNING**.

Containing 2,038 square feet, more or less.

END OF DESCRIPTION.



GROWING POSSIBILITIES ►