

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



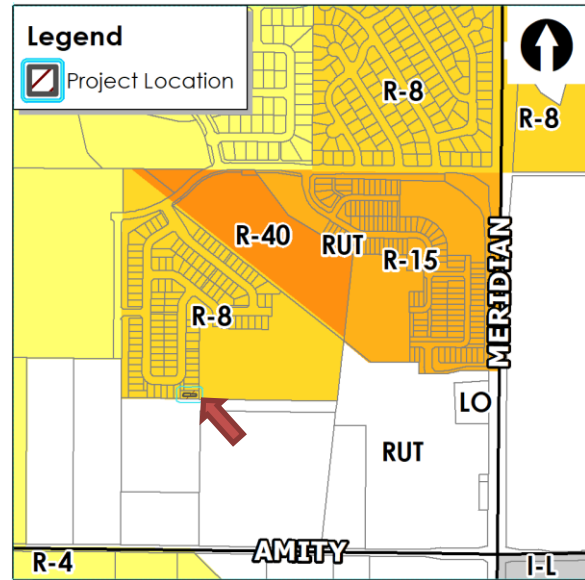
HEARING DATE: 6/20/2023

TO: Mayor & City Council

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

SUBJECT: Graycliff Estates No. 2 (Lot 13, Block 5) - VAC
[H-2023-0023](#)

LOCATION: 4456 S. Redwater Ave., in the SE 1/4 of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Request to vacate the northern 5-feet of the 10-foot wide public utilities, pressure irrigation and lot drainage easements along the southern boundary of Lot 13, Block 5, Graycliff Estates Subdivision No. 2.

II. APPLICANT INFORMATION

- A. Applicant:
Sabrina Durtschi, KB Home – 1414 W. Bannock St., Boise, ID 83702
- B. Owner:
KB Home Idaho, LLC – 1414 W. Bannock St., Boise, ID 83702
- C. Representative:
Same as Applicant

III. UNIFIED DEVELOPMENT CODE

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

IV. NOTICING

	City Council Posting Date
Newspaper Notification	5/28/2023

Radius notification mailed to
properties within 300 feet

5/25/2023

Next Door posting

5/25/2023

V. STAFF ANALYSIS

The Applicant requests approval to vacate the northern 5-feet of the 10-foot wide public utilities, pressure irrigation and lot drainage easements along the southern boundary of Lot 13, Block 5, Graycliff Estates Subdivision No. 2.

The reason for the request is that the configuration of the lot and the platted utility easement along the subdivision boundary does not accommodate the footprints of the Applicant's housing collection for this development. Approval of a reduction to the easement as proposed will allow all of their building floorplans to fit on this lot.

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

The Applicant submitted [relinquishment letters](#) from all impacted utility companies consenting to the partial vacation of easement as proposed. Letters were received from Boise Project Board of Control, Century Link, Idaho Power, Intermountain Gas Company and Sparklight.

VI. DECISION

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.

VII. EXHIBIT

Legal Description & Exhibit Map of the Portion of the Utility Easement Proposed to be Vacated

Legal Description
Easement Vacation
Lot 13, Block 5, Graycliff Estates Subdivision No. 2

A portion of an existing Public Utilities, Graycliff Estates Subdivision Homeowners Association Inc. Pressure Irrigation and Lot Drainage easement located in Lot 13 of Block 5 of Graycliff Estates Subdivision No. 2, as shown in Book 124 of Plats on Pages 19872 through 19875, records of Ada County, Idaho, being located in the SW ¼ of the SE ¼ of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northeast corner of the SE ¼ (E ¼ corner) of said Section 25, from which an Aluminum Cap monument marking the southeast corner of said Section 25 bears S 0°32'44" W a distance of 2664.85 feet;

Thence N 89°29'05" W along the northerly boundary of said SE ¼ a distance of 1320.30 feet to a 5/8 inch diameter iron pin marking the northeast corner of the NW ¼ of the SE ¼ (CE 1/16 corner) of said Section 25;

Thence along the northerly boundary of said NW ¼ of the SE ¼ N 89°23'56" W a distance of 1320.68 feet to a 5/8 inch diameter iron pin marking the northwest corner of the SE ¼ (Center ¼ corner) of said Section 25;

Thence along the westerly boundary of said SE ¼ S 0°27'25" W a distance of 1597.31 feet to a point marking the southwesterly corner of said Graycliff Estates Subdivision No. 2;

Thence along the southerly boundary of said Graycliff Estates Subdivision No. 2 S 89°04'16" E a distance of 417.87 feet to a point;

Thence leaving said southerly boundary N 0°55'44" E, parallel with the westerly boundary of said Lot 13, a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence continuing N 0°55'44" E a distance of 5.00 feet to point;

Thence S 89°04'16" E, parallel with the southerly boundary of said Lot 13, a distance of 114.07 feet to a point;

Thence S 0°27'25" W, parallel with the easterly boundary of said Lot 13, a distance of 5.00 feet to a point;

Thence N 89°04'16" W, parallel with the southerly boundary of said Lot 13, a distance of 114.11 feet to the **POINT OF BEGINNING**.

Said easement vacation area contains 570 square feet (0.013 acres) more or less and is subject to any other easements existing or in use.

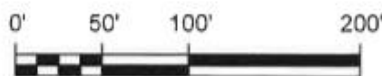
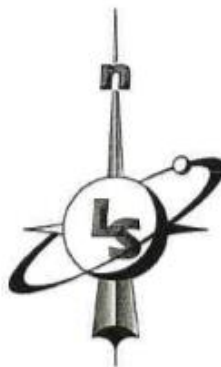
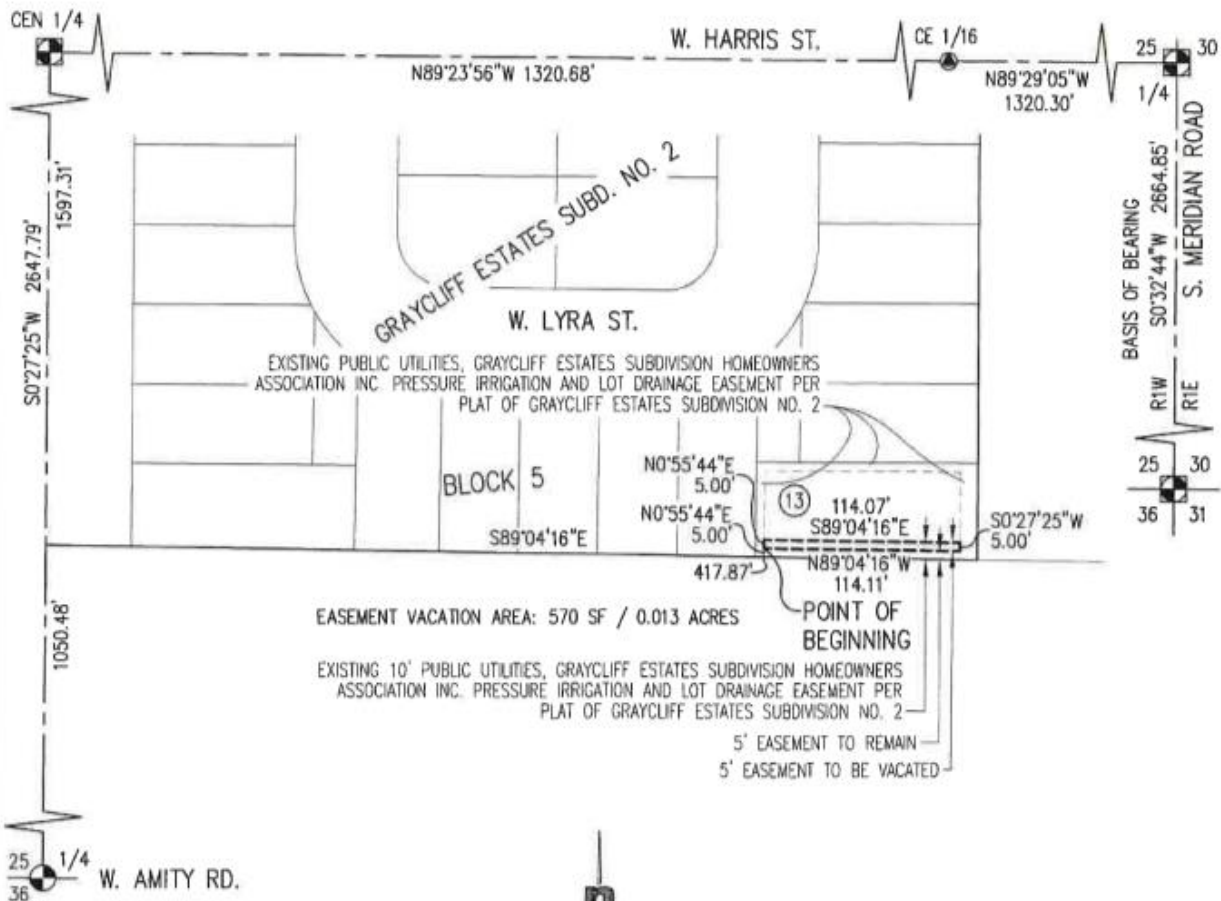
Clinton W. Hansen, PLS
Land Solutions, PC
January 25, 2023



Lot 13 Block 5 Easement Vacation
Graycliff Estates Subdivision No. 2
Job No. 21-29
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EASEMENT VACATION

PUBLIC UTILITIES, GRAYCLIFF ESTATES SUBDIVISION HOMEOWNERS
ASSOCIATION INC. PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT
LOT 13, BLOCK 5, GRAYCLIFF ESTATES SUBDIVISION NO. 2
LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 25, T. 3N., R.1W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

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JOB NO. 21-29